

INVITATION TO BID

Lease of Three Lots, Cordova Airport, Cordova, Alaska

The Alaska Department of Transportation and Public Facilities (DOT&PF) will offer the following three lots at the Cordova Airport for lease by sealed bid:

Lot 1, Block 106 (ADA-72842)
Lot 4, Block 106 (ADA-72843)
Lot 5, Block 106 (ADA-72844)

LOT LOCATIONS: Maps showing the locations of the lots are located on pages ITB-9 through ITB-14 of this Invitation to Bid.

BID OPENING: Sealed bids will be accepted at the address below until **2:00 p.m., local time, Wednesday, December 18, 2024**. At that time all bids will be publicly opened and read. Bids received after the designated time will be considered non-responsive and will be returned unopened.

State of Alaska
Department of Transportation and Public Facilities
Aviation Leasing/Cordova Bid
2301 Peger Road
Fairbanks, Alaska 99709-5399

BASIS OF AWARD: DOT&PF will award each of the three lots to the qualified, responsive and responsible bidder who offers the highest bid for the annual rent (Successful Bidder), for the specific lot bid upon and commits to construct permanent improvements with a minimum investment of \$337,500.

Only one lot will be awarded per company, organization or individual. Bids for the lots will be opened sequentially in the order listed above. In the event that a company, organization or individual is the Successful Bidder for a lot, all of that company, organization or individual's bids for additional lots will be removed from consideration and returned unopened.

MINIMUM BID: The minimum acceptable bid for each lot is listed in the specific lot description section of this Invitation to Bid.

BID DEPOSIT: A bid deposit in the amount equal to the bidder's proposed annual rent in the form of a U.S. Postal money order, cashier's check, or certified check in U.S. dollars

must accompany the bid form. Separate bid deposits are required for each lot that a company, organization or individual bids on.

BID PACKAGE: Purchase of a bid package is required prior to submitting a bid; the non-refundable fee for a bid package is \$100.00. A bid package containing the terms and conditions of this bid offering may be purchased from the Northern Region Office of Statewide Aviation Leasing. Contact Kim Swenson at (907) 451-5227 or by email at kim.swenson@alaska.gov to purchase a bid package.

ADDITIONAL INFORMATION: DOT&PF may require a bidder to submit additional information prior to award of the bid, including financial statements, to determine if the bidder is capable of performing all of the terms and conditions of the lease being offered.

SPECIAL ACCOMMODATIONS: Persons with a disability who may need special accommodations should contact Kim Swenson at (907) 451-5227 at least 72 hours in advance of the bid opening. The Text Telephone (TDD) number is Relay Alaska at 711. All interested parties are encouraged to submit bids. No bidder will be excluded on the grounds of race, color, religion, sex, age, national origin or disability status.

INSPECTION OF PREMISES: All interested parties are encouraged to inspect the Premises as the leases will be awarded on an “as is” basis.

SURVEY: Each Successful Bidder for a lease shall, at its own expense, have the lot surveyed by a Land Surveyor registered in the State of Alaska as outlined in the Sample Lease agreement which is part of the Bid Package.

LOT DEVELOPMENT: All lot development including but not limited to sewer/water/ electric infrastructure both on and off a lease lot, required off lot access roads, driveways, fence relocations, site work, and paving will be the responsibility and the sole expense of the Successful Bidder.

AS IS: No specific warranties, express or implied, concerning the title or condition of the lots, including survey, soils, wetlands, access, and suitability for any use including those listed in this Invitation to Bid, the application of any local, state, or federal laws or restrictions that may limit the Successful Bidder’s intended use of the lots, the lot’s environmental condition, the presence of artifacts or sites of archeological or historical significance, or the presence or absence of Hazardous Substance in, on, and under the surface are granted. The lots are being leased on an “as is” basis and without warranty, subject to any and all of the covenants, terms, and conditions affecting DOT&PF’s title to the lots.

GRAVEL FILL/SITE DEVELOPMENT: Lots are not graded or necessarily at grade with existing aprons and taxiways. It will be the responsibility of the Successful Bidder to provide any necessary fill and grading to provide adequate drainage and to match grades with existing taxiways and aprons.

ROTARY-WING AIRCRAFT: Take-off and landing of rotary-wing aircraft operations is prohibited on Lots 1, 4, and 5, Block 106. All rotary-wing aircraft must be towed to designated area for all take-off and landing operations.

LEASE LOT ACCESS: Lease lot access is as follows:

1. Lease lot access to Lots 1, 4 and 5, Block 106 is via Taxilane K which is designed for Design Group I aircraft. Aircraft must have a 79' or less wingspan and weigh 12,500 pounds or less.

