

Addendum No. 1

Commercial Real Estate Broker Services

Roanoke Blacksburg Regional Airport Roanoke, Virginia

Bid No. 20-012

From: Dani Poe, Business Manager

Roanoke Regional Airport Commission

5202 Aviation Drive Roanoke, VA 24012

To: All Bid Recipients of Record

This Addendum is hereby made a part of the Contract documents and specifications of the above referenced proposal. All other requirements of the original specification shall remain in effect. Acknowledge receipt of this addendum by inserting its number and date in the proposal form.

1.) Clarification regarding properties:

The Roanoke Regional Airport Commission is actively growing our portfolio and planning for future development. Based on the master plan recommendations a full list of properties will be discussed. However, the properties listed below will be included;

Tax ID: 6650104

Tax ID: 6630101

Tax ID: 6630111- roughly 30,000 SF available

Tax ID: 6630109

Tax ID: 6630110

2.) Airport Layout Plan and Narrative; attached documents.

Roanoke- Blacksburg Regional Airport

Airport Layout Plan Revision 04 and Airport
Property Map Revision 06 Narrative

December 20, 2018

Revised February 7, 2020

Revised April 6, 2020

As the result of the completion of recent AIP funded projects (Walkway Canopy and Sealcoat for Runways 6/24 and 16/34), the proposed Rental Car Facility, and proposed addition of a private firing range for the exclusive use by Roanoke Regional Airport Commission staff, minor changes to the Airport Layout Plan (ALP) and Airport Property Map (APM) are required. Changes 1 to 4 below were included in a Documented Categorical Exclusion previously submitted. The draft pen and ink changes to the ALP and APM are attached and each change is explained below. Once determined to be acceptable, Delta Airport Consultants can provide hard copies of the ALP and APM.

1. Walkway Canopy, AIP No. 3-51-0045-58-2017

This project included constructing a covered walkway and associated ADA ramp improvements in the middle of the short and long-term parking lots to enhance pedestrian movements to the terminal. This project included widening an existing sidewalk, replacing steps with an ADA ramp, and adding a 460-foot long steel canopy structure with translucent wall panel systems to provide weather protection and enhanced safety for pedestrians going to and from the parking lots to the terminal.

Additional electrical service was required to serve the new Walkway Canopy. Appalachian Power's closest transformer to serve the project was on the opposite side of Aviation Drive from the project location. In order to bring power to the site, Appalachian Power required a landside easement, going across from the transformer under the street and to the south side of the project limits. The easement was surveyed and recorded and has been added to this draft of the ALP and APM.

2. Rehabilitate Runways 6/24 and 16/34 (Sealcoat), AIP No. 3-51-0045-58-2017

This project included rubber removal, crack sealing, sealcoat application and remarking of both runways. Markings on both runways were corrected to meet the new standards and to identify Runway 6/24 as the primary runway. These changes have been included on the approved Sign and Marking Plan dated September 19, 2018.

3. Proposed Firing Range for Roanoke Regional Airport Commission Staff

The Roanoke Regional Airport Commission is proposing construct a small firearms range in a location northeast of the ARFF building in a low-lying, man-made depression that is bisected by a concrete "V" ditch. The proposed firing range is parallel to Runway 6/24 and located outside the ROFA north of the runway. The range will contain two firing points that extend out 50 yards. The proposed range will facilitate required annual qualifications for

D.C.J.S. by having this range on-site and accessible for all Public Safety Officers. In addition, Operations Officers needing firearms training used to mitigate wildlife concerns. Commission staff will use this firing range approximately 20 times per year.

4. Consolidated Rental Car Facility

The new Consolidated Rental Car Facility project involves moving the rental car companies from the terminal to a new, stand-alone, 6800 s.f. building with connected walkway canopies that will be located landside and east of the terminal. The project also includes relocating the current rental car ready return lot from the terminal parking lot to a lot currently used by employees that will be adjacent to the new rental car building. The project will enhance overall customer experience.

