



# CITY OF HOUSTON

**John Whitmire**

Mayor



George Bush Intercontinental ~ William P. Hobby ~ Ellington Airport

Jim Szczesniak  
Director of Aviation

September 8, 2025

**SUBJECT: Letter of Clarification No. 2**

**REFERENCE:** Request for Information (RFI) for the East Cargo Redevelopment at George Bush Intercontinental Airport (IAH); Solicitation No. H93-IAHECR-2025-008

**To:** All Prospective Respondents:

This Letter of Clarification (LOC) is being issued for the following reasons:

**I. Extend** the submittal due date from September 11, 2025, to **October 2, 2025**.

**II. Respond to the following questions:**

1. **Question:** Per Part 1 Section 7.0 of RFI, can HAS share cargo ramp utilization statistics for the past 5 years for the East Cargo Area?

**Response:** Cargo ramp utilization varies based on operators (e.g., integrated carriers, all-cargo, passenger airlines, charters), frequencies, and locations they occupy at East Cargo. On average, ramp utilization ratios range from 5% to 30% during a typical week.

2. **Question:** Per Part 1 Section 7.0 of RFI, can HAS share details on the location of the boundaries of the drainage easement area to the east side of the primary parcel (in .pdf or .dwg format)?

**Response:** We are currently undertaking an exercise to validate parcel information in the area. For the purposes of this RFI, consider using the existing dirt road running north-south along the east side of the site as a boundary of the potential drainage easement area.

3. **Question:** Are there any noise limits for the airspace around the proposed locations?

**Response:** The noise limits for the airspace around the proposed locations would be consistent with current Federal Aviation Administration (FAA) guidelines. Potential noise impacts of the proposed development would be analyzed/coordinated.

**Council Members:** Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Fred Flickinger Tiffany D. Thomas Mary Nan Huffman  
Mario Castillo Joaquin Martinez Edward Pollard Martha Castex-Tatum Julian Ramirez Willie Davis Twila Carter  
Letitia Plummer Sallie Alcorn  
**Controller:** Chris Hollins

September 8, 2025

Request for Information (RFI) for the East Cargo Redevelopment at George Bush Intercontinental Airport

Solicitation No. H93-IAHECR-2025-008

4. **Question:** Are new runways/helipads/taxiways planned for the development, would those be acceptable for the scope of the proposal?

**Response:** The current airport master plan for IAH includes a planned new runway (8C-26C) and associated taxiway system improvements in the vicinity of the East Cargo area. As of today, it is not anticipated that any new runway/helipads/taxiways would be required to support the redevelopment of East Cargo specifically.

5. **Question:** For Helicopter transportation ops, would this new development allow for clearance through N/NE of the location, and would we be tied in to GBI's tower for clearance?

**Response:** Potential changes in IAH airspace procedures (including, arrival or departure corridors, integration of helicopter operations, and altitude requirements) associated with the potential redevelopment of the East Cargo campus have not been studied. Any proposed changes would need to be studied and coordinated with the FAA.

6. **Question:** If cleared NE directly from the logistics hub, what is the altitude requirement over residential?

**Response:** Potential changes in IAH airspace procedures (including, arrival or departure corridors, integration of helicopter operations, and altitude requirements) associated with the potential redevelopment of the East Cargo campus have not been studied. Any proposed changes would need to be studied and coordinated with the FAA.

7. **Question:** Would the project be open to a new airspace control system to integrate unmanned ops?

**Response:** Any innovative systems associated with Advanced Air Mobility (AAM), manned or unmanned operations, or newest industry technologies would support the goal of developing state-of-the-art cargo and support facilities, as well as improving operational efficiency and supports long-term growth, as stated in Section 3.2 of the RFI. Coordination with the FAA would be included.

8. **Question:** Will the airport or city be responsible for managing project controls for this initiative?

**Response:** As noted in Section 3.3 of the RFI, HAS welcomes input and interest from qualified developers, investors, and cargo operators with the experience and capability to Design, Build, Finance, Operate, and Maintain (DBFOM). Project controls will be the responsibility of the DBFOM Team.

9. **Question:** If project controls will not be managed by the airport or city, what is the expectation regarding the provision of these controls, and by which entity will they be provided? Additionally, what specific project control software or platforms are recommended for use?

**Response:** Details associated with specific project controls (e.g., software, platforms) and reporting requirements to the City will be discussed during the design phase of the project.

September 8, 2025

Request for Information (RFI) for the East Cargo Redevelopment at George Bush Intercontinental Airport

Solicitation No. H93-IAHECR-2025-008

10. **Question:** What is the city willing to invest?

**Response:** The City's investment will primarily consist of providing the land for the development. In addition, the City may evaluate potential funding mechanisms to support infrastructure improvements related to the taxiway/RON areas, particularly those designated as non-exclusive or non-leasable areas.

