

City of Williams

Gateway to the Grand Canyon®

Mayor
Don Dent

Vice Mayor
Frank McNelly

City Council
Michelle Campbell
Mike Cowen
Ken Edes
Craig Fritsinger
Lee Payne

City Manager
Tim Pettit



Request for Proposals

**Provide and Construct Aircraft Hangers for the City of Williams Airport;
HA Clark Memorial**

MAYOR AND COUNCIL:

Don Dent, Mayor
Frank McNelly, Vice Mayor
Michelle Campbell, Council Member
Mike Cowen, Council Member
Ken Edes, Council Member
Craig Fritsinger, Council Member
Lee Payne, Council Member

CITY MANAGER:

Tim Pettit

AIRPORT SPONSOR

Aaron Anderson, Public Works Director

Request for Proposals (RFP)

The City of Williams is reaching out to private developers/investors willing to provide and construct airport hangers for the City of Williams Airport HA Clark Memorial

DESCRIPTION:

The City of Williams Regional Airport – HA Clark Memorial is General Aviation Airport operated under the jurisdiction of the City of Williams. HA Clark Memorial is an uncontrolled field with a 6000 x 100 ft. runway, parallel taxiways and lots of ramp space.

The purpose of this RFP is to seek private developers/investors interested in supplying and constructing aircraft hangers and required infrastructure, paying the City of Williams ground lease upon the completion of the newly developed hangers. All leases, agreements, construction, etc. must comply with all FAA guidelines and requirements.

BID OPENING:

Monday May 6, 2024, at 2:00 PM, located at: City Council Chambers 113 S. 1st Street, Williams, Arizona 86303

In accordance with local and State law, sealed bids will be received by the Office of the City Clerk at 113 South 1st Street, Williams, Arizona 86046 until 2:00 PM on the date specified above, for the services specified herein. Bids will be opened and read aloud at the above noted date, time, and location. Any bid received at or after 2:00 PM on the referenced date will be returned unopened.

Copies of the Bid Requirements, Proposed Hanger Layout, and Proposed T-Hanger design are available on the City's website at: <http://www.williamsaz.gov/> The City will provide a hard copy at your request.

PUBLISH: April 17,2024

A. Background Information

The City of Williams, as the owner and operator of HA Clark Memorial Airport, has seen a significant increase in airport activity and interest in the last three years. The main request has been the need for additional hangers, HA Clark Memorial currently has 10 T-hanger, 15 tie-downs and a waiting list in excess of 60 and growing. The closest airport being Flagstaff Pulliam Airport, 35 miles east, which is no longer developing or providing private hangers, this has also contributed for the additional request for hangers.

B. Proposed Project

The City of Williams is reaching out to private developers/investors who are interested in supplying and construction airport hangers. The City of Williams doesn't have or foresee having the financial capacity to fund such a project but with such a large need and demand for hangers, we felt like it would be a good opportunity to reach out to private developers/investors with interest for this type of project.

Preview of the proposed development area, *Attachment A*, which includes:

- 165,000 sq. ft. of ground lease for the development of hangers as follows:
 - a. 5 - 100'x100' Business Oversize Hangers.
 - b. 6 - 60'x 60' Executive Hangers.
 - c. 60-80 - T-Hangers. *Attachment B*, proposed design
 - d. 20 - Shade Structures
- 300,000 sq. ft. of paved area for hanger access and aprons.
- Est 500 lineal ft. extension of 6" fire line with 2 additional hydrants.
- New septic system that would support an est. +/- 15 single toilet restrooms spread throu out the hanger development area.
- A new potable water cistern or replace existing with increased capacity.
- Additional lighting and directional signage for taxiway access and pavement area as required.

C. Requirements

Applicant shall possess the qualifications, certifications and Arizona licenses as required by law. Baseline Bid Requirements for this RFP shall include:

- 1) **Financial capacity.** (This will be validated by City and Airport staff)
- 2) **Minimum bid requirement.** Minimal acceptable bid must equal or exceed the City's base ground lease per square feet/year, with an annual Consumer Price Index adjustment based on CPI-Urban.
- 3) **Lease duration.** 40 years, the start and end of the lease will be specified within the Land Lease Agreement, with the option to renew for an additional term, 40 years.
- 4) **Lease or sale of hangers.** Developer may independently lease or sale the newly developed hangers. Every lease or sale of developed hangers must execute a land lease agreement with the City of Williams.

D. Proposals & Bid Submittals

- 1) Proposer shall provide evidence that they are fully competent, have the necessary experience, organization and financial capacity to fulfill the request and requirement of the **proposed project**.
- 2) Minimum Ground Lease bid that will be accepted is \$0.30 per square foot per year (SF/Year).

