

REQUEST FOR QUALIFICATIONS (RFQ)

Kingman Municipal Airport Master Developer

CITY OF KINGMAN

SOLICITATION NO.: IGM 2024-001-RFQ

Question and Answers

(Additional Questions and Answers Published March 27, 2024)

Question 1: How large is the ditch at the southern end of the property identified in the RFQ?

Answer 1: The ditch is over 50 feet wide at its widest point, and 15 feet deep at its deepest.

Question 2: Is there a berm or levee blocking the water flow on the northern end of the Airport property?

Answer 2: There is a berm that runs along the wash that boards the western airport property. This wash flows from the south to the north. Repairs had been made to the berm to the east.

Question 3: Are master storm drains in use on the Airport property?

Answer 3: Please see map below of current airport drains and culverts.



Question 4: Are the properties identified in the RFQ considered high and dry?

Answer 4: Please see Question 5 for links to flood maps. In 2022, City repaired sections of the berm to the east of the airport which reduced flooding on the northern end of the property.

Question 5: Are there up to date FEMA maps for this area that include property identified in the RFQ?

Answer 5: The City completed a stormwater drainage study that includes the southern and western sections of airport property. The City's study can be found at the following link:

<https://www.cityofkingman.gov/government/departments/engineering/design-studies-and-reports/-folder-1282>

Mohave County Flood Control Data covers the entire county including the north and eastern section of the airport property. Please go to the link below for the County's flood data:

https://mcfloodgis.mohave.gov/Flood_Control_Data/FEMA_Data.html

Question 6: What triggered the update of the master drainage plan for this area?

Answer 6: The City and County updated their Master Drainage studies based on recognizing a need for updated information. The ongoing Airport Master Drainage Study is based on a need for updated information.

Question 7: What is the current development plan and any updates in regards to the Industrial Park surrounding the Airport?

Answer 7: The City is completing the Industrial Park Master Development Plan for 790 acres on the southwestern portion of airport property. The Industrial Park Master Development Plan Draft is under review.

The development south of the airport is a private development, and you would need to contact to Kingman Development Partners to determine the status.

Question 8: Has the FAA approved the Rancho Santa Fe Parkway?

Answer 8: The City is currently in the final process with the Federal Aviation Administration to publish the land use change for the construction of the Rancho Santa Fe Parkway.

Question 9: Has FAA approved the use of the land switch from aeronautical to non-aeronautical for the purposes of the Parkway?

Answer 9: The FAA is currently in the final review process of allowing the road to be constructed on airport property.

Question 10: Was the FAA land release section included or just the Parkway?

Answer 10: The Parkway is a separate action from the land release. The land release will proceed upon completion of the Rancho Santa Fe Parkway land use change, and the completion of the Industrial Park Master Development Plan.

Question 11: Are the plans complete for the Rancho Santa Fe Parkway?

Answer 11: The City is currently in the final process with the Federal Aviation Administration to publish the land use change for the construction of the Rancho Santa Fe Parkway.

Question 12: Is the land going to be fully released from the FAA for the Industrial Park to build-out?

Answer 12: The City is currently seeking to release 790 acres of land located on the Southwest corner of Airport Property from Federal obligations.

Question 13: Is the extension of rail being considered for the property in the RFQ and future build-outs?

Answer 13: Rail extension on the property is not prohibited at this time. However, it will need to be approved by the City and the Federal Aviation Administration to ensure compliance with Grant Assurances.

Question 14: Is the land to the east of the current Airport available for future development?

Answer 14: There may be an additional Solicitation in the future for the development of the property on the east end beyond the current Request for Qualifications.

Question 15: What are the expectations of final submittal for the RFQ?

Answer 15: Please see Section Two of the Request for Qualifications Packet.

Question 16: What is the annual fueling from the current FBO?

Answer 16: Please see the fuel reports below.

