

ADDENDUM NO. 8
PROJECT NO. EOI-02-08

PROJECT NAME:	Expression of Interest, Phase II Request for Prospectus Submission (RFPS)	PROJECT NO.	EOI-02-08
A/E CONSULTANT:	Not Applicable	DUE DATE:	06-19-2009, 5 p.m. (Local time)

TO ALL DEVELOPERS:

This Addendum is issued to clarify and/or modify the RFPS, and is hereby made a part of the RFPS document. Please attach this addendum to the document in your possession and acknowledge receipt of this addendum in the space provided in Appendix D, Acknowledgment of Addenda form, included in the RFPS document.

CLARIFICATION TO THE RFPS DOCUMENTS:

SECTION I

Response to Question received May 13, 2009 from Megaladon Florida as follows:

- Q1. I have a question regarding the parking. Is it possible to obtain from your office the revenue and expenses numbers from the management company for the last two years. We have in our proposal the addition of new parking spaces for the hotel development and would need those numbers to prepare a per forma to determine the revenue stream and expense for those additional spaces.?
- A1. Attached is a copy of the revenues and expenses for MIA's parking facilities for the past four (4) years. MIA currently has 8,779 parking spaces. As you develop your numbers, please note parking revenues have been impacted due to the economy.

Parking Spaces in Operation:

Long Term	7,397
Short Term	662
Valet	120
Remote	600
Total Parking Spaces	8,779

Revenue History:

*FY 08-09 (Oct-March 2009)	\$17.6 million
*FY 08-09 Projections	\$35.5 million

*FY 07-08 \$39.8 million
*FY 06-07 \$39.5 million

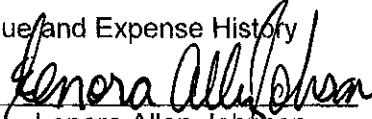
* Excludes Sales Tax

All other provisions of the original RFPS document remain unchanged.

REQUESTED ATTACHMENTS:

MIA Parking Revenue and Expense History

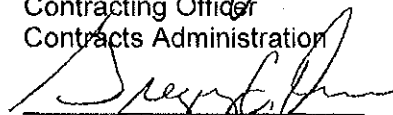
RECOMMENDED:


Lenora Allen-Johnson
Contracting Officer
Contracts Administration

Date:

5/20/09

APPROVED:


Gregory C. Owens
Division Director
Real Estate and Development

Date:

