



REQUEST FOR PROPOSALS
for
**REDEVELOPMENT OF THE FORMER WALESBORO AIRPORT PROPERTY
INTO A PROVING GROUND / R&D / TESTING & VALIDATION COMPLEX**

Release Date: June 9, 2020

Submission Deadline: Friday, July 31, 2020 at 4:00 PM

Columbus Municipal Airport
Columbus Board of Aviation Commissioners
4770 Ray Boll Blvd
Columbus, IN 47203

TEL: 812-376-2519
EMAIL: bpayne@columbus.in.gov

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SECTION 1: NOTICE OF REQUEST FOR DEVELOPER PROPOSAL

The City of Columbus through its Board of Aviation Commissioners (“Board”) is requesting proposals from qualified developers and/or development teams (“Respondent”) to purchase and offer comprehensive development services to design, build, establish and operate a transportation Proving Ground, Research & Development, and/or Testing and Validation Complex (“Project”) on approximately 465±, 535±, or up to 625± acres of available land at the former Walesboro Airport property (“Site”) located approximately one-half mile east of I-65 Exit 64 on CR 450 South in Columbus, Indiana.

The proposal should include Respondent’s plans to include, but not necessarily be limited to, the following Project elements:

- Commercial and Passenger Vehicle facilities to accommodate ongoing testing needs of local employers Cummins and Faurecia while also welcoming new and/or expanded operations of other market-leading enterprises to the Site.
- A well-developed infrastructure including a variety of test facilities and surfaces, including but not limited to road courses, test track(s), NVH track, vehicle dynamics area, etc., to accommodate commercial and passenger vehicle testing and validation requirements, for both traditional and autonomous applications.
- Laboratory, Engineering, and R&D Facilities and/or suitable development parcels to accommodate these types of activities.
- Development parcels to accommodate complementary business support activities, such as dining and/or other services to serve Proving Ground Complex workers and/or complementary light manufacturing operations.
- Other unique facilities or attributes of Developer’s choosing

This Request for Proposals (RFP) seeks comprehensive proposals for key services and components necessary for the successful development of all of the items noted above. Qualified proposals should be submitted by Respondents with demonstrated ability, resources, and expertise with this type and scope of project.

The Board and its evaluation team will utilize an evaluation process to rank all responding proposals as described in Section 7. The top-ranked Respondent will then enter into discussions with the Airport Board of Commissioners (including City representatives) for development of the Project, first by way of a term sheet, then a development agreement or other process as later described. In the event that discussions with the top-ranked Developer are unsuccessful, City may choose to begin discussions with other qualified respondents or otherwise adjust the process.

Sealed responses containing Respondent proposals must be received by the Board **until 4:00 PM (EDT) on Friday, July 31, 2020**, at:

Columbus Municipal Airport
Columbus Board of Aviation Commissioners
4770 Ray Boll Blvd
Columbus, IN 47203

All items and information required by this RFP must be delivered to the Columbus Municipal Airport office as indicated herein. Responses must be received by no later than 4:00 PM (EDT) on Friday, July 31, 2020. Proposals received after the deadline will not be considered.



All questions and requests for clarification must be submitted in writing and will be answered in writing to ensure all groups understand the context and intent. Section 8 of this RFP will list out the deadlines associated with questions/answers. Questions regarding the proposed Project and specific requirements/intent for responding to the needs of the Project as hereinafter described shall be submitted by email:

TO: Brian Payne, Airport Director, bpayne@columbus.in.gov

CC: Jason Hester, President, Greater Columbus EDC, jhester@columbusin.org

The Board, at its discretion, may elect to post Frequently Asked Questions (FAQ) and clarifications via the Airport's website, <https://www.columbus.in.gov/airport/>.

Finalists and Apparent Awardee(s) are restricted from making public statements or media releases about their selection as finalists or the apparent award, unless/until authorized to do so by Board. For violation of this restriction, Board reserves the right to reject the submittal of the offending Respondent.

