



Leasing Opportunity Falcon Field Airport Mesa, AZ

Notice of Intent to Lease Historic West World War II Hangar

Falcon Field Airport located in Mesa, Arizona is seeking proposals from qualified parties with vintage warbird aircraft organizations at the airport. The City of Mesa (City) will select two, separate non-profit organizations who are willing to collaborate and share the space with another. Each organization must have at least four (4) airworthy vintage warbird aircraft, be registered with the Arizona Corporation Commission, and be willing to participate in activities to actively promote Falcon Field Airport and its rich history to tenants and the general public. The two organizations selected will each occupy 10,000 square feet of the hangar and will share a flight planning room and machine shop.

The selected organizations will ensure that the West World War II hangar is available to the general public at a minimum of once per month for their interaction with the history of the airport and to promote positive community relations regarding aviation. The organizations must allow the City access to the hangar for tours and other City-sponsored events. This request for aviation organizations will remain open until two (2) successful organizations are selected.

BUILDING FEATURES:

- 10,000 Sq. Ft. per entity in this hangar (Total of 20,000 Sq. Ft. Hangar/ 1,450 Sq. Ft. Office/ 4,550 Sq. Ft. Storage)
- Direct access to 5,100' x 100' and 3,800 x 75' runways and adjacent to Falcon Field Park
- S1 Building Code Designation – Hangar may be used for aircraft storage and minor aircraft parts replacement only
- SRP electric, City of Mesa water, sewer, natural gas service.
- Lease term: If two organizations successfully share/occupy the space together, term may be ten (10) years with option for two five (5) year renewals for a total of 20 years.
- Rental rate will be at fair market value with consideration being given for activities that specifically promote Falcon Field Airport.



CONDITIONS FOR LEASE:

The City is seeking aviation organizations that will:

- Continually practice and demonstrate a collaborative approach with the City and the other organization in the hangar.
- Use leased premises for the storage of airworthy vintage warbird aircraft;
- Require access to airport runways and taxiways;
- Provide value to the City by making the hangar available to the general public for tours and educational activities that promote Falcon Field;
- Actively participate in City-sponsored events at the airport.
- Comply with all applicable federal, state, and local laws, rules and regulations, including, but not limited to, FAA rules and regulations and the Mesa City Code.
- Successful proposers must be the primary users of the facility and may not sub-lease all or any portion of the hangar to a third party.
- Organizations which operate more than four (4) aircraft as of April 18, 2019 may visit with the City about leasing City-owned aircraft storage hangars for the additional aircraft.
- Occupancy date will be January 1, 2020.

ABOUT US:

Falcon Field opened in September 1941 as a military airport to train British Royal Air Force and U.S. Army Air Corps pilots during World War II. This hangar is one of two original structures dating from that time and is listed on the National Register of Historic Places. The City is seeking to preserve this rich history by allowing two aviation organizations that fly vintage warbird aircraft to share and occupy the hangar.

PROPOSAL FORMAT:

There is no prescribed format, except that it must be typed and must contain:

1. Business plan for the proposing entity.
 - a. Anticipated number of members/volunteers associated with the entity.
 - b. List of anticipated aircraft with aircraft registration numbers that will occupy the hangar.
 - c. Summary of 10- and 20-year goals and objectives.
2. Marketing plan for the proposing organization.
 - a. List of tentative or planned public events and community outreach activities for upcoming 2020 calendar year that will directly add value to promote Falcon Field and/or to celebrate its rich history.
3. Capital improvement plan and budget
 - a. List of planned capital improvements to the hangar
4. Resumes of key management and other personnel involved in the proposing organization.
5. Copies of proposers' past two fiscal years financial statements.

Submit three (3) hard copies of the proposal to Lynn Spencer at 4800 East Falcon Drive, Mesa, AZ 85215. One additional copy must be submitted via email to lynn.spencer@mesaaz.gov with the subject line, "Historic West World War II Hangar."

EVALUATION CRITERIA:

1. Collaborative approach to sharing/using the space.
2. Ability and willingness to promote Falcon Field and its rich history.
3. Positive economic impact for the City through payment of fair market value rent and capital investments
4. Firm's response to requested content above.
5. Willing to partner with the City for hangar tours and City-sponsored events.

FOR INQUIRIES - CONTACT:

Lynn Spencer, 480-644-4276 or lynn.spencer@mesaaz.gov

ADDITIONAL INFORMATION:

The City reserves the right to:

1. Select two respondents with whom the City may pursue negotiations pursuant to this Notice of Intent to Lease.
2. Reject any and all proposals received pursuant to the Notice for whatever reason deemed necessary or for no specified reason.
3. Amend or otherwise modify this Notice and/ or cancel with or without substitution.
4. Applicability of Procurement Rules. Except for Article 7 of the City's Procurement Rules, the Procurement Rules *do not* apply to this Notice. This Notice is otherwise governed by the terms herein and applicable law.