The project will also result in modifications to existing parking areas. The displaced employee parking will be relocated to the Overflow Lot located across Aviation Drive from the terminal complex. The spaces no longer used as a ready return lot in front of the terminal will be changed into public parking. These areas are noted on the draft ALP attached.

5. Acquire Six Parcels of Land

The Commission has proposed the future acquisition of six parcels adjacent to airport property for future revenue-producing use. The Commission is under contract with the seller/owner for four of these parcels (CX, DA, DB, DC, as well as two additional parcels, BS and AH, which are already depicted on the ALP/APM) and a closing is scheduled for April 2020.

The Commission is to prepare a Short Form Environmental Assessment (EA) to assess the potential impacts of the six parcels currently being purchased.

APM Parcel #	Parcel Tax ID	Address	Owner
CX	6640103	1304 Municipal Road	A&M Enterprises
CY	6640123	5550 Precision Circle	City of Roanoke
CZ	6640124	5540 Precision Circle	City of Roanoke
DA	6640105	0 Precision Circle	A&M Enterprises
DB	6640121	5550 Airport Road	A&M Enterprises
DC	6640107	5536 Airport Road	A&M Enterprises

6. Relinquish Parcel 114A

In June 2017, the Commission conveyed to VDOT approximately 0.5 acres of land; an aviation easement over the parcel (AE 154) was added during the transaction. Both transactions have been noted on the ALP/APM.

7. Non-Aeronautical Use Parcel / CDL Training Facility

The Commission proposes to lease a parcel of dedicated airport property to a tenant

for the non-aeronautical purpose of a commercial drivers' license (CDL) training facility. The parcel is currently identified as a future ARFF Training Pad on the ALP and is depicted as Parcel 124 on the APM. The FAA informed RRAC that this proposed, nonaeronautical use would require a NEPA review (catex). The ALP and APM have been revised to depict this area as Nonaeronautical Use; the ALP depicts a building on the parcel based on conceptual plans provided by the Commission.