Board reserves the right to reject any or all responses to the RFP, to advertise for new RFP responses, or to accept any RFP response deemed to be in the best interest of the Project. In addition, Board reserves the right to modify any of the procedures identified in the RFP at its sole discretion.

Submitters should not construe a response to this RFP as a contract, letter of intent, nor infer a commitment of any kind. The RFP does not commit City or its Board of Aviation Commissioners to pay for any costs incurred in the submission or preparation of a response to this RFP, or for any costs incurred prior to the execution of a final contract. Finalists may be invited to present in front of the Board of Aviation Commissioners and/or a to-be-announced selection committee and must be prepared to attend, in person or via video conference, and must be prepared to incur any costs associated with such.

SECTION 2: PROJECT BACKGROUND

Columbus, Indiana (pop. 45,000) is renowned for its manufacturing prowess, engineering strengths, and architectural design. The City's largest employer is Cummins, Inc., who employs some 7,000 employees at its downtown global headquarters and around the community in multiple production, engineering, and office sites. The community is also the proud home to three dozen Foreign Owned Enterprises, who collectively employ more than 8,800 persons at firms such as NTN Driveshafts, Faurecia Mobility, Toyota Material Handling, and more, many of which having significant operations less than one mile from the Site. Leading areas of specialization include production and design of Machinery & Engines, Automotive Equipment, Fabricated Metals, Plastics and other high-value sectors.

The Walesboro Auxiliary Airfield was built in 1942-1943 as a satellite airfield for the US Army Air Forces (AAF) to train pilots and crews for World War II. After the war, the field became the original Columbus Municipal Airport with two 4,500' runways, one running northeast/southwest (Runway 4/22) and the other oriented northwest/southeast (Runway 13/31). In the 1970s, the Columbus Board of Aviation maintained ownership of the property after the Site was no longer needed as an airport, and the Board began leasing the site for private-sector use and/or farming to support the airport's main operations on the north side of Columbus.

Arvin Industries (predecessor to Faurecia) established its R&D Tech Center on approximately 104 acres of leased ground on the southern perimeter of the site, including exclusive use of the former 4/22 (southern) runway which the company began using as test track in 1972. In 2009, France-based global automotive supplier Faurecia acquired the former Arvin assets and established its North American R&D Center at the site, today employing scores of engineers at the site with continued use of the test track as a Noise Vibration Handling (NVH) facility. In 2015, Faurecia Mobility purchased 36 acres from the center portion of its leased ground for construction of a new 414,000 SF manufacturing facility, situated between its R&D Campus and its 66-acre test track. The current lease of the former runway (test track) extends through 2072, and Respondent and Board shall work to accommodate the needs and legal rights of the tenant. **If interested to include the 66-acre runway property in the Project, Respondents are encouraged to coordinate plans with Faurecia and include a letter of support from Faurecia indicating mutual interest to proceed, if available.** Faurecia contact(s) are available upon request.

As noted, Columbus' largest and most-established employer and corporate citizen is 100-year old Cummins, Inc. In 1978, Cummins entered into a lease with the Airport for exclusive use of the former 13/31 (northern) runway as a test track for testing and validating various Cummins engine and component products, primarily used in commercial vehicle applications. Cummins has continued to invest in its operations on and off the Site and is interested to extend its use of the facility. Cummins' lease has continued on a year-to-year basis since 1992, and Respondent and Board shall work to accommodate the needs and legal rights of the tenant. **Respondents are encouraged to coordinate plans with Cummins, Inc., and include a letter of support from Cummins indicating mutual interest to proceed, if available.** Cummins contact(s) for purpose of this discussion are available upon request.

