

Notice of Availability - State of TN (TDOT) Hangar Pre-Proposal Meeting

October 12, 2020

BNA

ROLL CALL

- Virtual Roll Call -
  - Attendance at this meeting is not mandatory for proposal submission
  - Attendee list will be posted on FlyNashville.com after todays meeting and should be available after 24 hours.

ATTENDANCE

Participants:

- Atlantic Aviation
  - Travis Romelhardt
- Edmonds Engineering
  - Cameron Eanes
- Frist Aviation
  - Ben Hochstein
  - John Reuland
  - Rawls Butler
  - Tony McMahon
  - Chris Parks
- HCA
  - Patrick Berry
- Jet Right
  - Robert Vollmuth
- MNAA
  - Page Lauterbach
  - Anne Angel
  - John Corbitt
  - Josh Powell
  - Tom Bibb

COMMUNICATION AND CONTACT

During an active solicitation you may ONLY contact MNAA at:

CommercialDevelopment@flynashville.com

Do NOT contact:

- Individual MNAA Employees
- Board Members
- Consultants

Inappropriate communication during a solicitation may result in DISQUALIFICATION

QUESTIONS AND ADDENDA'S

- Questions will be accepted at the end of the meeting and written responses will be posted via Addenda on the FlyNashville.com website.
- Any additional questions should be emailed to commercialdevelopment@flynashville.com **on or before Monday October 26th**.
- Answers to all questions received will be provided in writing by Addendum no later than close of business on Friday, November 13th, 2020.

SCOPE, DESCRIPTION & SITE CONDITIONS

SCOPE OF OPPORTUNITY: Lease of available MNAA property owned by the Nashville International airport for Aviation use.

DESCRIPTION OF PREMISES: The available property includes the previous State of Tennessee hangar and adjacent property consisting of:

- 4.57 acres of improved and unimproved property
- 16,000 SF hangar made of pre-engineered steel with metal insulated panels and standing seam metal roofing and sprinklers. Hangar floors are epoxy-sealed concrete with floor drains, and lighting is via metal halide fixtures. Hangar doors are 20-feet high and reflect a track design without electric openers.
- 6,000 SF office/shop area
- Paved ramp/apron area
- Automobile parking
- Taxiway extending southeast from Taxiway T4, which parallels Runway 2C/20C.
- Originally constructed in 1975 and most recently renovated in 1996.

SCOPE, DESCRIPTION & SITE CONDITIONS Cont.

SITE CONDITIONS: The available parcel shall be delivered in "as is" condition, including, without limitation, any existing utility and/or avigation easements, subsurface conditions, existing structures, the presence of oil or hazardous materials, and laws, ordinances and regulations affecting the same. MNAA makes no representation or warranties of any kind, expressed or implied, in fact or in law, with respect to the condition of the parcel or any existing improvements.