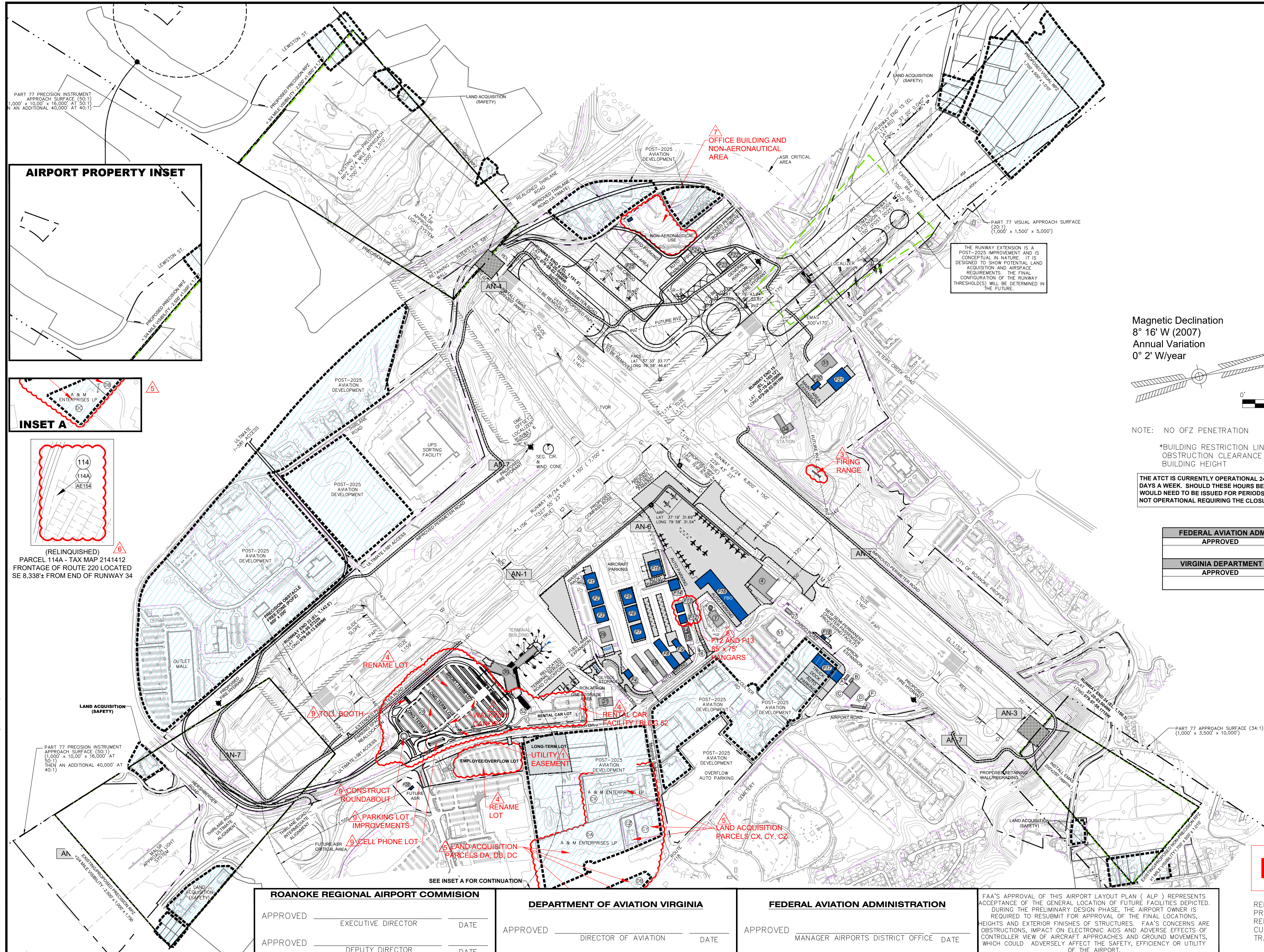
8. Enlarge Proposed Hangars F12 and F13

Proposed hangars F12 and F13 have been increased in size on the ALP from approximately 62' x 65' to approximately 85' x 75' based on anticipated need from the tenant. A 30' buffer has been maintained between the buildings. This is the maximum hangar size based on the leased area that would maintain the 30' buffer and keep the buildings from encroaching on the adjacent apron pavement.

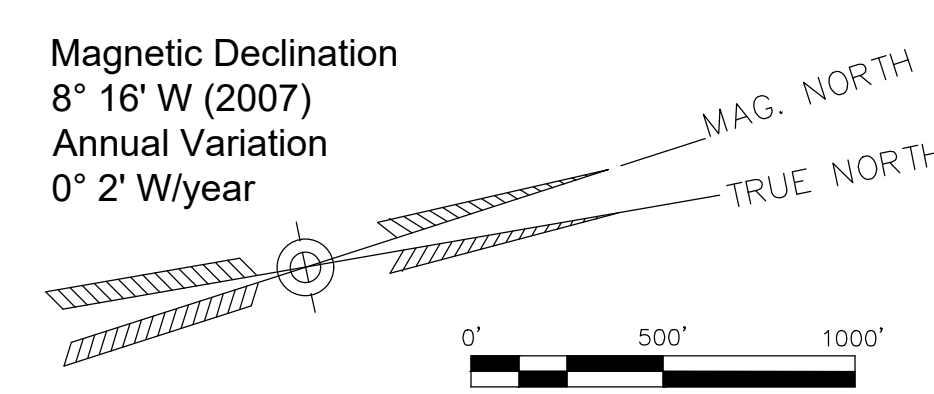
9. Airport Entrance Roundabout, Cell Phone Lot, and Parking Lot Improvements

The RRAC is currently in the process of designing and plans to implement a construction project to reconfigure the airport entrance with a roundabout intersection, rehabilitate all asphalt parking areas located south of the terminal, add a new cell phone lot, reconfigure some of the parking lot access points, and add new toll booth structures. The ALP has been revised to include the ultimate layout of these facilities.