With various perimeter developments transpiring over the past five decades, and with a desire to establish a collective vision for the site for the highest and best use of the property, Columbus stakeholders embarked on a community planning process from 2010-2012. With two of Indiana's largest and most significant employers already onsite using former runways as test tracks, and with the city's national reputation for engineering, design, and manufacturing strengths, City leaders put forward the vision of developing the site to offer an independent, managed, and shared Testing Facility along with additional building sites to accommodate R&D, engineering, and complimentary manufacturing facilities.

Since the study's release in 2012, City leaders have continued to evaluate opportunities and monitor developing trends, chief among them two megatrends in particular: (1) conventional-powered vehicles will transition to electric and other alternative fuel sources, and (2) widespread adoption of autonomous vehicle technologies will dramatically shape all automotive and mobility sectors. As noted in 2012, "the location and resources of the Walesboro site provide a unique opportunity for the City of Columbus to build on the success of adjacent industrial centers and expand job growth."¹ With the presence of Cummins and Faurecia already conducting testing and validation work at the site, combined with the emergence of the aforementioned trends, and with a desire of City, Airport, and Economic Development officials to see the highest and best use of the property, **all factors combine to support the issuance of this RFP calling for the redevelopment of all available acres to bring forward a Proving Ground, Research & Development, and/or Testing and Validation Complex** to meet the needs of current employers while serving as a magnet to attract other high-value investment, job creation, and economic development activities.

¹ Walesboro Industrial Area Land Use & Infrastructure Study, Executive Summary, March 2012

SECTION 3: SITE DESCRIPTION AND KNOWN CONSTRAINTS

The overall surrounding site spans approximately 790 acres, bordered on the south by County Road 450S with connectivity to I-65, on the north by Deaver Road, and on the west and east by County Roads 175W and 50W, respectively. In addition to the presence of Cummins and Faurecia at the Site, other perimeter developments over the years have welcomed other uses with varying lease durations, built structures, and/or previously sold parcels, summarized as follows:

GROUP ONE: PREVIOUSLY SOLD OR LEASED ACREAGE, NOT AVAILABLE FOR PROJECT (94.5± ACRES)

- a. Faurecia (manufacturing facility), 35.89± acres owned, 830 W 450S
- b. Faurecia Mobility Tech Center, 38.71± ground lease through 2072, 950 W 450S
- c. Bartholomew County REMC (electric utility offices), 10.8± acres owned, 1697 Deaver Rd
- d. Columbus Fire Station #6, 2.6± acres leased, southwest corner
- e. Bethel Baptist Cemetery, 4.5± acres owned, northeast corner

GROUP TWO: CURRENTLY LEASED PARCELS WITH BOUNDARIES THAT MAY POTENTIALLY BE MODIFIED/ADJUSTED TO ACCOMMODATE PROJECT

- f. AK Tube (manufacturing facility), 51.66± acres leased through 2052, 150 W 450S²
- g. Columbus Engineering (manufacturing), 7.6± acres leased through 2073, 6600 S 50W³
- h. Deco (storage), 13± acres leased through 2024*, 6510 S 50W (north of CEI)⁴

GROUP THREE: LEASED PARCELS, THAT MAY OR MAY NOT BE PART OF PROJECT – REQUIRES RESPONDENT TO NEGOTIATE WITH LEASEHOLDERS AND/OR BOARD

- i. Faurecia Mobility Test Track (former runway), 66± acres leased through 2072
- j. Cummins Test Track (former runway), 45 up to 65± acres, year-to-year lease

GROUP FOUR: AVAILABLE WITH LITTLE/NO ENCUMBRANCE

- k. Columbus PAAL Football Field, 23± acres lease through 2024
- l. Farm Ground, approximately 442 to 462± acres, available after harvest

Existing Leases: Board will work with leaseholders and Respondents to identify mutually beneficial outcomes, including possible modifications to those within Groups Two, Three, and/or Four. If acquisition of all farm ground, PAAL field, and both of the former runways are included as part of the Project, an estimated 625 acres of ground are available for Project. If the PAAL field and the adjacent Cummins test track are included, but not Faurecia’s test track and parcels to its southeast, then an estimated 535 acres are available for Project. If neither runway nor any of the parcels to the southeast are included, then available acreage reduces to an estimated 465 acres.