LOT INFORMATION:

Lot 1, Block 106 (ADA-72842)

1. Lot Description. Lot 1, Block 106 is a vacant unpaved and uncleared lot consisting of approximately 22,500 square feet of land. Clearing of Lot 1 will be at the Successful Bidder's expense and will require coordination with the Airport Manager. See pages ITB-9 through ITB-10 for maps.
2. Minimum bid. **The minimum acceptable bid for Lot 1, Block 106 is \$4,882.50.** The amount bid will become the annual rent for Lease ADA-72842. The minimum acceptable bid is based on the standard aeronautical use rental rate for the Cordova Airport of \$0.217 per square foot per year ($\$0.217 \times 22,500 \text{ sq. ft.} = \$4,882.50$).
3. Minimum Required Investment. **The minimum required investment in permanent improvements for Lot 1, Block 106 is \$337,500.** Fabric structures are not prohibited; however, the cost of construction for a fabric structure will not be credited toward the minimum required investment in permanent improvements.
4. Term. The term will be based on the dollar amount of permanent improvements to be constructed on the property, with a minimum required investment of \$337,500 for a term of 50 years.
5. Driveway. Access to Lot 1 requires driveway development with a culvert at the Successful Bidder's sole expense, in coordination with the Airport Manager.
6. Secure Area. This lot is located entirely within the secure area of the airport. The Successful Bidder will be required to comply with all security requirements including badging for entry into the secure area.
7. Authorized Uses. Aeronautical uses as defined in 17 AAC 45.990(108) other than those uses prohibited in No. 9 below:
8. Prohibited Uses. Prohibited uses are as follows:
 - a) Operation of rotary-wing aircraft, unless towed to designated area for all take-off and landing operations;
 - b) Non-Aeronautical purposes as defined in 17 AAC 45.990(109).

Lot 4, Block 106 (ADA-72843)

1. Lot Description. Lot 4, Block 106 is a vacant unpaved lot consisting of approximately 22,500 square feet of land. See pages ITB-11 through ITB-12 for maps.
2. Minimum bid. **The minimum acceptable bid for Lot 4, Block 106 is \$4,882.50.** The amount bid will become the annual rent for Lease ADA-72843. The minimum acceptable bid is based on the standard aeronautical use rental rate for the Cordova Airport of \$0.217 per square foot per year ($\$0.217 \times 22,500 \text{ sq. ft.} = \$4,882.50$).
3. Minimum Required Investment. **The minimum required investment in permanent improvements for Lot 4, Block 106 is \$337,500.**
4. Term. The term will be based on the dollar amount of permanent improvements to be constructed on the property, with a minimum required investment of \$337,500 for a term of 50 years.
5. Driveway. Access to Lot 4 requires driveway development with a culvert at the Successful Bidder's sole expense, in coordination with the Airport Manager.
6. Secure Area. This lot is located entirely within the secure area of the airport. The Successful Bidder will be required to comply with all security requirements including badging for entry into the secure area.
7. Authorized Uses. Aeronautical uses as defined in 17 AAC 45.990(108) other than those uses prohibited in No. 9 below:
8. Prohibited Uses. Prohibited uses are as follows:
 - a) Operation of rotary-wing aircraft, unless towed to designated area for all take-off and landing operations;
 - b) Non-Aeronautical purposes as defined in 17 AAC 45.990(109).

Lot 5, Block 106 (ADA-72844)

1. Lot Description. Lot 5, Block 106 is a vacant unpaved lot consisting of approximately 22,500 square feet of land. See pages ITB-13 through ITB-14 for maps.
2. Minimum bid. **The minimum acceptable bid for Lot 5, Block 106 is \$4,882.50.** The amount bid will become the annual rent for Lease ADA-72844. The minimum acceptable bid is based on the standard aeronautical use rental rate for the Cordova Airport of \$0.217 per square foot per year ($\$0.217 \times 22,500 \text{ sq. ft.} = \$4,882.50$).
3. Minimum Required Investment. **The minimum required investment in permanent improvements for Lot 5, Block 106 is \$337,500.**
4. Term. The term will be based on the dollar amount of permanent improvements to be constructed on the property, with a minimum required investment of \$337,500 for a term of 50 years.
5. Driveway. Access to Lot 5 requires driveway development with a culvert at the Successful Bidder's sole expense, in coordination with the Airport Manager.
6. Secure Area. This lot is located entirely within the secure area of the airport. The Successful Bidder will be required to comply with all security requirements including badging for entry into the secure area.
7. Authorized Uses. Aeronautical uses as defined in 17 AAC 45.990(108) other than those uses prohibited in No. 9 below:
8. Prohibited Uses. Prohibited uses are as follows:
 - a) Operation of rotary-wing aircraft, unless towed to designated area for all take-off and landing operations;
 - b) Non-Aeronautical purposes as defined in 17 AAC 45.990(109).