Note: APM Revision 06 also includes the new fuel truck access road segment and the depiction of a new passenger loading bridge at Gate 3 of the passenger terminal building. These projects were approved by FAA on ALP Pen and Ink Revision No. 3.



LEGEND		
	EXISTING	FUTURE
Object Free Area	-----RFA-----	-----RFA-----
Runway Safety Area	-----RSA-----	-----RSA-----
Obstacle Free Zone	-----OFZ-----	-----OFZ-----
Runway Visibility Zone	-----RVZ-----	-----RVZ-----
Taxiway Safety Area	-----TSA-----	-----TSA-----
Building Restriction Line*	-----BRL-----	-----BRL-----
Roads/Landside Pavement	=====	=====
Airfield Pavement	=====	=====
Ultimate Airfield Development	N/A	=====
Demolition	N/A	=====
Runway Protection Zone	-----	-----
On-Airport Property Buildings	=====	=====
Ultimate On-Airport Buildings	N/A	=====
Off-Airport Property Buildings	=====	=====
Property Line	-----	-----
Fence Line	-----	-----
Hold Lines	-----	-----



NOTE: NO OFZ PENETRATION
*BUILDING RESTRICTION LINE BASED ON FAR PART 77 OBSTRUCTION CLEARANCE AND ASSUMES 35 FOOT BUILDING HEIGHT

THE ATCT IS CURRENTLY OPERATIONAL 24 HOURS A DAY, SEVEN DAYS A WEEK. SHOULD THESE HOURS BE REDUCED, A NOTAM WOULD NEED TO BE ISSUED FOR PERIODS WHEN THE TOWER IS NOT OPERATIONAL REQUIRING THE CLOSURE OF ONE RUNWAY.

FEDERAL AVIATION ADMINISTRATION	
APPROVED	DATE
VIRGINIA DEPARTMENT OF AVIATION	
APPROVED	DATE

AIRCRAFT BUILDINGS				
BLDG. NO.	DESCRIPTION	ELEV. MSL	ELEV. AGL	NOTES
4	Maintenance Hangar	1190'	23'	Ult. to be rem.
5	Cargo Building	1186'	16'	To be rem. Ph. II
6	Remove Demarcation Point	1178'	7'	
7	ATCT Facility	1373'	200'	
8	Storage Building - FAA	1182'	15'	To be rem. Ph. II
9	Storage Building - FAA	1180'	13'	To be rem. Ph. II
14	Hangar			
16	T-Hangar	1182'	14'	
17	Storage Hangar	1183'	16'	To be rem. Ph. II
18	Storage Hangar & Office	1183'	16'	To be rem. Ph. II
19	Storage Hangar	1185'	16'	To be rem. Ph. II
20	Storage Hangar	1186'	17'	To be rem. Ph. II
21	Old ARFF Facility	1186'	20'	
22	FBO Maintenance Hangar	1187'	29'	To be rem. Ph. II
23	GA Terminal Building	1176'	18'	To be rem. Ph. II
24	FBO T-Hangar	1168'	13'	Ult. to be rem.
25	FBO Maintenance Hangar	1189'	23'	To be rem. Ph. II
26	FBO T-Hangar	1182'	14'	
27	Electrical Vault	1179'	12'	
28	Parking Exit Toll Building	1152'	15'	
29	FBO Hangar	1197.5'	34.5'	
30	Terminal Building	1185'	32'	
31	Airfield Maintenance Bldg	1163'	30'	
32	Corp. Storage Hangar	1188'	21'	
33	Parking Lot Booth	1157'	19'	
34	ARFF Building			
35	Office Building	1470'	48'	
36	Rental Car Facility	1157'	23'	
A	Trailer	1168'	10'	Ult. to be rem.
B	FedEx Trailer	1168'	10'	Ult. to be rem.
C	FedEx Cargo Building	1202'	44'	Ult. to be rem.
D	Trailer	1168'	10'	Ult. to be rem.
E	UPS Trailer	1170'	12'	Ult. to be rem.
F	Trailer	1154'	12'	Ult. to be rem.