Other infrastructure: Sizeable stormwater pipes run under the existing runways and continue underground through the undeveloped southeast 21-acre parcel where they exit the Site. Water and/or sewer lines also run through the Site to/from a lift station that is approximately 1,700’ east of CR 175W and 1,200’ north of the Faurecia Tech Center. Elevated manhole covers mark the path to/from the lift station to a small paved area just east of the REMC at Deaver Road. Other buried infrastructure may also be on site but is presently unknown.

² AK Tube wishes to keep current amount of land but is willing to “square up” its current triangle-shaped parcel.

³ Columbus Engineering is potentially willing to “square up” its current leased parcel and reduce total acreage

⁴ Deco’s lease expires 2024 but is interested in renewal & is potentially willing to “square up” & reduce size of property.

Floodplain Status: Shortly after the local 2012 Study was completed, as part of a routine update of floodplain maps throughout Indiana, FEMA and the Indiana Department of Natural Resources (DNR) designated the majority of the site within a 100-year (1%) floodplain, with depths of less than one foot up to four feet or more. See Section 10 for a current map. Over several months in 2018-2019, City worked with civil engineering firm Christopher B. Burke Engineering, LLC (CBBEL) to identify potential measures to remove &/or consolidate floodplain or floodway areas to maximize flood-free development acreage, assuming the former runways remained onsite. Information on their initial proposal is available upon request. All improvements within a Floodplain will be required to comply with all applicable local, State and/or Federal codes.

SECTION 4: DEVELOPER SCOPE OF SERVICES

If/When Board selects a successful Respondent and enters an agreement with said Respondent to become the chosen Developer, the relationship of Developer to Board and/or City is envisioned to be that of an independent entity, regardless of eventual financial arrangements selected for actual development. It is recognized that the Developer “team” may be comprised of multiple entities (Developer, Financing Partners, Master Leaseholders, Operator, etc.)

The development, design, construction, and operation of the Project will be governed by a Redevelopment or other appropriate Agreement with other supporting project agreements as may be required by local, state, or Federal law. **Developer will be responsible for assembling a suitable development team experienced in the development, financing, design, construction, implementation, branding, and operational management of all Project components.**

Developer shall be responsible for all services provided, whether such services are provided directly by Developer or by the Financing Partner(s), Operator or any/all members of its team. City is also aware that potential development incentive support may be sought, which if offered and agreed to will be structured according to relevant state and/or local laws and/or policies that may govern local economic development incentives. Developer will also be responsible to meet clear objectives and milestones as to be summarized in the eventual Term Sheet and formalized by agreement.

SECTION 5: PROPOSAL ELEMENTS & DEMONSTRATION OF QUALIFICATIONS

Respondents are asked to include in their proposal the following, in order, divided by tab dividers with page numbers. The required elements below must be kept to 30 pages or less, not including tab dividers, letters of support, or other supplemental information if included.

- A. **COVER LETTER.** This letter is to serve as a Certificate of Authority and must be signed by an officer, member or partner of the Developer with authority to contractually bind the Developer. The letter shall identify the Developer and provide the name, title, address, telephone number and email address of the contact person(s) for the Developer.