LEASE INFORMATION:

A sample copy of a Lease is provided as part of the bid package. The sample copy is an example only. The final Lease will be modified to suit the individual lot and the circumstances of the Successful Bidder. DOT&PF will award, to the Successful Bidder, a lease for the Premises, generally described as follows:

1. Lease Designations:

The Lease to be awarded for Lot 1, Block 106 is designated as ADA-72842

The Lease to be awarded for Lot 4, Block 106 is designated as ADA-72843

The Lease to be awarded for Lot 5, Block 106 is designated as ADA-72844

2. Term: The length of term will be determined based on the amount of money to be spent on construction of permanent improvements. Construction of permanent improvements with a minimum investment of \$337,500 is required for Lots 1, 4 and 5, Block 106 and would allow a term of 50 years, which is the maximum term allowed by FAA.

3. Authorized Uses: Aeronautical use only as defined in 17 AAC 45.990(108). Additional limitations on authorized uses are listed in the Lot Description section of this Invitation to Bid.

4. Prohibited Uses: Non-aeronautical uses as defined in 17 AAC 45.990(109) are prohibited. The establishment or maintenance of any kind of living quarters or residence on the Premises is expressly prohibited.

5. Lot Setbacks: Bidders are advised that no new hangar, building or other permanent structure may be constructed or placed within Twenty (20) feet of any boundary line of the Premises without Lessor's prior written approval. In addition, no building or other permanent structure may be constructed or placed on the apron side, taxiway side, landing strip side or runway side of the Building Restriction Line.

6. Environmental Liability: The Lease of the Premises will be awarded on an "as is" basis. The Lessee has the sole responsibility to ascertain the environmental condition and presence of any hazardous substance existing in, on, and under the surface of the Premises.

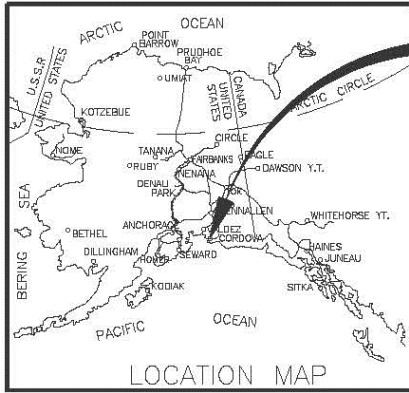
7. Survey: All Successful Bidders constructing permanent improvements shall, at their sole expense, have their lot surveyed by a Land Surveyor registered in the State of Alaska, within one year or prior to the commencement of any construction or development on the lot, whichever event occurs first.

ALL BID PROPOSALS MUST BE MADE ON FORMS FURNISHED BY THE STATE

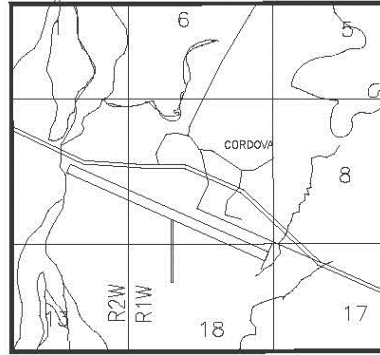
DOT&PF reserves the right to reschedule or cancel this offering, or to reject any and all bid proposals, and to waive any defects when such rescheduling, cancellation, rejection, or waiver will be in the best interest of the State as determined by the Commissioner or his designee. The department may amend information stated in the bid package by giving further notice only to all persons of record to whom the department provided a copy of the bid package and without additional publication.

