

**THE PAYSON REGIONAL AIRPORT AUTHORITY
HEREBY ISSUES THIS
REQUEST FOR BIDS
for
GROUND LEASING OF AIRPORT PROPERTY
for the purpose of constructing
PRIVATELY FUNDED AIRCRAFT HANGARS**

Instructions to Bidders:

The Payson Regional Airport Authority (PRAA) is soliciting bids from qualified Bidders (Developers and/or Investors) to ground lease airport property for the development of specific airport facilities. This bid is for a land lease to be used for new aircraft hangars.

All Bidders are required to meet Federal Aviation Administration (FAA) requirements and standards and Arizona Department of Transportation Aeronautics Division (ADOT) requirements and standards.

Complete Bid packages are available by contacting **the Payson Town Clerk, 303 N. Beeline Highway, Payson, AZ 85541, 928-474-5242.**

Questions regarding this bid may be addressed to PRAA Board Members Jon Barber at 928-970-0887 or Bob Pearson at 928-474-4417.

A pre-bid meeting will be held on October 8, 2009 at 2:00 PM in the Payson Town Council Chambers, 303 N. Beeline Highway, Payson, AZ.

All bids shall be submitted no later than 5:00 PM Mountain Standard Time, October 26, 2009 at the Payson Town Hall, Town Clerks Department, 303 N. Beeline Highway, Payson, AZ 85541 at which time they shall be opened and read aloud. Any bids submitted after that time shall be returned to the submitter unopened.

Bids shall be submitted in a sealed envelope. The envelope shall be clearly marked on the outside:

**Sealed Bid of (Firms Name)
Payson Airport Ground Leases
Aircraft Hangars**

The Payson Airport is owned by the Town of Payson (Town) and leased to the PRAA for operations and maintenance. This lease is for 30 years commencing September 1, 2007, with provisions for an additional 20 year extension. All subleases between PRAA and third parties shall be in accordance with the terms of the lease between the Town and the PRAA. A copy of the lease between the Town and PRAA may be obtained from the Public Works Director at the Payson Town Hall. All subleases between PRAA and third parties for more than 12 months shall be approved by the Town prior to becoming effective.

Minimum Qualification of Bidders:

All bidders shall certify that they meet the following criteria:

1. The bidder is familiar with the Payson Airport and Payson area.
2. The bidder has extensive experience in the building construction field using either the Design-Bid-Build, Design Build, or Construction Manager at Risk process.
3. The bidder has experience dealing with government agencies and working with locally adopted codes.

With the bid, each bidder shall submit the following documentation:

1. Information depicting the bidder's previous experience in providing facilities that are leased to Airport or other similar tenants on a long term lease.
2. Information showing the bidder has adequate financial resources to complete the project(s). This information may be marked as confidential and if so marked will only be available to those reviewing the bids or as may be required under ARS §39-121 et. seq.
3. Information documenting previous projects the bidder has constructed on time and within the allotted budget.

Scope of Bid

The PRAA is desirous to lease property to construct new Aircraft Hangars. The particular general specifications are described as follows:

Aircraft Hangars

The desire is to construct new Aircraft Hangar buildings to be rented as aircraft storage space. The goal is to provide secure storage for 20-26 aircraft on a ground lease of approximately 28,000 square feet. It is anticipated that the winning bidder will negotiate a floor space lease with various aircraft owners for use of this facility. The locations of the new Hangar buildings are at various locations on airport property and are shown on the preliminary Airport Layout Plan, available upon request.

Special Provisions

The specific legal description for each ground lease will be negotiated between the winning bidder and the PRAA as final areas are determined.

Additional construction improvements outside the specific ground lease areas, such as paved parking areas, storm water detention, etc., may be required to accommodate the proposed development. If such is required, it shall be the winning bidder's responsibility to pay for the design and construction of those improvements.

The Town of Payson will have a contract with a civil engineering firm for on-call design and construction management services for Town/PRAA projects. The winning bidder may contract separately with this civil engineering firm for any civil engineering needed, or they may contract with any other qualified civil engineering firm for their needs.

The minimum acceptable bid for a ground lease comprising an area less than 1 acre is \$0.42 per square foot per year. The minimum acceptable bid for a ground lease comprising one acre or more is \$0.35 per square foot per year. Bids lower than the specified minimum amount will not be considered.

The maximum acceptable length of lease is 27 years.

Lease payments shall be paid monthly and shall commence when building permits are issued.

