



PRE-SUBMITTAL CONFERENCE

REQUEST FOR INFORMATION (RFI)

MULTI-USE FACILITY DEVELOPMENT AT ELLINGTON AIRPORT (EFD) HOUSTON SPACEPORT (HSP)

Solicitation No.: H37-RFIMUFD-2024-017

Arturo Machuca

Director

Ellington Airport (EFD)
Houston Spaceport (HSP)
Houston Airport System

Jimmy Spence

Sr. Development Specialist

Ellington Airport (EFD)
Houston Spaceport (HSP)
Houston Airport System

Andre' Morrow

Sr. Procurement Specialist
Supply Chain Management
Houston Airport System

Friday, April 5, 2024, 10:30 A.M (CT)

Ellington Airport Administration Building,
11602 Aerospace Ave.
Houston, Texas 77034

Pre-Submittal Conference Agenda

- I. **Solicitation Overview** **Andre' Morrow, Sr. Procurement Specialist**

- II. **Project Scope and Overview** **Arturo Machuca**
Jimmy Spence, Sr. Development Specialist

- III. **Questions/Answers/Site Visit**

Solicitation Overview - Purpose

Houston Airport System (HAS) is choosing a pro-active approach to its vision of continued growth of Houston Spaceport (HSP). The recent successes at Houston Spaceport are improved with a focus on development of vacant land to attract companies within the aerospace/commercial space industry. This RFI is the first step in a process that HAS will follow in the development of Houston Spaceport.

Solicitation Overview - Purpose

Through this RFI, HAS is seeking industry information and input for innovative strategies and approaches from highly qualified firms that can be applied or included in the development of a subsequent Request for Qualifications (RFQ for Statement of Qualifications) and Request for Proposals (RFP) that support attainment of the EFD/HSP goal to develop and construct an approximately 120,000 sf specified building. HAS is open to, but not limited to, business models provided by a firm (or team) with competencies to Design, Build, Finance, Operate and Maintain (DBFOM).

Solicitation Overview

Respondent shall submit the RFI submittal

SOLICITATION SUBMITTAL DUE DATE AND TIME:

Thursday, May 9, 2024, at 2:00 P.M. (CST)

QUESTIONS AND REQUESTS FOR ADDITIONAL INFORMATION ARE DUE BY:

Wednesday, April 10, 2024, at 12:00 P.M. (CT)

Questions must be received electronically and directed via email to:

Andre.Morrow@houstontx.gov

Additional Info/Specification Changes

LETTER OF CLARIFICATION(s):

Responses to questions received from Firm(s) and any changes to the scope shall be confirmed in writing and **will** be issued directly to the designated and authorized contact person(s) for each firm via email prior to submittal due date.



Submittal Procedures

Submit six (6) printed copies of the Response to this RFI, including one (1) printed original (marked original) signed in BLUE ink, as well as seven (7) completed copies on memory stick (USB drive), labeled with the appropriate RFI name and number that includes a complete copy of all information, submitted in a sealed envelope to:

Houston Airport System Administration Building

16930 John F Kennedy Blvd.

Houston, Texas 77032

Attn: Cathy Vander Plaats, Aviation Procurement Officer

no later than Thursday, May 9, 2024, at 2:00 PM (CT).

The City of Houston desires to minimize the submission of unnecessary RFI material. Please include the RFI identification number H37-RFIMUFD-2024-017 on any submissions. The envelope or package should clearly identify the name and address of the Respondent and indicate the contents to be:

["Response to RFI# H37-RFIMUFD-2024-017: RFI-Multi-Use Facility Development at EFD/HSP".](#)

Submittal Requirements

SUBMISSION FORMAT

Houston Airport System's review committee will review the submissions based on the following criteria. Please be advised that the information received may be utilized in a forthcoming RFQ/P.

A. Business Viability and Capacity (Recommend Maximum 3 Pages)

1. Corporate Name.
2. DBA name if different from 1.
3. State of incorporation in the United States.
4. Location of corporate headquarters.
5. Is the company legally qualified to do business with the City of Houston, and within the State of Texas, and conduct all aspects of the subject project as required by Texas State and Federal law (e.g., the company or sub-consultant that may perform engineering services must be registered with the Texas Board of Registration for Professional Engineers)?
6. Geographic coverage of business activities.