- B. **EXECUTIVE SUMMARY.** Provide highlights of the submittal materials and reasons your firm or team should be selected as the chosen Developer. Executive Summary should be three pages or less in length.
- C. **PROPOSAL KEY ELEMENTS.** Describe, in detail, Developer’s plans to include (and/or reason to exclude) the following key elements:
- 1) Commercial/Passenger Vehicle facilities to accommodate ongoing testing needs of local employers Cummins and Faurecia while also welcoming new and/or expanded operations of other market-leading enterprises to the Site.
 - 2) A well-developed infrastructure including a variety of test facilities and surfaces, including but not limited to road courses, oval test track(s), NVH track, vehicle dynamics area, etc., to accommodate commercial and passenger vehicle testing and validation requirements, for both traditional and autonomous applications.
 - 3) Laboratory, Engineering, and R&D Facilities and/or suitable development parcels to accommodate these types of activities.
 - 4) Development parcels to accommodate complementary business support activities, such as dining and/or other services to serve Proving Ground Complex workers and/or complementary light manufacturing operations.
 - 5) Other unique facilities or attributes of Developer’s choosing.
- D. **VISUALS.** Provide visuals and/or renderings of the proposed configuration, layout, etc., of any/all key elements of the proposal.
- E. **PROJECT SCHEDULE.** Provide Respondent’s proposed schedule including Negotiation, Financing Committed, Groundbreaking, Order of Construction of Key Elements, Opening Date, etc.
- F. **PROJECT BUDGET & FINANCING.**
- 1) Provide a detailed development budget for the proposed project by major component and by type of cost (hard construction, soft costs, contingency).
 - 2) Respondents shall provide a statement of income and expense for the proposed Project components for the first ten years.
 - 3) Respondents shall provide a proposed financing plan, showing:
 - i. The amount of equity proposed from the Developer or Development Partners, by equity source. If the equity is to come from sources beyond the principals in the Development company, the equity sources (name, address), should be named. If these sources are not committed, the Developer should describe the situation with respect to accessing equity and the timing necessary to receive an equity commitment. Developers should provide documents showing evidence of the existence and availability of funds for Project equity, if available. Please mark any items “CONFIDENTIAL” that you believe should be held as confidential.
 - ii. The amount of debt to be issued to the Developer, the assumed loan terms, and the source of that debt. If the source of the debt is unconfirmed, please list at least two banks or institutional lenders that have relationships with your firm that will be sought to fund the debt. Provide letters of credit or other evidence of a relationship with lenders.
- G. **UTILITY AND/OR OTHER INFRASTRUCTURE REQUESTS.** Provide estimated utility requirements during construction and for operations of Proving Ground at opening (Day 1), Year One, Year Three, and Year Five, including electricity, water, wastewater, telecom/fiber, natural gas. For assistance, contact Greater Columbus EDC at info@columbusin.org and request its *Utility RFI*.

- H. **DEVELOPER INFORMATION.** Provide a narrative and organization chart of the following:
- 1) For Development Teams, identify and describe the role of each member firm and experience working together on prior projects. If this will be an inaugural effort, describe the expertise that each firm brings to the Project. A Team Member is defined as an entity participating in the Development Team, and not each individual on a Team Member company.
 - 2) Legal name, principal officers, background and tasks to be performed of each member of the Development Team, including (as may be applicable) but not limited to the Developer, Key Industry Partners, Operator(s), Construction Manager, General Contractor, et al.
 - 3) Describe legal structure (Corporation, LLC, Partnership, etc.) of Developer and eventual Operator of Proving Ground/Testing Complex after construction.
 - 4) A list of all owners of interest that may provide more than 10 percent of equity to the ownership entity and the estimated percentage of ownership of each.
 - 5) Provide a listing of the present workload and capacity of the Developer or each firm on the Development Team.
 - 6) Any collateral data on Team Members, such as qualifications, list of experience and other supporting information not provided elsewhere in Proposal.
- I. **DEVELOPMENT EXPERIENCE and REFERENCES.** Demonstrate that the Developer/Development Team is experienced with producing projects of this scale, including capabilities to design, build, establish and operate a mobility Proving Ground, Research & Development, and/or Testing and Validation Complex, plus relevant experiences with completing build-to-suit projects involving significant domestic and/or foreign/international companies. Provide project history for a minimum of two (2) and a maximum of five (5) projects from the Developer that demonstrate relevant experience, including for each:
- 1) Project Name & Location.
 - 2) Name, Address, Email, and Phone for project owner, project manager, and/or owner's contact person on the project.
 - 3) Description of the project, project budget, and schedule.
 - 4) Role and Listing of Services provided by the Developer or Developer Team Members.
 - 5) Name, title and role of key personnel used to perform services.
 - 6) Final project cost versus original budget.
 - 7) Breakdown of sources and uses of funds, including the value of any incentives provided by the public sector.
 - 8) Identify and provide contact information for both Construction Manager and General Contractor on the Project.
 - 9) Listing of claims, which impacted owner, and the resolution of those claims.
- J. **FINANCIAL CAPABILITY.** Demonstrate that the Developer/Development Team is financially capable of producing projects of this scale. The ability of the Developer or Development Team to finance the project within 6 months is important to the qualification review. Developers must demonstrate financial capability via the past three years of financial statements, including balance sheets and income/loss statements for the Developer or the Development Team's master developer. Letters from lending relationships stating lines of credit or history with similar projects are recommended.
- K. **CONFIDENTIALITY.** If you consider any portion of your response to be confidential and/or proprietary and that disclosure of its contents to competitors would cause you substantial competitive harm, including but not limited to financial information requested above, you must