DATE: _____

Diana Osborne, C.M.
Chief, Northern Region Office
Statewide Aviation Leasing

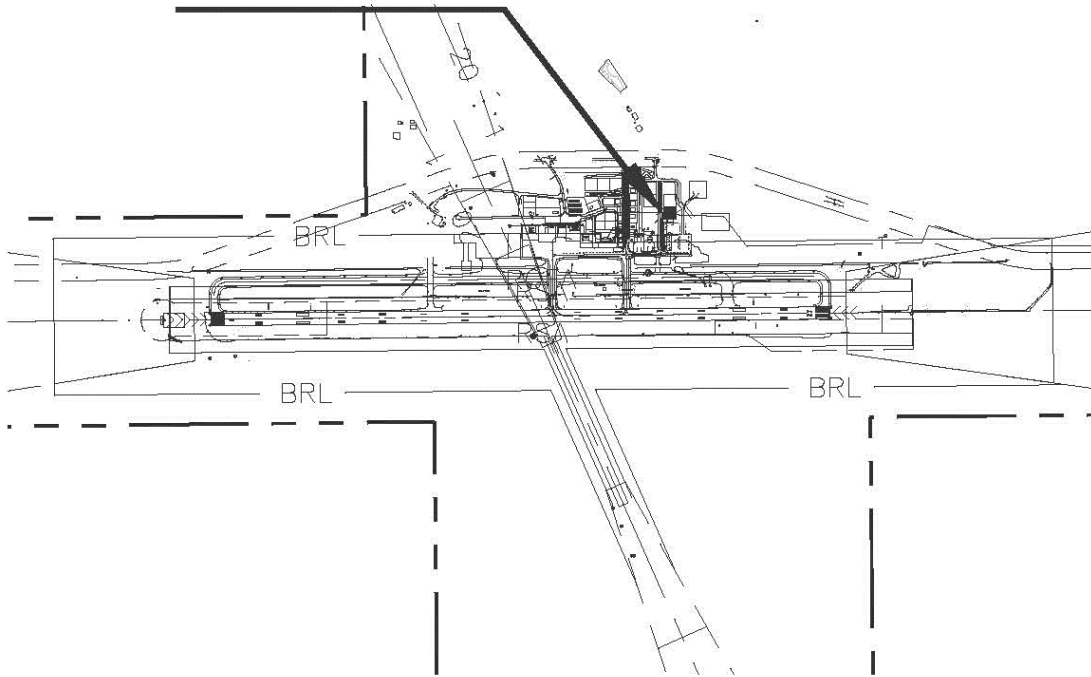


CORDOVA



PROTRACTED SEC 11, 12, 13, T16S, R2W
 & SEC 5 - 9 & 16 - 18, T16S, R1W
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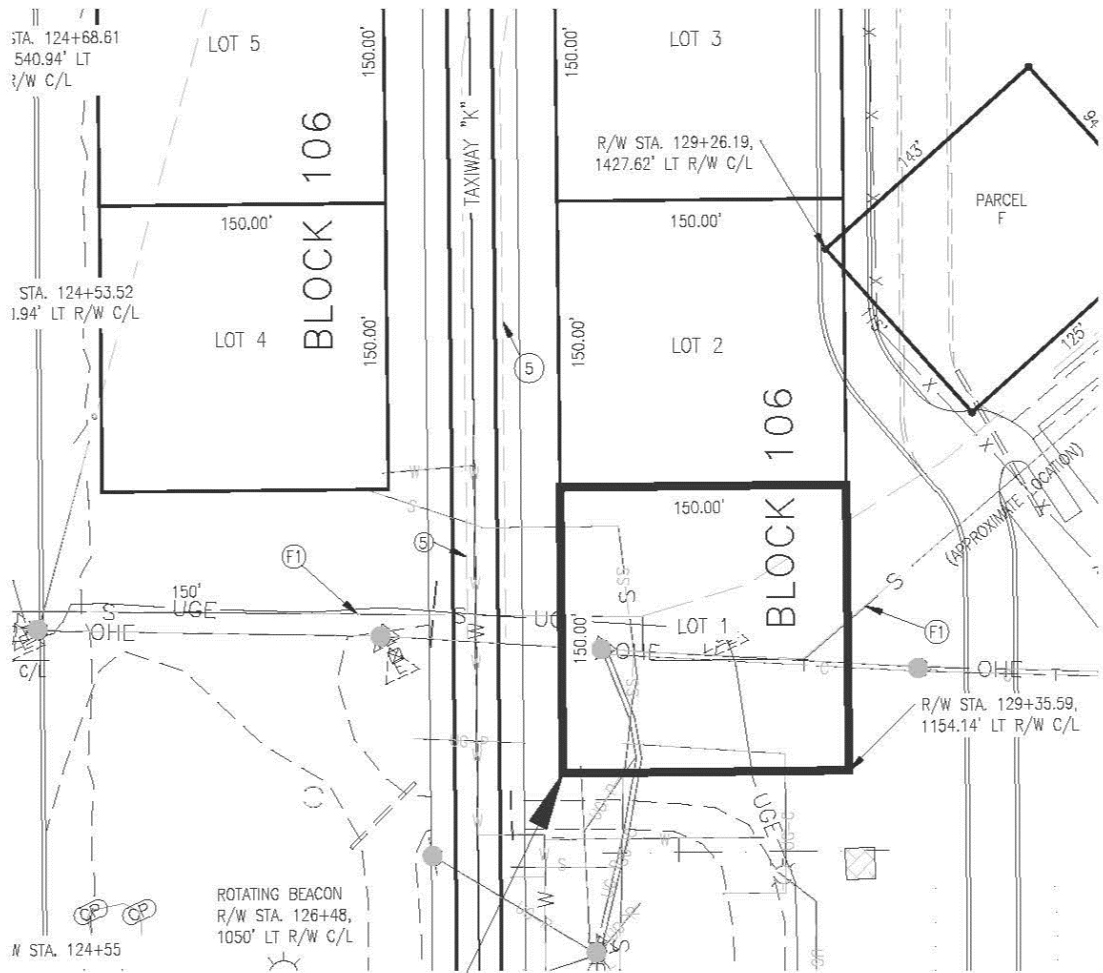
ADA-72842



