



Rhode Island Airport Corporation

REQUEST FOR INTEREST NO. 24933

General Aviation Aircraft Maintenance & Repair Facility North Central State Airport Smithfield, RI

March 25, 2013

The Rhode Island Airport Corporation (“RIAC”) is issuing this Request for Interest (RFI) seeking qualified firms or individuals (“Respondent”) to lease and occupy a general aviation aircraft maintenance and repair hangar, ramp area, T-hangars, and aircraft tiedowns located at North Central State Airport, Smithfield, Rhode Island.

Incumbent tenants do not need to provide a response to this RFI to be considered responsive.

INTRODUCTION

The Rhode Island Airport Corporation (RIAC) was created by the Rhode Island Port Authority and Economic Development Corporation (now known as the Economic Development Corporation [EDC]) on December 9, 1992, as a subsidiary public corporation, governmental agency and public instrumentality, having a distinct legal existence from the State and the EDC, and having many of the same powers and purposes of the EDC. Pursuant to its Articles of Incorporation, RIAC is empowered to undertake the planning, development, management, acquisition, ownership, operations, repair, construction, reconstruction, rehabilitation, renovation, improvement, maintenance, sale, lease or other disposition of any “airport facility” as defined in Rhode Island General Law. RIAC has entered into a management contract with AFCO AvPORTS Management, LLC (“AvPORTS”) dated April 28, 2011. Said management contract authorizes the Airport Manager to manage the five (5) general aviation airports located in the state of Rhode Island

SCOPE OF SERVICES

The leasing opportunity consists of a general aviation aircraft maintenance and repair hangar totaling approximately 5,700 square feet, ramp area, T-hangars, and aircraft tiedown spaces, the final number of which shall be determined by RIAC (“Facilities”) at the North Central State Airport (“Airport”), as depicted on the attached general plan provided as “**Exhibit A**”.

Respondents must provide and comply with the following minimum requirements:

- 1) The Facilities are to be used for operation of a general aviation aircraft repair and maintenance hangar, ramp area, T-hangars, aircraft tiedowns, support offices, and other aviation-related activities, to include authorized aviation-related subleases as approved by RIAC.
- 2) Respondent must possess a minimum of ten (10) years of documented and continuous experience in general aviation aircraft maintenance and repair operations and must be certificated by the Federal Aviation Administration (FAA) under Title 14 Code of Federal Regulations (14 CFR) Parts 43 and 91 (certificates under 14 CFR Parts 125, 133, 137 and 141 desirable) to perform the activities and services required. Respondent must also possess demonstrated experience in the management and maintenance of aircraft ramp areas, which may include T-hangars and tiedown spaces.
- 3) Respondent must offer the following minimum general aviation maintenance and repair services:
 - Minor and major maintenance and repair/replacement and mechanical and structural alterations to airframes, powerplants, propellers, appliances, tires and other related systems.
 - Conduct 100 Hour, Annual, and Progressive Aircraft Inspections under an FAA Inspection Authorization License.
 - Removal of disabled aircraft from ramp, taxiway, and runway areas of the Airport.
 - Recovery and transportation of disabled or damaged aircraft.
 - Aircraft preservation and storage.
 - Doping and recovering of fabric aircraft.
 - Respondent shall have on hand at all times sufficient equipment, tools, supplies and availability of parts and other inventory equivalent to that required for certification as an FAA approved repair station and to perform the services and activities required.
 - Respondent shall have demonstrated, established relationships with aircraft parts manufacturers, suppliers and distributors to ensure availability of parts and other inventory necessary to perform the activities and services required.
 - Respondent shall have in its employ trained personnel in such numbers as are required to meet the minimum levels of service set required in an efficient manner, but never less than one (1) person currently certified by the FAA with ratings appropriate to the work being performed and who holds an airframe, power plant, and aircraft inspector rating.
- 4) Respondent will be responsible for the payment of monthly rent and utilities (heat, electric, telephone, etc.) that service the Facilities. The Respondent will pay utility service providers directly for any separately metered utilities. Where utilities are not be separately metered, RIAC will provide pro-rata billings to the Respondent.
- 5) Operation of the Facilities shall not interfere with the aviation uses of the Airport, or otherwise compromise or disturb the operation or safety of the Airport.
- 6) Respondent must comply with all terms and conditions of any Minimum Standards as may currently exist or may be promulgated or amended by RIAC in the future which apply to the Facilities.

SUBMISSION OF RESPONSES TO REQUEST FOR INTEREST

Interested Respondents are hereby required to provide the following information to RIAC, limited to five (5) double-sided 81/2 x 11 pages:

- 1) Executive Summary to provide a brief description of Respondent's business experience and activities and resumes of the principals involved in this proposal.
- 2) A description of the specific nature of the business or service your firm would propose to locate at the Airport.
- 3) A detailed summary of experience and expertise which demonstrates the ability of the Respondent to provide the services required in this RFI and operate the Facilities in a professional manner, to include all necessary licenses, certificates, permits, or such other required clearances.
- 4) Evidence which would demonstrate the ability of the Respondent to maintain a safe, clean, and aesthetically appealing environment.
- 5) Evidence of financial position 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.
- 6) Evidence provided by the Respondent which would demonstrate the ability to obtain any and all required insurance coverages, including commercial general 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 of the Facilities.

EVALUATION OF RESPONSES

Evaluation of submissions received in response to this Request for Interest will consist of a review of the scope of services and other information requested above. Review will be conducted by RIAC officials. RIAC reserves the right to select a Respondent based on interest generated by this RFI. Should RIAC, in its sole discretion, determine that sufficient interest in the operation of the Facilities at the North Central State Airport 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.

RIAC accepts no financial responsibility for any costs incurred by Respondents in responding to this RFI. Information and material submitted in response to this solicitation become the property of RIAC. By submitting a response, the Respondent certifies that it has fully read and understands the RFI and has full knowledge of the Scope of Services to be provided, and the terms and conditions under which the services are to be performed.

RIAC reserves the right to reject any or all submittals and to request and consider additional information from Respondents. RIAC reserves the right to waive any irregularities and technical defects. RIAC reserves the right to modify, amend, or waive any provisions of this RFI.

LEASE AND PAYMENT OF RENT

The successful Respondent will be required to execute a lease agreement in form and substance as provided by RIAC, and will be additionally required to ensure that the operation of any of the Respondent's or Respondent's tenants' aircraft (if any) are covered by Monthly Use Agreements as provided by RIAC and/or AvPORTS.

In accordance with Grant Assurance requirements of the Federal Aviation Administration (FAA), RIAC is required to charge Fair Market Value Rent for airport property. Accordingly, the rental rate for the Facilities will be negotiated between RIAC and the successful Respondent, 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.

SCHEDULE

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

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: General Aviation Maintenance and Repair Facility – RFI No. 24933



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imageryDate: 4/2/2012

41°55'17.75" N 71°29'19.87" W elev. 433 ft

Eye alt 934 ft