EXISTING BUILDINGS 5, 8, 9, 17, 18, 19, 20, 22, 23, 24, 25, AND 32 ARE NOT SHOWN FOR CLARITY. PLEASE REFER TO SHEET 2 OF THIS DRAWING SET FOR LOCATION OF EXISTING BUILDINGS.

FUTURE BUILDINGS				
BLDG. NO.	DESCRIPTION	ELEV. MSL	ELEV. AGL	Construction Phase
F1	Conventional Hangar	1200'	40'	Phase II
F2	Conventional Hangar	1200'	40'	Phase II
F3	Conventional Hangar	1200'	40'	Phase II
F4	Conventional Hangar	1175'	15'	Phase II
F5	Conventional Hangar	1200'	40'	Phase III
F6	Conventional Hangar	1200'	40'	Phase III
F7	Conventional Hangar	1200'	40'	Phase III
F8	T-Hangars	1175'	15'	Phase I
F9	T-Hangars	1175'	15'	Phase I
F10	Small Conventional Hangar	1175'	15'	Phase I
F11	Small Conventional Hangar	1175'	15'	Phase I
F12	Small Conventional Hangar	1175'	15'	Phase I
F13	Small Conventional Hangar	1175'	15'	Phase I
F14	Conventional Hangar	1190'	30'	Phase II
F15	Conventional Hangar	1200'	40'	Phase III
F16	FBO Building	1190'	30'	Phase II
F17	Air Cargo	1190'	30'	Phase III
F18	Charter Facility	1180'	20'	Phase II
F19	Maintenance Storage	1185'	20'	Phase II
F20	Maintenance Building	1195'	30'	Phase II
F21	Conventional Hangar	1180'	15'	Post 2025
F22	Conventional Hangar	1180'	15'	Post 2025
F23	GA FBO Building	1180'	20'	Post 2025
F24	Air Cargo	1190'	30'	Post 2025
F25	ASR (Relocated)	1185'	60'	TBD