11. **Question:** Will the city allocate grants, AIP, or FAA funds to underwrite the development cost of the ramp/RON/Apron?

**Response:** The City is continually pursuing grants, AIP, and other FAA funding opportunities to help offset the cost of any major airport development, which includes apron/ramp. However, at this time, the City is unable to provide a definitive commitment as to which funds will be allocated specifically for these improvements.

12. **Question:** What are the costs associated with leasing the primary parcel from the city?

**Response:** Leased at fair market value, which is derived from an independent appraiser authorized to conduct work by the City.

13. **Question:** What are the minimum and maximum allowable lengths for the lease term concerning the primary parcel?

**Response:** Term length is dependent on the structure of the agreement. Respondents should be able to present business models with knowledge of with competencies to Design, Build, Finance, Operate and Maintain (DBFOM) to the project.

14. **Question:** What current fees does the airport/city impose for leasing cargo space?

**Response:** Rental rates are set at fair market value, which is derived from an independent appraiser authorized to conduct work by the City.

15. **Question:** Is it permissible for the area to also function as a Ramp Overnight Parking (RON) facility? If so, what are the charges levied by the city/airport for this purpose?

**Response:** With proper coordination pavement areas on the airfield can be used as RON, so long as such areas do not impede IAH's traffic flow and there are no safety concerns. Overnight cargo parking rates are subject to change every Fiscal Year. Rates for FY26 are: Airplane Design Group (ADG) IV at \$400, ADG V at \$550, and ADG VI at \$600.

16. **Question:** Will the expansion of the East Cargo facilities necessitate the expansion of cameras for the existing vRCT (virtual Ramp Control Tower) system.

**Response:** Ramp control within the redeveloped area of East Cargo will be analyzed/coordinated dependent on the proposed operations.

September 8, 2025

Request for Information (RFI) for the East Cargo Redevelopment at George Bush Intercontinental Airport

Solicitation No. H93-IAHECR-2025-008

17. **Question:** Has a conflict analysis been performed for Option Parcel 1 to confirm if there is any conflict with the SAS (Standard Approach Surface) for the propose 26C runway?

**Response:** Proposed parcel development would be analyzed/coordinated for potential conflicts of airfield operations.

18. **Question:** Will an Environmental Site Assessment (ESA)(Phase I) and a preliminary geotechnical report will be provided by HAS? If so, when? Would this be something HAS anticipate the developers should handle and include in their submittals, or will HAS be providing this information so that all developers are working from the same baseline as they prepare their plans? In order to propose a strong plan, this information is needed.

**Response:** Except for recent use of the Undeveloped East Cargo 82.6 acres for construction laydown and construction personnel parking, the parcels depicted in the RFI have remained undeveloped since acquisition by the City of Houston in the late 1960's, therefore the presence of impacted soil or groundwater is unlikely. HAS Environmental would prepare any necessary Phase I and Phase II ESA's that would be made available prior to the onset of facility design. Geotechnical investigations would be the responsibility of the developer.

19. **Question:** Was the pre-submittal meeting mandatory?

**Response:** The pre-submittal conference was not mandatory. However, the presentation for the pre-submittal conference has been uploaded to the Fly2Houston website.

20. **Question:** Could you please share the current status of the design development and what to expect from an RFP perspective?

**Response:** This solicitation is only an RFI. The expectations of this RFI are to collect industry input that can be applied or included in the development of a subsequent Request for Qualifications (or Statement of Qualifications– RFQ) and Request for Proposals (RFP) that will identify potential partners for delivering the development project that contains specified services and a defined scope of work. Please refer to Section 5.0 - RFI Response Submittal and Section 6.0 - RFI Response/Submittal Instructions for information to submit a response to this solicitation.

When issued, a Letter of Clarification (LOC) shall automatically become part of the solicitation documents and shall supersede any previous specification(s) and/or provision(s) in conflict with the LOC. It is the responsibility of the respondent(s) to ensure that it has obtained all such LOC(s). By submitting a response to this RFI, respondents shall be deemed to have received all LOC(s) and to have incorporated them into their submittal.

September 8, 2025

Request for Information (RFI) for the East Cargo Redevelopment at George Bush Intercontinental Airport

Solicitation No. H93-IAHECR-2025-008

If further clarification is needed regarding this solicitation, please contact Amanda Joseph, Sr. Procurement Specialist, via email at [Amanda.Joseph@houstontx.gov](mailto:Amanda.Joseph@houstontx.gov).

Sincerely,

DocuSigned by:

*Cathy Vander Plaats*

02232028DE99414...

Cathy Vander Plaats

Aviation Procurement Officer

Houston Airport System

cc: Solicitation file, André Morrow, Amanda Joseph