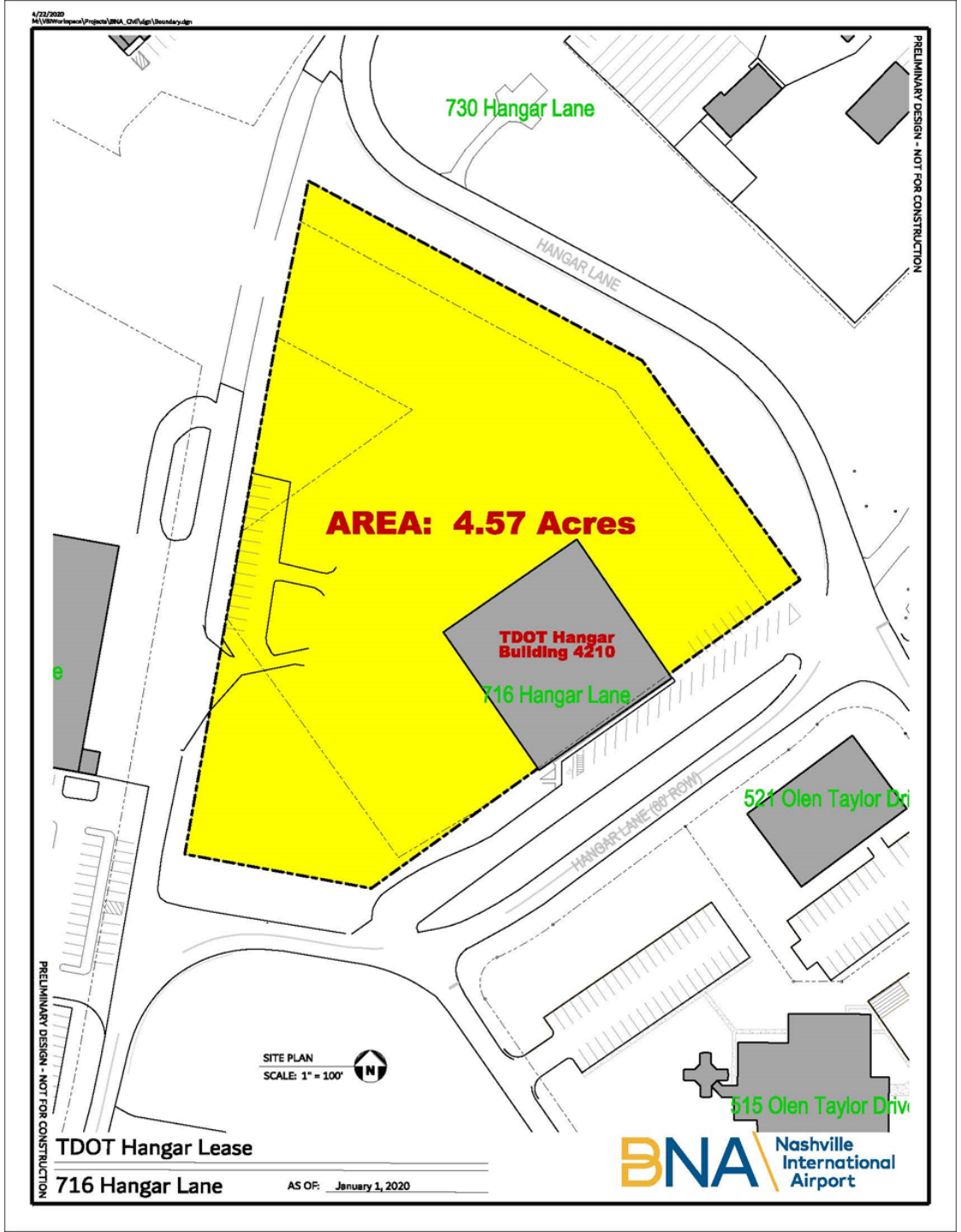

730 Hangar Lane
HANGAR LANE
AREA: 4.57 Acres
TDOT Hangar
Building 4210
716 Hangar Lane
521 Olen Taylor Dri
HANGAR LANE (60' ROW)
515 Olen Taylor Drive
SITE PLAN
SCALE: 1" = 100'
N
TDOT Hangar Lease
716 Hangar Lane
AS OF: January 1, 2020
BNA Nashville International Airport
PRELIMINARY DESIGN - NOT FOR CONSTRUCTION
PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

EXHIBIT "A"

ELECTRONIC PROPOSAL SUBMISSION

Proposals must be submitted to MNAA through email to CommercialDevelopment@flynashville.com by **5:00 p.m. (central time) on Monday November 23, 2020**.

PROPOSAL REQUIREMENTS:

Respondents must submit at a minimum the following to be considered:

- A summary of the Respondent's interest in the property and background in aviation
- A description of the proposed use of the property
- A base rent and escalation schedule
- A proposed lease term

If alterations or improvements are being proposed the following additional items must be submitted:

- Detailed description of improvements
- Estimate of capital investment
- Estimate of development timeframe

ELECTRONIC PROPOSAL SUBMISSION CRITERIA

Electronic submissions must meet the following criteria:

1. Files must be in Adobe (.pdf) format and PDF's must be searchable. Attachments, hyperlinks and appendices are NOT permitted.
2. Minimum font size of 11
3. All file pages should be 8.5" x 11" in size and all pages shall be numbered. Limit of 20 pages
4. Color, graphics, pictures, diagrams, tables, etc. may be used.
5. Must include firm's contact information, including point of contact, address, phone number and email address.
6. Must address all selection criteria as identified within the NOA.

NOA SCHEDULE OF EVENTS

Schedule
(Central Standard Time)

NOA Release	September 28, 2020
Pre Proposal Meeting	October 12, 2020 from 9:30 – 11 AM
Site Visit	October 12, 2020 from 2 – 4 PM
Questions Due	October 26, 2020
Addendum Issue Date (Question Responses)	Week of November 9, 2020
Proposals Due	**Monday November 23, 2020 by 5 PM**
Shortlist Interviews	Week of December 7, 2020
Follow Up Interviews (If necessary)	TBD
Selection of Recommended Respondent	January or February 2021
Final Approval from MNAA Board	April or May 2021

*Note – all dates are tentative and are subject to change. The MNAA will maintain an updated schedule on its website at https://flynashville.com/nashville-airport-authority/business-opportunities/real-estate-lease



THANK YOU FOR YOUR ATTENDANCE!

www.FlyNashville.com

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