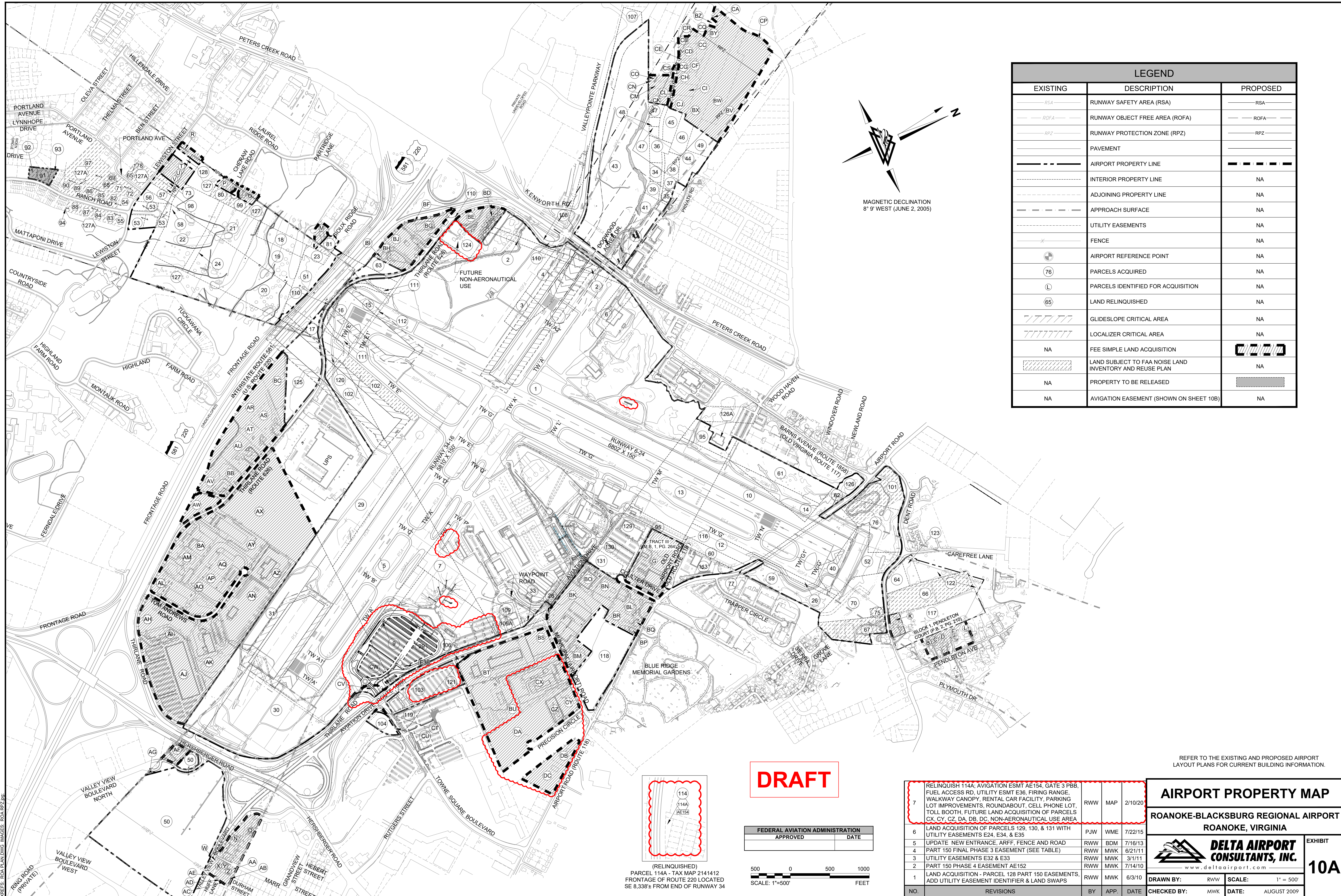
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ROANOKE REGIONAL AIRPORT COMMISSION APPROVED _____ EXECUTIVE DIRECTOR DATE _____ APPROVED _____ DEPUTY DIRECTOR DATE _____		DEPARTMENT OF AVIATION VIRGINIA APPROVED _____ DIRECTOR OF AVIATION DATE _____		FEDERAL AVIATION ADMINISTRATION APPROVED _____ MANAGER AIRPORTS DISTRICT OFFICE DATE _____	
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REFER TO THE AIRPORT PROPERTY MAP AND RELATED TABLES FOR CURRENT PROPERTY TRANSACTION INFORMATION.

PHASE I: 2008 - 2012
PHASE II: 2013 - 2017
PHASE III: 2018 - 2025
(ACTUAL TIMING OF CONSTRUCTION DEPENDENT ON NEED, MARKET CONDITIONS, AND FUNDING AVAILABILITY.)

	NO. BY DATE REVISIONS 1 PJW 07/2013 Added Bldgs 14, 15, 34; Property Acq. (Delta) 2 PJW 07/2015 Bldg 31 and Property Acquisitions (Delta) 3 RWW 07/2015 Relinquish 114A, Aviation Easement AE154, Utility Easement E36, Firing Range, Walkway Canopy, Rental Car Facility/Bldg 52, Rename Lots, Roundabout, Toll Booth, Cell Phone Lot, Parking Lot Improvements, Future Land Acquisition of Parcels CX, CY, CZ, DA, DB, DC, Delete ARFF, Establish Non-Aeronautical Use, F12, F13 Hangars (Delta)	APPROVED ROANOKE REGIONAL AIRPORT MASTER PLAN UPDATE: AIP#: 3-51-0045-39		2900 SOUTH QUINCY STREET, SUITE 200 ARLINGTON, VIRGINIA 22206 PH (703) 824-5100 FAX (703) 671-6210	PROPOSED AIRPORT LAYOUT ROANOKE - BLACKSBURG REGIONAL AIRPORT ROANOKE, VIRGINIA	DATE: Nov. 17, 2009 SHEET No. 3
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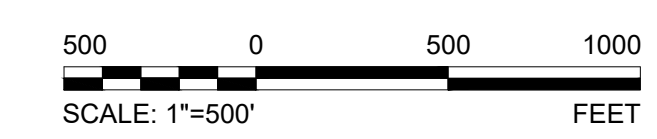


