

ADDENDUM #1

TAMPA INTERNATIONAL AIRPORT – EXPRESSION OF INTEREST

QUESTIONS FOR HANGAR DEVELOPMENT

3.0 Premises

Q. What was the term and rent of the lease that was entered into in 1993 between the Authority at the Hillsborough County Mosquito Control Department?

A. Five years with three five year options. Rent was \$38,000 annually paid with in-kind services

Q. Please provide the reason why the Hillsborough County Mosquito Control Department's lease was terminated, if possible.

A. The records are not very clear. We do know they moved to VDF

4.0 Terms

Q. Why is a hangar in the range of 50,000 sf suggested by the Authority?

A. We would like to maximize the use of the site. Based on our review, a 50,000 SF hangar should fit comfortably on the site.

Q. Can a current tenant amend and extend their existing lease for 20 years to incorporate this parcel into their leasehold?

A. A current tenant would have the option of adding this site to their lease. The intention would be for the building to revert to the Authority at the end of 20 years.

Q. If so, please explain when the extension would commence (e.g., at the end of existing term or relative to construction completion)?

A. Term would commence at construction completion. Please refer to the sample lease.

Q. Please explain how the Authority determines Fair Market Value.

A. Aviation ground is valued by appraisal.

Q. Please confirm that when reversion occurs, the Ground Rent will change to an Improved Facilities Rent in addition to the Ground Rent.

A. Correct

Q. Would the successful Respondent have the opportunity to remove and replace the facility in lieu of reversion?

A. We do not understand the question.

Q. Can the Authority provide an illustration of the trend in Fair Market Value Ground Rents for a similar parcel(s) over the past two decades?

A. In 2002 Ground rent was \$0.52 PSF and in 2024 Ground rent is \$0.80 PSF. In another deal, Ground rent was \$0.60 PSF in 2011 and \$0.80 in 2024.

Q. Please explain how the estimated initial ground rent of \$0.80 psf/yr was determined.

A. We periodically do appraisals including aviation ground and \$0.80 PSF is the current rate.

Q. Would the Authority consider allowing the successful Respondent to negotiate Commencement Date terms and the Construction terms?

A. Our goal is to see the property developed in the near term.

Q. Please provide a definition for what the Authority considers as the 'start of construction'.

A. Moving earth and continuously proceeding with construction to completion.

Q. Can the Authority provide Respondents with a list of all proposed airside infrastructure projects and proposed timeline for completion?

A. Below is the list of approved projects for 2025. Scheduling will vary based on funding timing and design timelines.

Project #	Project Title	Estimated Cost
8515 24	West Checked Baggage Project (Construction)	\$240,566,000
8525 25	Airside E Roof Replacement	\$31,500,000
7385 25	TPA General Aviation Apron Rehabilitation	\$13,996,000
7325 25	Emergency Generators and Docking Stations	\$5,686,000
7345 25	Airfield Grading and Safety Area Improvements	\$4,088,100
7435 25	Electrical Vaults Storm Surge Protection	\$2,817,400
7375 25	Real Estate Development Phase 3	\$2,668,000
7405 25	TPA Fuel Committee Projects	\$2,556,300
7340 25	ARFF Dorm Room Conversion and Restroom Renovation	\$1,925,000
7410 25	Fiscal Year ITS Commodity Purchases	\$1,900,000
7415 25	Ancillary Building Roof Rehabilitation	\$1,858,000
7360 25	Red Side Departure Level Traffic Coating	\$1,683,000
7440 25	Aircraft Firefighting Foam Transition Plan	\$1,650,000
7365 25	Airside A & F Sort Facilities Light Fixtures Replacement	\$1,230,600
7321 25	Fire Alarm System Upgrades Phase 2	\$1,142,400
7420 25	Common Use Passenger Processing System Enhancement	\$1,100,000
7445 25	Special Project Commodity Purchases	\$1,000,000
7355 25	LTPG Fire Suppression System Refurbishment	\$820,000
7330 25	Airside A Cooling Tower Electrical Service Replacement	\$734,000
7425 25	Maintenance and Tenant Contingency	\$417,933
7430 25	Airside E Airline and TSA Space Rehabilitation	\$218,000
7455 25	SkyCenter One Building Contingency	\$100,000
22 Projects	Draft Capital Budget - 2025	\$319,656,733
	Percent of Total	100.00%

Q. Does the Authority envision a required minimum investment for Respondents? If yes, would the Authority consider granting additional lease term for investments over prescribed minimum investment?

A. There is no minimum investment measured by dollars. We would like to maximize the use of the site.

5.0 Response

Q. Please confirm that, at the EOI stage, the Respondent's letter of interest and proposed construction does not need to include "sealed plans for the completed project prepared by an architect or structural engineer licensed or registered with the State of Florida."

A. No sealed drawings are required at this stage. A planning level sketch with dimensions, will be fine.

10.0 Response Submission

Q. Please confirm the preferred file type of the Authority for the submitted letter and package.

A. A Word and/or PDF file will be fine.

Expression of Interest Form

Q. Section H.5: Please confirm what type of document meets the Authority's requirement in the following sentence: "Please provide evidence of Respondent's contribution portion for the development."

A. A statement of the Respondent's anticipated contribution and financial capability will suffice. If we start negotiations with a respondent we will ask for greater detail then.

Q. Section H.8: Please clarify what aspects of the Respondent's business model the Authority is interested in understanding.

A. Please describe how the building will be used ie. Storage of corporate aircraft, charter operation, FBO uses, MRO etc.

Q. Section H.8: Can the Authority provide an example of what it means by "whether such business model minimizes competition?" Is the Authority looking to understand how the proposed business model will add to or differentiate itself from the existing hangars?

A. Correct

Exhibit D

Q. Please provide a copy of Exhibit B – Environmental Baseline Report that is referenced in Exhibit D, Section 23.04.

A. We are finalizing the report and will not have it available until late September or early October. If your firm is one of the firms that are selected to negotiate, and after you have reviewed the report, you determine that you do not want to proceed we understand.