



# Rhode Island Airport Corporation

March 25, 2013

**REQUEST FOR INTEREST NO. 24932**  
**MULTIPURPOSE CORPORATE AVIATION HANGARS**  
**AT**  
**T. F. GREEN AIRPORT**

**APPROVED:**

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David A. Cloutier  
Assistant Vice President  
Commercial Programs

**APPROVED:**

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Brian C. Schattle, CPA  
Purchasing Agent /  
Chief Financial Officer

## **INTRODUCTION**

The Rhode Island Airport Corporation (RIAC) issues this Request for Interest (RFI) seeking qualified individuals, partners, corporations, joint ventures or other third party developers to conduct development on a parcel of land at T. F. Green Airport for use as multipurpose corporate aviation hangars and associated facilities and services.

## **REQUEST FOR INFORMATION REQUIREMENTS**

RIAC prefers that Respondents limit their submissions to less than five double sided 8 ½ x 11 pages, not including resumes.

Respondents shall submit one electronic and four printed copies of submissions to:

Ms. Laurie A. Sirois  
Grants and Contracts Administrator  
Rhode Island Airport Corporation  
T. F. Green Airport  
2000 Post Road  
Warwick, RI 02886-1533

**ATTN: CORPORATE AVIATION HANGARS – RFI NO. 24932**

Submissions must be submitted no later than **4:00 PM** Eastern time, **APRIL 22, 2013**. Late submissions will **not** be accepted.

RIAC accepts no financial responsibility for any costs incurred by a Respondent in either responding to this RFI, participating in oral presentations, or meeting with RIAC. The submissions in response to this RFI become the property of RIAC and may be used by RIAC in any way it deems appropriate. By submitting, the firm certifies that it has fully read and understands the RFI, has full knowledge of the scope of services and work to be provided, and accepts the terms and conditions under which the services and work are to be performed.

RIAC reserves the right to interview some, all, or none of the firms responding to this RFI based solely on its judgment as to the firm's proposals and capabilities. RIAC reserves the right to request and consider additional information from Respondents and to reject any and all submittals on any basis without disclosing the reason. No firm may withdraw their submittal for at least 120 days after the time and date set for submission.

RIAC reserves the right to waive any irregularities and technical defects. RIAC reserves the right to modify, amend or waive any provision of this RFI, prior to the issuance of any contracts for the services and work sought.

## **SCOPE**

### **Description of Parcel**

The development parcel (Parcel) is located west of Runway 5-23 and Taxiway "M" and is comprised of approximately 9.65 acres with dimensions of approximately 825 feet by 510 feet as depicted on Exhibit 1. It is anticipated that the Parcel can support multiple developments.

The site terrain of the Parcel varies from level and clear, to a rising earthen berm with a blast/sound wall erected atop of it. New ramp and taxiway access to the airside portion of the site and existing airport taxiway infrastructure must be created and appropriately secured from public access from landside roadways as a component of the development activity.

### **Site Conditions**

The site shall be delivered to any successful Respondent(s) in its then condition, "as is", including, without limitation, subsurface conditions, existing structures, the presence of oil or hazardous materials, its present use and non-uses, and laws, ordinances and regulations affecting the same. RIAC makes no representation or warranties of any kind, express or implied, in fact or in law, with respect to such condition or the suitability of the site for uses contemplated herein.

### **Desired Improvements**

The selected Respondent(s) will be responsible for designing, constructing and operating multipurpose corporate aircraft hangar(s) having a minimum floor area of 10,000 square feet, including office space and flight support areas sufficient in size to support the hangar square footage. The hangar development shall be of a type and quality as approved by RIAC.

RIAC requires that the development proposed on the parcel consist of high quality metal paneled buildings with attractive office entrances and appropriate landscaping. The facilities proposed shall be designed and constructed to provide a minimum fifty (50) year useful life. Building appearance, massing, height, and roof design shall be consistent with typical corporate aviation facilities.

The selected Respondent(s) will be responsible for construction of all public ingress and egress access points to the Parcel, as well as aircraft access infrastructure to the airport's taxiway and runway system via the construction of ramp areas and taxiway stubs to be marked and lighted by the selected Respondent(s) (to including any required taxiway lighting, reflectors, pavement markings). Taxiway stubs must conform to Federal Aviation Administration (FAA) standards. The Respondent should reference FAA Advisory Circulars to meet current FAA design criteria.