LEGEND		
EXISTING	DESCRIPTION	PROPOSED
— RSA —	RUNWAY SAFETY AREA (RSA)	— RSA —
— ROFA —	RUNWAY OBJECT FREE AREA (ROFA)	— ROFA —
— RPZ —	RUNWAY PROTECTION ZONE (RPZ)	— RPZ —
	PAVEMENT	
— — —	AIRPORT PROPERTY LINE	— — —
— — —	INTERIOR PROPERTY LINE	NA
— — —	ADJOINING PROPERTY LINE	NA
— — —	APPROACH SURFACE	NA
— — —	UTILITY EASEMENTS	NA
+	FENCE	NA
⊕	AIRPORT REFERENCE POINT	NA
⊙	PARCELS ACQUIRED	NA
⊙	PARCELS IDENTIFIED FOR ACQUISITION	NA
⊙	LAND RELINQUISHED	NA
////	GLIDESLOPE CRITICAL AREA	NA
////	LOCALIZER CRITICAL AREA	NA
NA	FEE SIMPLE LAND ACQUISITION	▨
▨	LAND SUBJECT TO FAA NOISE LAND INVENTORY AND REUSE PLAN	NA
NA	PROPERTY TO BE RELEASED	■
NA	AVIGATION EASEMENT (SHOWN ON SHEET 10B)	NA

MAGNETIC DECLINATION
8° 9' WEST (JUNE 2, 2005)

DRAFT

FEDERAL AVIATION ADMINISTRATION	
APPROVED	DATE



(RELINQUISHED)
PARCEL 114A - TAX MAP 2141412
FRONTAGE OF ROUTE 220 LOCATED
SE 8,338± FROM END OF RUNWAY 34

REFER TO THE EXISTING AND PROPOSED AIRPORT LAYOUT PLANS FOR CURRENT BUILDING INFORMATION.

7	RELINQUISH 114A; AVIGATION ESMT AE154, GATE 3 PBB, FUEL ACCESS RD, UTILITY ESMT E36, FIRING RANGE, WALKWAY CANOPY, RENTAL CAR FACILITY, PARKING LOT IMPROVEMENTS, ROUNDABOUT, CELL PHONE LOT, TOLL BOOTH, FUTURE LAND ACQUISITION OF PARCELS CX, CY, CZ, DA, DB, DC, NON-AERONAUTICAL USE AREA	RWW	MAP	2/10/20
6	LAND ACQUISITION OF PARCELS 129, 130, & 131 WITH UTILITY EASEMENTS E24, E34, & E35	PJW	WME	7/22/15
5	UPDATE NEW ENTRANCE, ARFF, FENCE AND ROAD	RWW	BDM	7/16/13
4	PART 150 FINAL PHASE 3 EASEMENT (SEE TABLE)	RWW	MWK	6/21/11
3	UTILITY EASEMENTS E32 & E33	RWW	MWK	3/1/11
2	PART 150 PHASE 4 EASEMENT AE152	RWW	MWK	7/14/10
1	LAND ACQUISITION - PARCEL 128 PART 150 EASEMENTS, ADD UTILITY EASEMENT IDENTIFIER & LAND SWAPS	RWW	MWK	6/3/10
NO.	REVISIONS	BY	APP.	DATE

AIRPORT PROPERTY MAP

ROANOKE-BLACKSBURG REGIONAL AIRPORT
ROANOKE, VIRGINIA

EXHIBIT
10A

DRAWN BY:	RWW	SCALE:	1" = 500'
CHECKED BY:	MWK	DATE:	AUGUST 2009

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