



Falcon Field Airport located in Mesa, Arizona is seeking proposals from qualified parties interested in leasing office space at the Airport for an aviation-aeronautical purpose. This Notice of Intent to Lease will remain open until March 9, 2020 or until an entity is successfully selected by the City of Mesa.

BUILDING FEATURES:

- 8,581 Sq Ft. Office
- Direct access to 5,100' x 100' and 3,800 x 75' runways and adjacent to Falcon Field Park
- Zoned LI – Light Industrial
- SRP electric, City of Mesa water, sewer, natural gas service.
- Long term lease (up to 40 years); negotiable terms



CONDITIONS FOR LEASE:

- We are looking for an aerospace/aviation user that will:
- Use leased premises for an aviation-aeronautical purpose;
 - Bring a valuable service to Mesa and Falcon Field Airport;
 - Provide skilled jobs to Mesa;
 - Commit to long-term capital improvement investments that comply with Mesa-Falcon Field Airport Planned Area Development Design Standards and Mesa City Code.
 - Comply with all applicable federal, state, and local laws, rules and regulations, including Mesa City Code, Falcon Field Airport Development Design Standards, and FAA rules and regulations for an aeronautical use as shown on the Airport Layout Plan (ALP).
 - Submit financial plan and timeline for taking possession of the office space and making capital improvements as part of the proposal.

Successful proposer must be the primary user of the facility and may not sub-lease all or any portion of the office to a third party.

ABOUT US:

In the heart of Arizona in the Phoenix metropolitan area, Falcon Field (FFZ) is a general aviation reliever airport owned and operated by the City of Mesa, the 36th largest city in the U.S. Located in northeast Mesa, Falcon Field is convenient to three major freeways and is minutes from hotels and luxury resorts, major league Spring training baseball, outdoor recreation, entertainment, shopping, Arizona State University, and other metro area cities. The airport is home to more than 100 businesses, over 700 based aircraft, and is served

by a FAA air traffic control tower. Learn more at www.falconfieldairport.com.

PROPOSAL FORMAT:

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

1. Business/marketing operations plan for the proposing entity.
 - a. Summary of all aviation-aeronautical services to be provided and how they will benefit the tenants and users of Falcon Field Airport and the City of Mesa.
 - b. Anticipated number and types of full-time jobs. Approximate annual salary wage or a range.
2. List of planned tenant improvements and estimated costs.
3. Credit and business references
4. Resumes of key management and other personnel involved in the proposing business.
5. Copies of proposer's past two fiscal years financial statements prepared by an independent CPA.
6. Statement to comply with Airport Planned Area Development Design Standards.

EVALUATION CRITERIA:

1. Economic impact based on such factors as: number of quality jobs created, wages, and capital investments.
2. Aviation-Aeronautical services to be provided and how they will benefit the tenants and users of Falcon Field Airport and the City of Mesa.
3. Capital improvement plan.
4. Firm's qualifications, experience, and ability to perform.
5. Firm's responses to requested content above.

Submit three (3) hard copies of the proposal to Lynn Spencer at 4800 E. Falcon Drive, Mesa, Arizona 85215. One additional copy must be submitted via email to lynn.spencer@mesaaz.gov with the subject line "Office Space."

SITE TOUR:

A pre-submittal walk thru of the facility will be held on February 20, 2020 at 2pm. Please meet at the hangar located at 4636 E. Fighter Aces Drive, Mesa, AZ 85215.

Requests for individual tours will not be accepted.

CONTACT INFORMATION:

Please submit questions to
Lynn Spencer, 480-644-4276 or lynn.spencer@mesaaz.gov

ADDITIONAL INFORMATION:

The City of Mesa reserves the right to:

- 1). Select one or more 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.