Submittal Requirements

SUBMISSION FORMAT

A. Business Viability and Capacity (continued)

7. List at least three (3) recent clients/customers for whom your company has provided major commercial real estate projects comparable to the Project.
8. Is your firm an MWBE firm? If so, has your firm done business with the City of Houston before? If not, has your firm used MWBE firms to perform services on other projects with the City of Houston or State of Texas, or elsewhere? Please provide details.
9. Does your company have the technical capacity to undertake such a project of the size/capacity of the identified Project?
10. Does your company have the financial capacity to undertake such a project of the size/capacity of the identified Project?
11. In your professional opinion, what would the anticipated cost per square foot be? (Your response is NON-BINDING to this RFI or any subsequent RFQ/RFP).

Submittal Requirements

SUBMISSION FORMAT

B. Services (Recommend Maximum 5 pages)

1. Describe company's scope of regular business services.
2. Describe whether and how the Project fits into your regular scope of business services.
3. Describe why the Project is of interest to your company.
4. Would your company propose to deliver the Project as a prime, as a form of joint venture, or as a member of a consortium?
 - i. If not the prime, in what role would you foresee your company participating?
 - ii. Why and how are you qualified to perform in the anticipated Project capacity?

Submittal Requirements

SUBMISSION FORMAT

C. Development Project Approach (Recommend Maximum 15 pages)

1. What are the major issues and challenges that your company perceives with the Project? (Please address any and all risks that your company foresees; e.g., infrastructure, construction costs, lease price per square foot, long lead times for supplies and materials based on economic and supply chain issues, etc.)
2. Is your company/team able to deliver the project as DBFOM model? You are also free to suggest alternative delivery approaches.
3. What is your company's experience in the aerospace/commercial space industry? (Please explain any projects that your company has delivered to other clients/customers in relation to aerospace/commercial space, and describe your role on the listed projects)
4. Identify how your company's approach(es) and delivery method(s) would meet the stated objective.
5. Does your company provide operation and maintenance (O&M) services for facilities of the type identified by this Project? If so, provide a summary of your approach for this Project.
6. Does your company provide financing for the type of facility defined by this Project? If so, provide a summary of your approach for Project financing.

Submittal Requirements

SUBMISSION FORMAT

C. Additional Information (Recommend Maximum 20 pages)

1. Please provide any other information or details you believe pertinent to the successful delivery of the Project.
2. Individual project profiles should be limited to one page in length for each project.



Questions

Questions and comments regarding this RFI must be emailed to:
Andre.Morrow@houstontx.gov.

Please include the phrase “[RFI # H37-RFIMUFD-2024-017: QUESTIONS](#)” in the subject line and provide all applicable contact information.

The deadline for requests for additional information and questions is Wednesday, April 10, 2024 @ 12:00 PM (Noon) CST.

Questions received from all Respondents will be answered and posted on HAS website <http://www.houstonairports.biz/> in the form of a Letter of Clarification (LOC).

RFI Scope

PROGRAM BACKGROUND

- ✓ Ellington Field opened in 1917 as one of 32 Air Service training camps .
- ✓ Currently, Ellington remains active in terms of commercial and general aviation, military, and now serving as the future space exploration; with a portion of Ellington now designated as Houston Spaceport.
- ✓ The government of the state of Texas has recognized the importance of the aerospace industry growth and has established the Texas Space Commission going as far as including the Texas Higher Education Coordinating Board to support the initiative across government, private companies, and education.
- ✓ HSP currently has three anchor tenants: Axiom Space, Collins Aerospace, and Intuitive Machines.

RFI Scope

PROJECT OBJECTIVE

- ✓ The overarching objective of the Project is to enable EFD/HSP, its advisors, and the City of Houston to identify, procure, and implement continuous growth at HSP.
- ✓ HSP is seeking to attract and be a place for development to top companies within the industry, academia, and national defense.
- ✓ The Project would consist of approximately 120,000SF of light industrial space for advanced products, testing, and office space designed for multi-tenant use.
- ✓ A portion of the space could include high bay space as needed.
- ✓ The parcel size is approximately 5.62 acres (245,800SF) and will need to include space for parking based on the City of Houston's required number of spaces.

RFI Scope

EXHIBITS

- Exhibit 1 – Ariel View: Subject Property (For Illustrative Purposes Only)**
- Exhibit 2 – Ariel View: Houston Spaceport (For Illustrative Purposes Only)**
- Exhibit 3 – Ariel View: Subject Property and 3 anchor tenants (For Illustrative Purposes Only)**
- Exhibit 4 – Ariel View: (For Illustrative Purposes Only)**











Closing Remarks

RFI for Multi-Use Facility Development at Ellington Airport (EFD)/Houston Spaceport (HSP)

Solicitation # H37-RFIMUFD-2024-017

HOUSTON AIRPORT SYSTEM

Thank you!

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