Kingman Municipal Airport Fuel Report
as of 6/30/22

Month	AV	Jet A	Total
Jul-21	3,423.30	12,893.10	16,316.40
Aug-21	2,920.20	12,431.50	15,351.70
Sep-21	3,287.50	14,198.80	17,486.30
Oct-21	5,490.50	14,457.40	19,947.90
Nov-21	3,726.00	17,917.91	21,643.91
Dec-21	1,761.20	11,614.50	13,375.70
Jan-22	2,965.10	12,146.10	15,111.20
Feb-22	2,679.70	11,575.20	14,254.90
Mar-22	4,086.40	22,687.80	26,774.20
Apr-22	3,195.00	23,282.60	26,477.60
May-22	2,536.00	24,464.10	27,000.10
Jun-22	4,011.10	17,530.10	21,541.20

Fuel Sold YTD (in gallons) 235,281.11

Kingman Municipal Airport Fuel Report
as of 06/30/23

Month	AV	Jet A	Total
Jul-22	2,719.10	19,002.90	21,722.00
Aug-22	3,120.00	12,161.90	15,281.90
Sep-22	4,227.60	21,974.30	26,201.90
Oct-22	4,857.30	12,524.10	17,381.40
Nov-22	3,574.10	21,100.30	24,674.40
Dec-22	2,359.10	28,362.40	30,721.50
Jan-23	2,290.80	18,715.00	21,005.80
Feb-23	2,682.90	9,098.40	11,781.30
Mar-23	2,741.70	33,605.10	36,346.80
Apr-23	3,848.50	12,790.60	16,639.10
May-23	4,581.90	26,442.00	31,023.90
Jun-23	5,224.60	20,786.50	26,011.10

Fuel Sold YTD (in gallons) 278,791.10

Continues on next page.

**Kingman Municipal Airport Fuel Report
as of 1/31/24**

Month	AV	Jet A	Total
Jul-23	5,960.00	11,430.70	17,390.70
Aug-23	4,536.90	10,070.50	14,607.40
Sep-23	5,643.90	25,319.70	30,963.60
Oct-23	5,076.90	21,227.00	26,303.90
Nov-23	8,072.20	25,722.20	33,794.40
Dec-23	6,525.10	26,345.80	32,870.90
Jan-24	5,099.40	19,980.70	25,080.10
Feb-24			-
Mar-24			-
Apr-24			-
May-24			-
Jun-24			-
<i>Fuel Sold YTD (in gallons)</i>			<u>181,011.00</u>

Question 17: What planned Capital Projects do you have for the Airfield in the future?

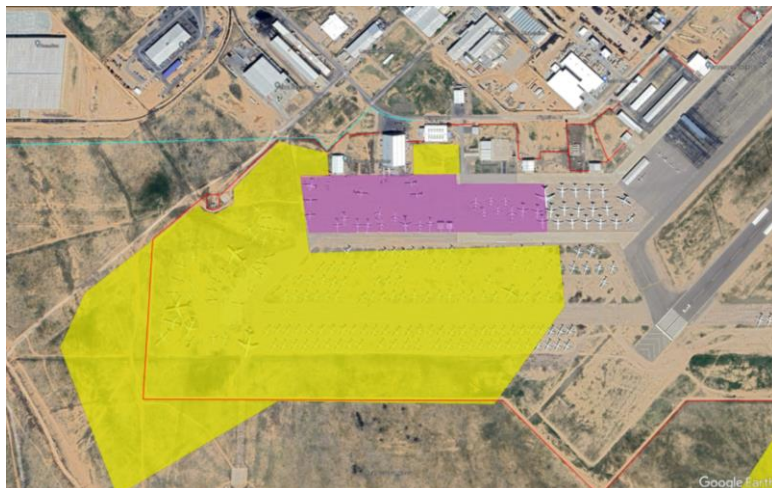
Answer 17: Airport plans to repave Taxiway Bravo which runs adjacent to the south ramp and connects to Taxiway D with a start date of late summer to early fall of 2024. Taxiway D and connectors realignment and repaving are expected to start in 2025. Other smaller projects are planned for the next three years which include replacing the PAPIs, relocating secondary wind cones, and updating the airfield lighting system to LEDs.

Question 18: When is the dross site remediation to be complete?

Answer 18: Construction is expected to be complete by July 2024, and completion of Arizona Department of Environmental Quality closeout documents by December 2024.

Question 19: Where is the waste area located in comparison to the property identified in RFQ?

Answer 19: The Dross Remediation Project is located on the southern ramp. Please see the map below of the Dross Remediation Area (Purple Color) in relation to the proposed development area.



Question 20: Will stormwater retention be required for each build out location, or can one large retention pond be created for multiple build-out locations?

Answer 20: Stormwater retention, detention, and drainage must meet Mohave County requirements without conflicting with the Federal Aviation Administration's most current Advisory Circular 150/5200-33.