clearly identify those portions of your response by putting the term “**CONFIDENTIAL**” and/or “**PROPRIETARY**” in bold letters on the applicable page(s). Board will attempt to protect the identified portions from disclosure to the extent possible under the law. You will be given notice of any request for disclosure of the identified information and given the opportunity to support your claim of confidentiality before the Indiana Attorney General’s office.

- L. **CONFLICT OF INTEREST STATEMENT.** Disclose any potential conflict of interest the Developer or Development Team Members may have with the City of Columbus, Columbus Board of Aviation, Greater Columbus EDC, or other relevant stakeholder or entity. Developer and Team Members must describe any existing or prior relationship with either the City of Columbus or the Columbus Board of Aviation over the past two years.
- M. **OFFER PRICE & DESIRED TERMS.** Airport Board of Commissioners does not intend to sell the land for less than the average of two appraisals. Respondent should indicate clearly and specifically the proposed offer amount for the purchase and/or control of the land. Describe the proposed timeline and desired terms of the land transaction, including proposed take-down schedule, access rights, etc.
- N. **INCENTIVE REQUESTS.** If known, identify anticipated incentive or other local/state government requests (amount, use, source, timing, etc.) that Developer may seek in support of Project implementation.
- O. **LETTERS OF SUPPORT.** The following letters of support are encouraged:
 - 1) Letter of authorized representative of any supporting Team Member entity and/or industry partners indicating their plans to participate.
 - 2) As suggested elsewhere, Respondent is encouraged to discuss plans with authorized representatives of Faurecia and Cummins to explore their respective interest to participate with the Project as an eventual user of the completed project, and if possible, to secure a letter of support from one or both entities identifying plans to work with (or around) both company’s plans.
 - 3) Other, as may be beneficial.
- P. **SUPPLEMENTAL INFORMATION (Optional).** Provide brochures, reports or other project information that the Developer desires to submit for consideration; however, please only include information that is relevant to the project at hand.

SECTION 6: SUBMISSION DETAILS

Sealed responses containing one (1) original and seven (7) copies as well as one (1) electronic copy provided either via download link and/or on a USB device in PDF Format of all required materials must be received by Board by 4:00 PM (EDT) on Friday, July 31, 2020, at:

Columbus Municipal Airport
Columbus Board of Aviation Commissioners
4770 Ray Boll Blvd
Columbus, IN 47203

Submitted materials are to be bound and no larger than 9” x 12”. Three-ring binders are acceptable, but preference is for materials to be soft cover bound. City of Columbus and its Board of Aviation Commissioners reserves the right to discard any materials delivered after the deadline.