E. Delivery of Submittal

Sealed proposals must be received **before 2:00 PM Monday, May 6, 2024**, at City Hall, 113 S. 1st Street, Williams, Arizona 86046, Attention City Clerk, Pam Galvan.

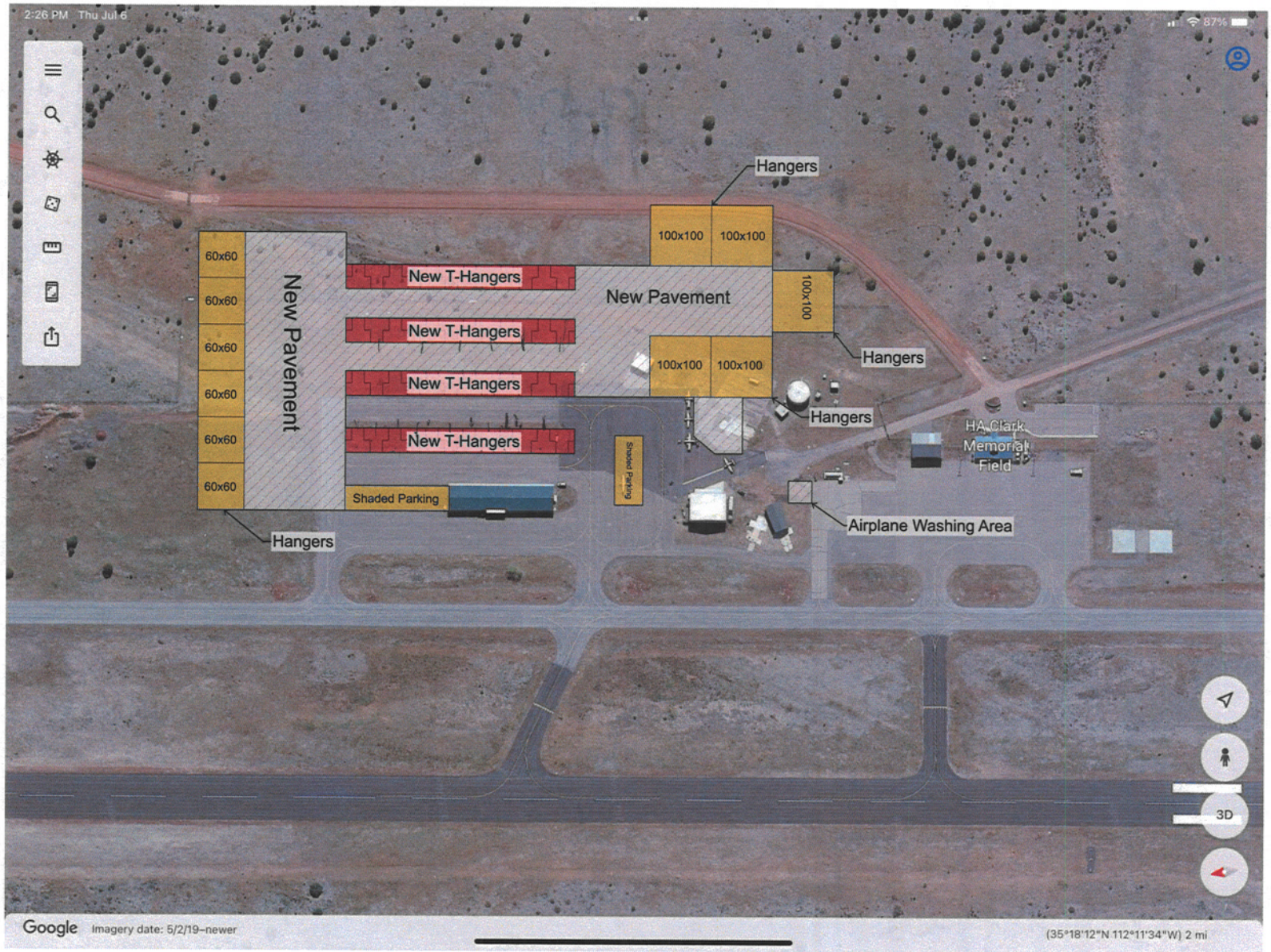
Any submittals received at or after 2:00 PM on the above-stated date will be returned unopened. The City is not responsible for lateness of mail, carrier, etc. Electronic or facsimile submittals will not be considered. Modifications to submittals will not be considered after the 2:00 PM deadline.

The outside of the submittal envelope shall indicate the name and address of the Respondent; shall be addressed to the City of Williams, City Clerk, at the above address.

Request for Proposal:

Supply and Development of Hangers
City of Williams Airport,
HA Clark Memorial

Attachment A – Proposed Hanger Development



Attachment B – Proposed T-Hanger Design

