

- Representative event at Airport
  - Session ends March 8<sup>th</sup>, 2024
  - Will start polling invitees
  - Using various sources to help contacting invitees
  - Create collateral to give attendees, let's discuss what we think should be presented.
    - Who we are.
    - What we need/want
    - Where on the airport
    - Why-Jobs, economic impact...
    - How
- Compass Point open items
  - One of the three Appraisal companies have quoted the appraisal cost.
- Strategic Business Plan progress (below)
- Historic Buildings move forward?
- NE expansion process update
- Meeting with Chairman of County Board, Mrs. Liotta, Mr. Blocker and ED, recap
- Bid Schedule for T Hangers (below)
- Continuing to work on updating our HR policy and procedures. With the help of an outside HR consulting firm to avoid adding head count currently.

### 3.1 VISION, MISSION, AND VALUES

The following are the new mission and vision statements and set of new values for NFRA.

New Mission Statement

Own, operate, and develop the Airport for the benefit of the aviation and public communities to support economic development and the quality of life in the Northeast Florida region.

New Vision Statement

Explore, connect, and engage to inspire excellence.

New Values

- Safety
- Accountability
- Our people.

### 3.2 STRATEGIC INITIATIVES

The strategic initiatives are intended to guide the Board in advancing the development of the Airport and its processes, as well as achieve the Board's mission and vision. The following are the strategic initiatives:

1. Satisfy customer demand (hangars, services, and infrastructure).
2. Maximize the Authority's financial position.
3. Align administration roles with Authority and Airport needs.
4. Effectively use the Airport's footprint.
5. Interact and engage with external organizations (stakeholders) for the benefit of all parties

#### 3.2 Strategic Initiatives

##### 1. Satisfy customer demand (hangars, services, and infrastructure)

###### a. Hangar Project (34 T-Hangars)

- Agreement with Gun Club
- Passero has hangar designs, layout, and positions
- Bid process starting early march for build

###### b. Taxiway F

- Voted on and agreed upon by the Board

###### c. New MRO

- BANYAN now located at Airport

###### d. Fence Project

- Almost complete

###### e. Executive Director in talks with FAA and FDOT for funding

###### f. Road to Casacola to US-1 voted on and agreed by Board

###### g. Site planning for Box Hangars North of Casa Cola Extension

2. Maximize the Authority's financial position
  - a. Updating/harmonizing all lease agreements
  - b. Synchronizing CPI charges
  - c. Evaluating competitive lease prices
3. Align administration roles with Authority and Airport needs
  - a. Hired Director of Operations
  - b. Hired assistant for Finance Manager, Staff Accountant
  - c. Cultivate relationships with Board
  - d. Airport survey sent to all Tenants
  - e. Presence at SAPA meetings
  - f. Cultivate relationship with Northrop Grumman
  - g. Updating our HR policies, hiring an outside HR consultant firm so as to not add head count at this time
4. Effectively use the Airport's footprint
  - a. development of the Northeast portion of the airport and funding for same
    - discussion started FAA and FDOT
    - discussion with County
    - cost estimate being created for staff's review by Passero and Michael Baker engineering firms
  - b. Use of the Westside portion of the airport
    - Discussion County EDC
    - Better Business bureau EDC
    - Grant enhancement guidance
5. Interact and engage with external organizations (stakeholders) for the benefit of all parties
  - a. Economic Development Board
  - b. Northrop Gruman
  - c. Various current and interested lessee discussions.

**ADVERTISEMENT**  
**for**  
**T-HANGARS IMPROVEMENTS**  
**at the Northeast Florida Regional Airport, St. Augustine, FL**

Sealed bids addressed to the St. Johns County Airport Authority will be received at its Administration Office, 4796 U.S. 1 North, St. Augustine, FL 32095, until **2:00 P.M. EDT, Thursday, March 28, 2024** at which time said bids shall be publicly opened and read at the St. Johns County Airport Authority office. **Any bid received after the bid opening time will be returned unopened.**

Base Bid:

Hangar Row A – Construction of a new 9-unit T-hangar building, including office space and single uni-sex restroom, and associated site, utility, and drainage improvements.

Hangar Row J – Construction of a new 10-unit T-hangar building and associated site, utility, and drainage improvements.

Bid Additive 1:

Hangars K, L, & M – Construction of two additional hangar units on the south end of each of the existing hangar buildings K, L, & M (six units total); and associated site, utility, and drainage improvements.

Bid Additive 2:

Hangar Row T – Construction of a new 8-unit T-hangar building and associated site, utility, and drainage improvements.

A complete set of Bid Documents, consisting of the General Provisions, Technical Specifications, Bid Forms, Agreement, and Contract Drawings will be available on Wednesday, February 28, 2024. They may be obtained from Passero Associates [www.passero.com](http://www.passero.com) under the 'BID' tab and from the following sources:

Plan Room of Construction Bulletin/Construction Journal, Jacksonville, FL; Mid-State Builders Exchange, Ocala, FL; The Blue Book Building and Construction Network; Dodge Data & Analytics, Jacksonville, FL; Builders Exchange Plan Rooms, Daytona & Tampa, FL; ConstructConnect - Pelham, AL, Norcross, GA, and all of FL.

A Summary of the Bid Schedule may be viewed at [www.passero.com](http://www.passero.com) under the "Bid" tab.

Bids may be held by the St. Johns County Airport Authority until Wednesday, June 26, 2024, for evaluating bids prior to issuing a Notice of Award.

A Pre-Bid Conference will be held at 2:00 P.M. Thursday, March 7, 2024 in the Northeast Florida Regional Airport Conference Center, 4730 Casa Cola Way, 2nd Floor, St. Augustine, FL 32095.

Technical questions shall be submitted in writing to Matt Singletary of Passero Associates ([msingletary@passero.com](mailto:msingletary@passero.com)) by the close of business day on Friday, March 15, 2024. An

addendum responding to written questions received will be issued on Thursday, March 21, 2024 by close of business day.

The St. Johns County Airport Authority , in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 USC §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders or offerors that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

**Submission of Bid:**

An original and one (1) electronic copy on USB Flash Drive of the Bid shall be sent to arrive at the specified time and date for receipt of bids received after the specified time will not receive consideration and will be returned unopened.

The Bid shall be enclosed in a sealed opaque envelope. Each bid shall be addressed to the office location identified above. The upper left-hand corner of the envelope shall be marked as follows:

**“Sealed Bid**

Bid of {Insert Name of Bidder}

For {Insert Name of Project}”

The St. Johns County Airport Authority reserves the right to reject any and all bids and to waive any informality in the bids received if such action is in the best interest of the Owner and conforms to local laws and ordinances pertaining to the letting of construction contracts.

Jamie R. Topp, Executive Director  
St. Johns County Airport Authority