SECTION 7: EVALUATION CRITERIA

The interest of the Board of Aviation Commissioners and the City is to select a Developer or Team that demonstrates the best qualifications and experience, a proven track record of quality and cost effective developments, innovative ideas, and the best approach to successfully develop this “once in a lifetime” economic development project.

After opening all proposals, the Board at its discretion may shortlist selected proposals for interview or other consideration to determine the highest and best response but also reserves the right to select a Respondent directly from all qualified proposals. After completing the review process, the Board may select one Developer and/or Team to enter into negotiations pursuant to I.C. 36-1-11-4.2 to finalize terms of sale in a purchase agreement and a development or public/private partnership agreement. At that time, Board will make a recommendation in a draft ordinance regarding Respondent’s selection and the Columbus Common Council (i.e., the “City Council”) will consider and act on the proposed ordinance.

A group of individuals representing the Board, the City of Columbus, and Greater Columbus Economic Development Corporation will act as the proposal evaluation team; however, ultimate selection of the chosen Developer will be made by majority vote of the full Board of Aviation Commissioners. The group will be responsible for evaluating proposals with regard to compliance with RFP requirements and using the following evaluation criteria:

- Proposed Team Member Qualifications & Experience (20 points)
- Demonstrated Capacity of Developer & Team to Successfully Achieve Project (20 points)
- Demonstrated Understanding of Market Opportunity of Project (15 points)
- Overall Community Economic Impact of Proposed Development (15 points)
- Proposed Compensation to Airport (15 points)
- Letters of Support (10 points)
- Diversity Participation Plan (5 points)

Based on the results of this evaluation, the qualifying proposal(s) determined to be the most advantageous for community and airport concerns may be selected by the Board for further action. If, however, the Board with input from the evaluation team decides that no proposal is sufficiently advantageous to the Board, the Board may take whatever further action it deems necessary to fulfill its needs, including not selecting any of the Respondents. If, for any reasons, a proposal is selected and it is not possible to finalize a formal Agreement(s) with the Respondent, the Board may begin negotiations with the next qualified Respondent or determine that no such alternate proposal exists.

The Board reserves the right to make all decisions, pursuant to the selection of the Developer/Developer Team and sale of the Site, which, in its sole opinion, are in the best interests of the Columbus Municipal Airport, the City, the Site, and the economic development opportunity of the Project. The Board of Aviation Commissioners does not guarantee that any Respondent or proposal will be selected, and the Board of Aviation Commissioners reserves the right to reject any and all proposals.

SECTION 8: RFP TIMELINE

The dates listed below are targeted dates and are subject to change. Addendums will be posted with any changes to the process. The RFP timeline is as follows:

Advertise and Issue RFP	Tuesday, June 9, 2020
Pre-Proposal Conference.....	Tuesday, June 23, 2020 at 10:00 AM
Questions Deadline	Wednesday, July 15, 2020
Questions Answered via FAQ or Addendum	Friday, July 17, 2020
Proposals Due.....	Friday, July 31, 2020 by 4:00 PM (EDT)
Evaluation Team Meets (Executive Session)	Week of August 3 (TBA)
Board of Aviation Commissioners' Regular Meeting	Tuesday, August 11, 2020
Term Sheet Negotiations.....	TBD
Contract/Agreements Executed.....	TBD
Groundbreaking.....	Q2 2021

SECTION 9: CONDITIONS & DISCLOSURES

The following conditions apply to the foregoing Request for Proposals (“RFP”) issued by the City of Columbus Board of Aviation Commissioners (“Board”).