05/20/09

MIAMI-DADE AVIATION DEPARTMENT
MIAMI INTERNATIONAL AIRPORT
FACILITIES MANAGED BY AIRPORT PARKING ASSOCIATES

	PROPOSED		PROJECTED/ACTUAL		CURRENT		ACTUAL		ACTUAL		ACTUAL		ACTUAL		ACTUAL	
	BUDGET 09/10	%	ACTUAL 08/09	%	BUDGET 08/09	%	07/08	%	06/07	%	05/06	%	04/05	%	03/04	%
	\$		\$		\$		\$		\$		\$		\$		\$	
GROSS	45,000,000	107.00%	43,616,221	106.56%	50,200,800	107.00%	42,345,846	106.56%	42,371,202	114.22%	38,025,634	106.97%	34,401,625	93.94%	31,632,203	106.99%
SALES TAX	(2,943,925)	-7.00%	(2,684,202)	-6.56%	(3,284,164)	-7.00%	(2,606,021)	-6.56%	(5,274,318)	-14.22%	(2,476,651)	-6.97%	2,218,704	6.06%	(2,067,313)	-6.99%
NET REVENUE	42,056,075	100.00%	40,932,020	100.00%	46,916,636	100.00%	39,739,825	100.00%	37,096,884	100.00%	35,548,983	100.00%	36,620,329	100.00%	29,564,891	100.00%
SALARY EXPENSES:																
SALARIES-REGULAR	2,984,600	7.10%	2,853,460	6.97%	2,841,900	6.06%	2,406,296	6.06%	2,315,503	6.24%	2,000,086	5.63%	2,063,054	5.63%	2,217,046	7.50%
OVERTIME SALARIES	238,800	0.57%	228,277	0.56%	227,300	0.48%	178,106	0.45%	185,777	0.50%	141,880	0.40%	95,559	0.26%	160,745	0.54%
SICK LEAVE	52,600	0.13%	51,600	0.13%	50,600	0.11%	50,941	0.13%	41,906	0.11%	40,444	0.11%	41,150	0.11%	48,250	0.16%
HOLIDAY LEAVE	79,700	0.19%	73,020	0.18%	75,900	0.16%	70,893	0.18%	57,211	0.15%	71,598	0.20%	86,331	0.24%	70,702	0.24%
TOTAL SALARIES	3,355,700	7.98%	3,206,357	7.83%	3,195,700	6.81%	2,706,236	6.81%	2,600,396	7.01%	2,254,009	7.62%	2,286,094	6.24%	2,496,743	8.44%
FRINGE BENEFITS EXPENSES:																
SOCIAL SECURITY	256,700	0.61%	245,286	0.60%	244,500	0.52%	205,226	0.52%	198,931	0.54%	172,541	0.49%	175,724	0.48%	190,990	0.65%
RETIREMENT	54,200	0.13%	48,095	0.12%	53,200	0.11%	52,526	0.13%	64,996	0.18%	56,370	0.16%	57,139	0.16%	62,416	0.21%
GROUP HEALTH INSURANCE	396,000	0.94%	322,406	0.79%	440,600	0.94%	313,016	0.79%	279,639	0.75%	301,558	0.85%	294,587	0.80%	316,566	1.07%
GROUP LIFE	4,300	0.01%	3,431	0.01%	4,200	0.01%	3,331	0.01%	2,812	0.01%	3,008	0.01%	2,617	0.01%	2,478	0.01%
WORKERS COMPENSATION	108,000	0.26%	107,562	0.26%	108,000	0.23%	104,429	0.26%	126,916	0.34%	162,270	0.46%	179,112	0.49%	214,915	0.73%
UNEMPLOYMENT INSURANCE	67,800	0.16%	64,768	0.16%	64,500	0.14%	21,239	0.05%	27,957	0.08%	29,500	0.08%	38,549	0.11%	28,347	0.10%
FRINGE BENEFITS/EMP. INCENTIVES	500	0.00%	350	0.00%	500	0.00%	0	0.00%	191	0.00%	375	0.00%	350	0.00%	0	0.00%
TOTAL BENEFITS	887,500	2.11%	791,898	1.93%	915,500	1.95%	699,766	1.76%	701,442	1.89%	725,172	2.04%	748,079	2.04%	815,712	2.76%
OPERATING EXPENSES:																
EXTERNAL AUDIT	21,300	0.05%	20,000	0.05%	20,300	0.04%	0	0.00%	3,185	0.01%	0	0.00%	0	0.00%	0	0.00%
OUTSIDE MAINTENANCE SERVICE	14,400	0.03%	14,250	0.03%	19,200	0.04%	6,129	0.02%	5,634	0.02%	26,111	0.07%	901	0.00%	1,927	0.01%
ARMORED CAR SERVICES	19,800	0.05%	18,381	0.04%	24,000	0.05%	17,846	0.04%	16,750	0.05%	19,040	0.05%	18,523	0.05%	23,123	0.08%
EMPLOYMENT ADVERTISING	100	0.00%	76	0.00%	1,000	0.00%	0	0.00%	774	0.00%	97	0.00%	0	0.00%	170	0.00%
OUTSIDE PRINTING	90,600	0.22%	80,000	0.20%	93,600	0.20%	39,774	0.10%	61,660	0.17%	52,326	0.15%	36,250	0.10%	57,128	0.19%
OTHER OUTSIDE CONTRACT SERVICE	362,600	0.86%	312,818	0.76%	302,500	0.64%	303,707	0.76%	288,663	0.78%	108,366	0.30%	421,507	1.15%	98,475	0.33%
VEHICLE INSURANCE	22,000	0.05%	20,271	0.05%	26,500	0.06%	19,681	0.05%	7,645	0.02%	2,625	0.01%	3,413	0.01%	1,725	0.01%
GARAGE LIABILITY INSURANCE	90,000	0.21%	78,017	0.19%	80,700	0.17%	75,745	0.19%	238,360	0.64%	194,235	0.55%	258,979	0.71%	208,353	0.70%
RENT SERVICE VEHICLE	8,000	0.02%	5,032	0.01%	6,000	0.01%	4,886	0.01%	5,190	0.01%	4,740	0.01%	4,815	0.01%	6,377	0.02%
RENT-COPY MACHINE	9,900	0.02%	9,000	0.02%	9,900	0.02%	11,538	0.03%	7,662	0.02%	8,083	0.02%	7,944	0.02%	7,944	0.03%