## General

All construction on the Parcel must conform to the RI State Building and Fire Codes and FAA standards and design criteria, and is also subject to the following requirements:

## Utilities

Natural gas, water, and electric utilities are in close proximity to the site. The Respondent shall arrange for service with the various utility owners. It is anticipated that water, sanitary sewer, storm drainage, electrical, natural gas, and communications systems will be necessary for this project. Increases in utility system capacity as a result of the development will be the responsibility of the Respondent. All utilities shall be separately metered at the point of connection. The Respondent shall pay prevailing rates for electricity, water, natural gas, and sewage services.

## Design Review

RIAC will conduct formal design reviews at the conceptual, schematic, design development, and construction document phases of any facility development.

## Site Survey

A general site plan of the Parcel is shown on Exhibit 1. Detailed design and construction surveys shall be the responsibility of the Respondents.

## Geotechnical and Environmental Investigation

The Respondent will be responsible for all geotechnical and environmental investigation requirements to adequately support the project development.

## Permits

The Respondent shall be responsible for securing all federal, state, and local permits, licenses, and approvals necessary to develop and operate the proposed facility upon the Parcel.

## Aviation Restrictions on Land Development

The Respondent shall comply with FAA regulations that impact development on land parcels adjacent to or at runway ends and comply with Terminal Procedures (TERPS) and FAA Part 77 regulations. Obstruction surfaces are depicted in the Airport Layout Plan. Any development must be consistent with criteria and standards set by FAA rules and regulations.

FAA regulations require submission of Form 7460-1 to the FAA for any construction or alternation that impact airport operations. The Respondent is responsible for completing and submitting the Form 7460-1 to the FAA for this development project.

### **SUBMITTAL CRITERIA**

The submittal shall include the following items which will assist in the evaluation:

RIAC is seeking Respondents with the qualifications, experience, and financial resources to plan, design, construct and thereafter manage improvements to the Parcel in a high-quality, first-class manner. Respondents must provide the following information to demonstrate interest and ability to meet or exceed the requirements for this development.

- A description of the proposed development and need. Respondent should provide a narrative that contains the number and types of aircraft and approximate size of hangar facility contemplated.
- Evidence of demonstrated, experience in similar airport development projects. Please include representative samples of previous projects and a detailed summary of experience and expertise which demonstrates the ability of the Respondent to operate the Parcel in a professional manner, to include all necessary licenses, certificates, permits, or such other required clearances.
- Evidence which would demonstrate the ability to finance, plan, design, develop, construct, and manage the improvements proposed herein. Please include evidence of financial capability/position and management experience which would demonstrate the ability of the Respondent to perform the minimum levels of business activities required and enter into a lease agreement as developed by RIAC which will include a monthly lease payment plus utility costs, and any other charges related to operation at the Airport, and the ability to make payments in a timely fashion.
- Evidence which would demonstrate the ability to enter into a long-term (i.e. 20 years) ground lease with RIAC for the facilities constructed upon the Parcel, with all of the constructed improvements becoming the property of RIAC at the end of the ground lease term.
- Evidence which would demonstrate the ability to obtain any and all required insurance coverages, including commercial general liability insurance, aircraft liability insurance, automobile insurance, hangar keeper's insurance, workers compensation insurance, product liability insurance, and any other insurance coverages as may be warranted for operation upon the Parcel. RIAC and the State of Rhode Island shall be named as additional insured on all policies of insurance with the exception of the Errors and Omission (Professional Liability) and Worker's Compensation insurance.

The successful Respondent(s) will be required to execute a lease agreement in form and substance as provided by RIAC. In accordance with Grant Assurance requirements of the FAA, RIAC is required to charge Fair Market Value Rent for airport property. Accordingly, the rental rate for the Parcel will be negotiated between RIAC and the successful Respondent(s), and will reflect at a minimum the Fair Market Value Rent as determined by RIAC in its sole discretion, plus payment of all utility costs and any other charges related to the operation at the Airport.

**EVALUATION CRITERIA**

Evaluation of submissions received in response to this RFI will consist of a review of the information requested above. Review will be conducted by RIAC officials. RIAC reserves the right to select a Respondent(s) based on interest generated by this RFI. Should RIAC, in its sole discretion, determine that sufficient interest in the development of the Parcel warrants a formal Request for Proposals (RFP) document being issued, RIAC will issue an RFP to those Respondents to the RFI who have been determined to be qualified by the criteria herein.

**- END OF RFI -**

**EXHIBIT 1**

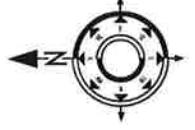
**SITE PLAN**

EXHIBIT 1 - SITE PLAN



**EXHIBIT 1**

MARCH 19, 2013



**MULTIPURPOSE CORPORATE HANGAR DEVELOPMENT SITE**

**T.F. GREEN AIRPORT**