- A. The information contained herein is provided solely for the convenience of prospective development entities. It is the responsibility of the recipient to assure itself that information contained herein is accurate and complete.
- B. This RFP is being provided without any warranty or representation, express or implied, as to its content, its accuracy or completeness. No warranty or representation is being made by the Board that any response will be selected for consideration, negotiation, or approval.
- C. The Board and its advisors shall have no obligation or liability with respect to this RFP and this selection and award process or whether any award will be made. Any recipient of this RFP who responds hereto fully acknowledges all the provisions of this disclaimer and the disclosure set forth hereafter is totally relying on said disclaimer and disclosure and agrees to be bound by the terms hereof. Any proposals submitted to the Board pursuant to this RFP are submitted at the sole risk and responsibility of the party submitting such proposal.
- D. Any action or response taken by the Board for any reason or for no stated reason made pursuant to this RFP or in making any award or failure or refusal to make any award pursuant to such submittal, or in any cancellation of an award, or in any withdrawal or cancellation of this RFP, either before or after issuance of an award, shall be without any liability or obligation of the Board or its advisors.
- E. A response to this RFP, or all responses, may be accepted or rejected for any reason, or for no reason, without any resulting liability to the Board and its advisors.
- F. This RFP does not commit the Board to procure or award a contract for the scope of work described herein. This RFP does not commit the Board or its advisors to defray any costs incurred in responding to the RFP.
- G. All information submitted in response to this RFP, except that marked in accordance with that Section as “Confidential” and/or “Proprietary” shall become the property of the Board, and as such, may be subject to public review as public records.

- H. The Board reserves the right to cancel, alter or amend this RFP. The Board reserves the right to request clarifications from any or all of the Developers, any or all Development Teams, or any or all members of submitting Development Teams. However, they shall not be required to request missing information from the submittals that may cause them to be considered as non-responsive.
- I. The Board reserves the right to endorse with conditions all, some or none of the Developers or Development Teams.
- J. Responding Developers or Development Teams acknowledge and agree that the Board and its advisors will not be responsible for any costs, expenses, losses, damages (including damages for loss of anticipated profit) or liabilities incurred by any proponent as a result of, or arising out of, submitting a concept, negotiating changes to the proponent's concept, or due to the Board's acceptance or non-acceptance of the concept.
- K. Access to the Site for purposes of inspection, evaluation or any other reason or activity by prospective Respondents, Developers, or Developer Teams during preparation and/or after submission of Respondent proposals shall not be reasonably withheld. Access requests should be coordinated with the Airport Director and must receive advance written approval by the Director before accessing the Site. Any costs, expenses, liabilities, etc., incurred by Respondent shall be Respondent's responsibility.
- L. The Board shall provide the release of all public information concerning the project, including selection announcements and contract awards. Those desiring to release information to the public must receive prior written approval from the Airport Director and/or Mayor's Office.

SECTION 10: EXHIBITS

The below Exhibits are included on the following pages and/or available upon request as noted:

- A. Aerial of Site
- B. Depiction of Current Leased and/or Owned Parcels at Site
- C. Depiction of Possible 625± Acre Project Site
- D. Depiction of Possible 535± Acre Project Site
- E. Depiction of Possible 465± Acre Project Site
- F. Floodplain Map
- G. Christopher B. Burke Engineering Floodplain Recommendations – Available Upon Request
- H. Existing Leases – Available Upon Request
- I. Walesboro Industrial Area Land Use & Infrastructure Study of 2012 – Available Upon Request

Exhibit 10-A: Aerial of Site



Exhibit 10-B: Depiction of Current Leased and/or Owned Parcels at Site



Exhibit 10-C: Depiction of Possible 625± Acre Option, if Faurecia & Cummins vacate existing test tracks, PAAL vacates ground (2024), and AK Tube, CEI, and Deco “square up” ground lease boundaries.



Exhibit 10-D: Depiction of 535± Acre Option, if Faurecia and sites to the southeast of its track do not vacate or amend, and if Cummins vacates existing test track, & PAAL vacates ground (2024).



Exhibit 10-E: Depiction of 465± Acre Option, this variation includes undeveloped ground & PAAL Football Field if Cummins track (45+20 ac.), nor Faurecia (66 ac.) track, nor southeast sites are included.



Exhibit 10-E: Floodplain & Floodway Map