RENT- OTHER EQUIP	3,000	0.01%	1,095	0.00%	2,900	0.01%	1,063	0.00%	498	0.00%	3,236	0.01%	2,298	0.01%	1,917	0.01%
OTHER RENTAL EXPENSE	200	0.00%	190	0.00%	200	0.00%	185	0.00%	0	0.00%	126	0.00%	482	0.00%	0	0.00%
TELEPHONE	5,000	0.01%	1,106	0.00%	7,200	0.02%	1,074	0.00%	1,093	0.00%	1,295	0.00%	1,433	0.00%	3,863	0.01%
WATER & SEWER (DERM)	5,200	0.01%	1,813	0.00%	10,200	0.02%	1,761	0.00%	559	0.00%	1,355	0.00%	2,191	0.01%	3,012	0.01%
POSTAGE/MAILING EXPENSE	4,800	0.01%	3,349	0.01%	5,100	0.01%	3,252	0.01%	1,752	0.00%	2,217	0.01%	2,123	0.01%	1,339	0.00%
LICENSE & PERMIT FEES	2,200	0.01%	927	0.00%	2,200	0.00%	900	0.00%	982	0.00%	675	0.00%	675	0.00%	610	0.00%
REFUNDS TO PATRONS	3,900	0.01%	12,066	0.03%	3,900	0.01%	11,715	0.03%	4,026	0.01%	3,705	0.01%	2,657	0.01%	1,208	0.00%
CREDIT CARD EXPENSE	766,600	1.82%	766,600	1.87%	766,600	1.63%	37,013	0.09%	28,663	0.08%	32,020	0.09%	26,173	0.07%	31,720	0.11%
SUNPASS RELATED FEES	214,650	0.51%	106,200	0.26%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
EMPLOYEE PARKING DECAL	43,700	0.10%	36,421	0.09%	43,900	0.09%	35,360	0.09%	44,575	0.12%	31,780	0.09%	30,643	0.08%	38,789	0.13%
EMPLOYEE TRAINING SEMINARS	3,000	0.01%	84	0.00%	3,000	0.01%	82	0.00%	0	0.00%	0	0.00%	0	0.00%	900	0.00%
LUBRICANTS & MOTOR OIL	100	0.00%	100	0.00%	100	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
GASOLINE	2,000	0.00%	1,336	0.00%	500	0.00%	1,297	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
REPAIR PARTS (NON-AUTO)	4,100	0.01%	4,000	0.01%	4,100	0.01%	0	0.00%	0	0.00%	478	0.00%	831	0.00%	0	0.00%
EXPENDABLE TOOLS	100	0.00%	84	0.00%	100	0.00%	85	0.00%	1,582	0.00%	0	0.00%	0	0.00%	0	0.00%
MECH. MAINT. (AUTO)	100	0.00%	150	0.00%	100	0.00%	0	0.00%	0	0.00%	0	0.00%	9,437	0.03%	0	0.00%
OFFICE SUPPLIES	17,000	0.04%	15,688	0.04%	24,100	0.05%	15,231	0.04%	13,662	0.04%	11,224	0.03%	3,309	0.01%	18,777	0.06%
OTHER MINOR EQUIP - UNDER 500	2,600	0.01%	2,678	0.01%	2,600	0.01%	2,600	0.01%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
SOFTWARE - UNDER \$500.	400	0.00%	0	0.00%	400	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
UNIFORMS & SHOES	25,000	0.06%	23,000	0.06%	27,000	0.06%	18,670	0.05%	26,633	0.07%	7,994	0.02%	12,069	0.03%	13,356	0.05%
MISC. OTHER OPERATING SUPPLIES	40,000	0.10%	36,369	0.09%	57,500	0.12%	35,310	0.09%	20,268	0.05%	83,501	0.23%	33,882	0.09%	26,438	0.09%
TOTAL EXPENSES	1,782,350	4.24%	1,571,101	3.84%	1,545,400	3.29%	644,900	1.62%	779,816	2.10%	595,769	1.68%	880,674	2.40%	547,151	1.85%
TOTAL OPERATING EXPENSES	6,025,550	14.33%	5,569,356	13.61%	5,656,600	12.06%	4,050,902	10.19%	4,081,654	11.00%	3,574,950	10.06%	3,914,847	10.69%	3,859,606	13.05%
TOTAL INCOME FROM OPERATION!	36,030,525	85.67%	35,362,663	86.39%	41,260,036	87.94%	35,688,923	89.81%	33,015,230	89.00%	31,974,033	89.94%	32,705,482	89.31%	25,705,285	86.95%
MANAGEMENT FEES	99,000	0.24%	99,000	0.24%	99,000	0.21%	72,000	0.18%	72,000	0.19%	72,000	0.20%	72,000	0.20%	72,000	0.24%
FIXED ASSETS EXPENSES:																
COMPUTER HARDWARE - NEW	1,000	0.00%	2,926	0.01%	1,600	0.00%	2,841	0.01%	0	0.00%	0	0.00%	1,265	0.00%	1,020	0.00%
COMPUTER HARDWARE - REP	3,000	0.01%	3,900	0.01%	3,900	0.01%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
OTHER MACHINERY, EQUIP. & FURN.	1,900	0.00%	1,651	0.00%	1,900	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Automobile Service Vehicle	0	0.00%	40,000	0.00%	55,000	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
TOTAL FIXED ASSETS	5,900	0.02%	48,477	0.12%	62,400	0.13%	1,603	0.00%	0	0.00%	0	0.00%	1,265	0.00%	1,020	0.00%
NET INCOME TO MDAD	35,925,625	85.42%	35,215,186	86.03%	41,098,636	87.60%	35,615,320	89.62%	32,943,230	88.80%	31,902,033	89.74%	32,632,216	89.11%	25,632,265	86.70%