All leases, both ground leases and building rental leases, shall be subject to negotiated rental escalation rates.

If building permits are not secured by the winning bidder within 12 months following the bid award, the award may be withdrawn at PRAA's sole discretion, or it may be extended with mutual agreement. If the bid award is withdrawn, PRAA may solicit new bids for ground lease(s), as deemed necessary.

The developer shall be responsible for all preliminary investigations, construction documents, construction, maintenance and repair, taxes, and insurance of all facilities on leased ground during the term of the ground lease.

PRAA reserves the right to make changes to the Request for Bids. Any changes, if made, will be done by written addendum which will be issued to all known potential bidders that have requested a full bid package. Bidders shall acknowledge receipt of any addenda on the bid form.

It is anticipated that these ground leases will be awarded to the highest responsive, responsible bidder who also complies with these instructions and with the Request for Bids. PRAA, however, reserves the right to accept or reject any or all bids if it so deems it best for the public good, and to waive any informality or irregularity in the bids received. The award, if made, is anticipated to be at a public meeting within **30** days after the bid opening.

PAYSON AIRPORT GROUND LEASE
For
AIRCRAFT HANGARS
BID

PROPOSAL - In compliance with the Request for Bid, the undersigned bidder:

Confirms that they are familiar with the Payson Airport and the Payson area;

That they have extensive experience in the building construction field using either the Design-Bid-Build, Design-Build, or Construction Manager at Risk process;

That they have experience dealing with government agencies and working with locally adopted codes;

Understands that a current Town of Payson business license is required;

and

Understands that they are required to meet all FAA and ADOT Aeronautics requirements and standards.

The Bidder hereby acknowledges receipt of and agrees his Proposal is based on the following Addenda:

**PAYSON AIRPORT GROUND LEASE
BID ITEM**

Item No. 1

Ground lease rate proposed for a ground lease for new aircraft hangar building(s):

\$_____ per square foot per year for _____ years.

The following items are enclosed with the bid:

Initial signifying item
is enclosed

Information depicting the bidders' previous experience in providing facilities that are leased to airport or other similar tenants on a long term lease. _____

Information showing the bidder has adequate financial resources to complete the project(s). May be marked "confidential". _____

Information documenting previous projects the bidder constructed on time and within the allotted budget. _____

This proposal is submitted by _____;
a corporation organized under the laws of the State of _____;
a partnership consisting of _____;
or an individual trading as _____;
of the City of _____, and is the holder of current
Arizona State Contractors License No.: _____.

See Next Page for Signatures

Respectfully Submitted:

Firm

Address

Phone

By (Officer and Title)

ATTEST:

Officer and Title

Witness of Bidder if an Individual

REQUEST FOR BID

The Payson Regional Airport Authority will accept sealed bids at the Payson Town Hall, Town Clerks Department, 303 N. Beeline Highway, Payson, Arizona, 85541, until 5:00 PM, MST on Monday, October 26, 2009 for leasing a parcel of property at the Payson Airport to construct new Aircraft Hangars. At that time, bids will be publicly opened and read aloud.

A pre-bid meeting will be held on October 8, 2009 at 2:00 PM in the Payson Town Council Chambers, 303 N. Beeline Highway, Payson, AZ.

Bids envelopes must be clearly marked on the outside lower right hand corner:

**Sealed Bid of (Firms Name)
Payson Airport Ground Lease
Aircraft Hangars**

It is anticipated bids will be considered for award at the next available public meeting of the Payson Regional Airport Authority (PRAA). PRAA reserves the right to reject any and all bids or to waive any irregularities or informalities.

Bid packages may be obtained at the following location:

Town of Payson
Town Clerks Office
303 N. Beeline Highway
Payson, AZ 85541

Bidders shall comply with all federal, state and local nondiscrimination statutes in the operation, implementation and delivery of, including state and federal civil rights and disabilities laws. In particular, the contractor shall ensure that PRAA's obligation for program, facility and service accessibility in Title II of the Americans with Disabilities Act are complied with in all activities arising under this contract, and shall hold harmless PRAA for any and all loss, including but not limited to damages, costs or expenses, incurred or arising from any alleged violation of the Americans with Disabilities act under the auspices of this contract unless resulting from an intentional or actual negligent act of PRAA and its employees.

Failure to comply with the nondiscrimination or accessibility requirements herein shall be construed as non performance and may result in termination of funding, civil action, or both.

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