

GREAT FALLS INTERNATIONAL AIRPORT AUTHORITY

Instructions to Bidders,
General Contract Terms and Conditions
for
T-Hangar Development and Construction
at the Great Falls International Airport

INSTRUCTIONS

Bid Proposal. Sealed bid proposals should be addressed as follows:

PROPOSAL FOR T-HANGAR DEVELOPMENT

Great Falls International Airport
2800 Terminal Drive
Great Falls, Montana, 59404-5599

1. **Due Date.** Proposals must be received at the Administration Office of the Airport, Great Falls International Airport Authority no later than 1:30 P.M., January 11, 2024. Bids shall be publicly opened at that time. Bid proposals and all accompanying documents shall become the property of the Authority and shall not be returned. Any bids received after the Due Date shall not be considered.
2. **Site Description.** The T-hangar development site is approximately 1 acre. The site has access to Design Group 1 taxilanes on both sides of the site. Utility locations are as shown on Exhibit A. It will be the T-hangar developer's responsibility to extend utilities to the site.
3. **Form of Proposal.** Every proposal must include the following:

Cover Letter: Cover letter must positively acknowledge the Project Terms and Requirements contained in Section 7 herein.

Site Layout: Description of the development of the T-Hangar and Parking Lot including a site layout drawing.

Proposed Initial Ground Rent: Provide the proposed initial annual ground rent per square foot to be paid to the Airport Authority. Annual ground rents less than \$0.20 per square foot will not be considered. Ground rent will automatically

adjusted up every fifth year of the contract by the compounded increase in the published Consumer Price Index.

Complete list of Investors.

Schedule: A proposed development schedule for construction of the T-hangar.

Modifications: Any requested modifications to the form of this proposal or Project Terms and Requirements must be identified and may or may not be agreed to by the Airport Authority.

Project Terms and Requirements.

Term: The initial lease term will be 40-years.

Parking development: The T-hangar developer must construct a minimum of five parking spots outside of the security fence on the location shown on the map. The T-hangar developer shall install a walk-through security gate and a walking path to the T-hangars.

Utility Extensions: The T-hangar developer will be responsible for coordinating and constructing all utilities extension to the hangar site. Prior to constructing any utility extensions, the Authority shall approve the path of extension.

Plan Approval: Prior to initiating construction, the developer must provide and have approved, a site layout plan for development of T-hangars and color swatches for the hangar building, doors and trim.

Construction Schedule: Development of T-hangars must commence within two-years of the Opening of Bids as scheduled in Section 4. Construction must be completed within two years of commencing. The Authority reserves the right to rebid all or any part of the T-hangar development if either of these timelines are not met. The Authority will consider a phased development of T-hangars.

1. Signature of Bidder. The firm, corporate or individual name of the bidder must be signed in ink by the bidder on the bid proposal. In the case of a corporation, the title of the officer signing must be stated, and must be thereunto duly authorized. In the case of a partnership, the signature of a duly authorized general partner must follow partnership firm name, using the term “general partner”. In the case of an individual, the term “doing business as _____”, or “sole proprietor”, must be used. In the case of a Limited Liability Company (LLC), the term “managing partner” must be used.

2. Withdrawal of Bid. No bid proposal may be withdrawn for a period of thirty (30) days after the date of the bid opening.

3. Rejection or Acceptance of Bids. Prior to the acceptance or rejection of any bid, the Great Falls International Airport Authority reserves the right to require submission of additional evidence of qualifications, experience, financial ability, or the ability to construct and develop the T-hangar and parking lot in a manner commensurate with the highest standards of similar development and construction at airports. The Great Falls International Airport Authority reserves the right to reject any or all bids and the right to waive irregularities in the bids.

4. Time of Award. Providing no additional qualification information is required of the most desirable bidder, the Great Falls International Airport Authority will announce their award of the bid for the T-hangar and Parking Lot development to the successful bidder at its next regular meeting following the bid opening.

5. Award of Contract Development Agreement. The Great Falls International Airport Authority reserves the right to award the agreement based upon the bid proposals, which it deems most advantageous to the Authority and the public. The Great Falls International Airport Authority shall be the sole judge of the party best qualified to undertake and operate the development.

ATTACHMENTS:

-Site Map