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STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES AVIATION LEASING	
LEASE ADA-72842	
LOT 1, BLOCK 106	CORDOVA AIRPORT
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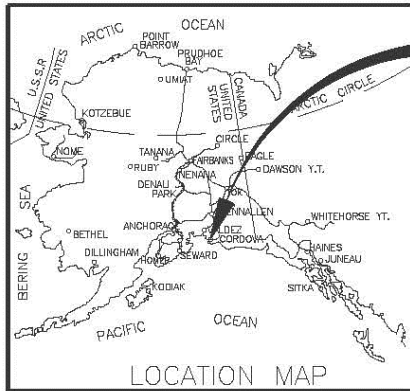


ADA-72842
 LOT 1, BLOCK 106
 22,500 SQ FT

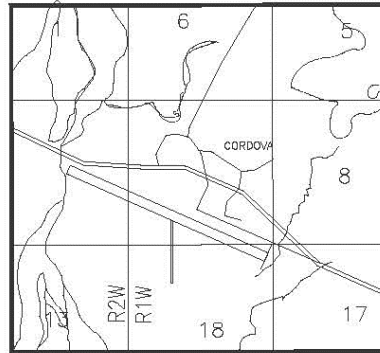
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STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES AVIATION LEASING	
LEASE ADA-72842	
LOT 1, BLOCK 106	CORDOVA AIRPORT
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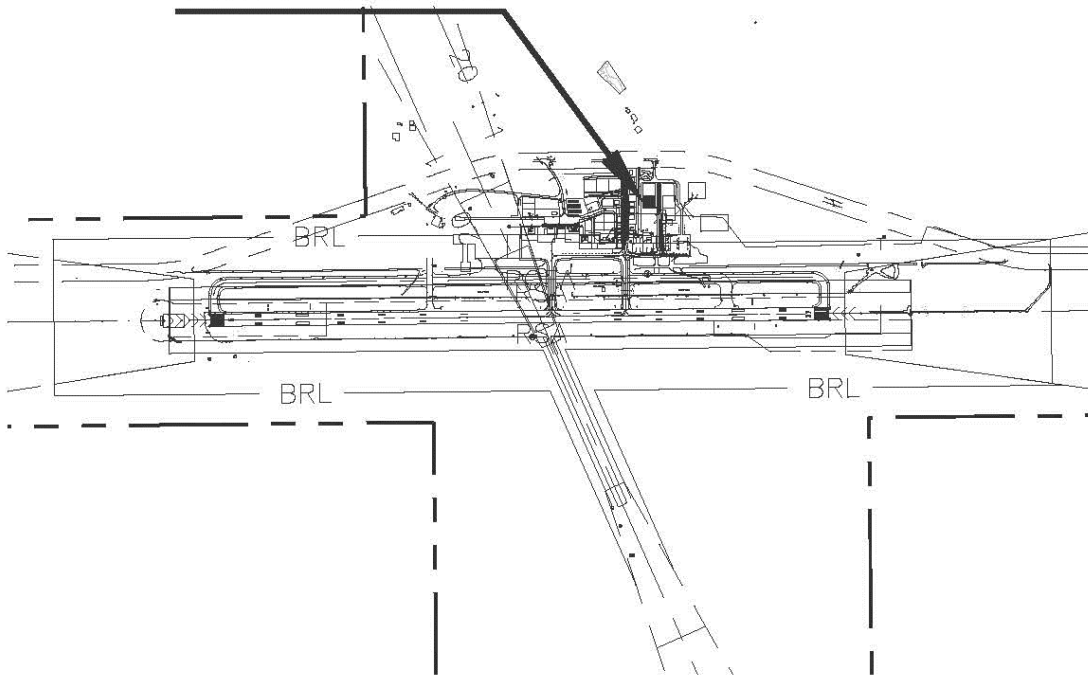


CORDOVA



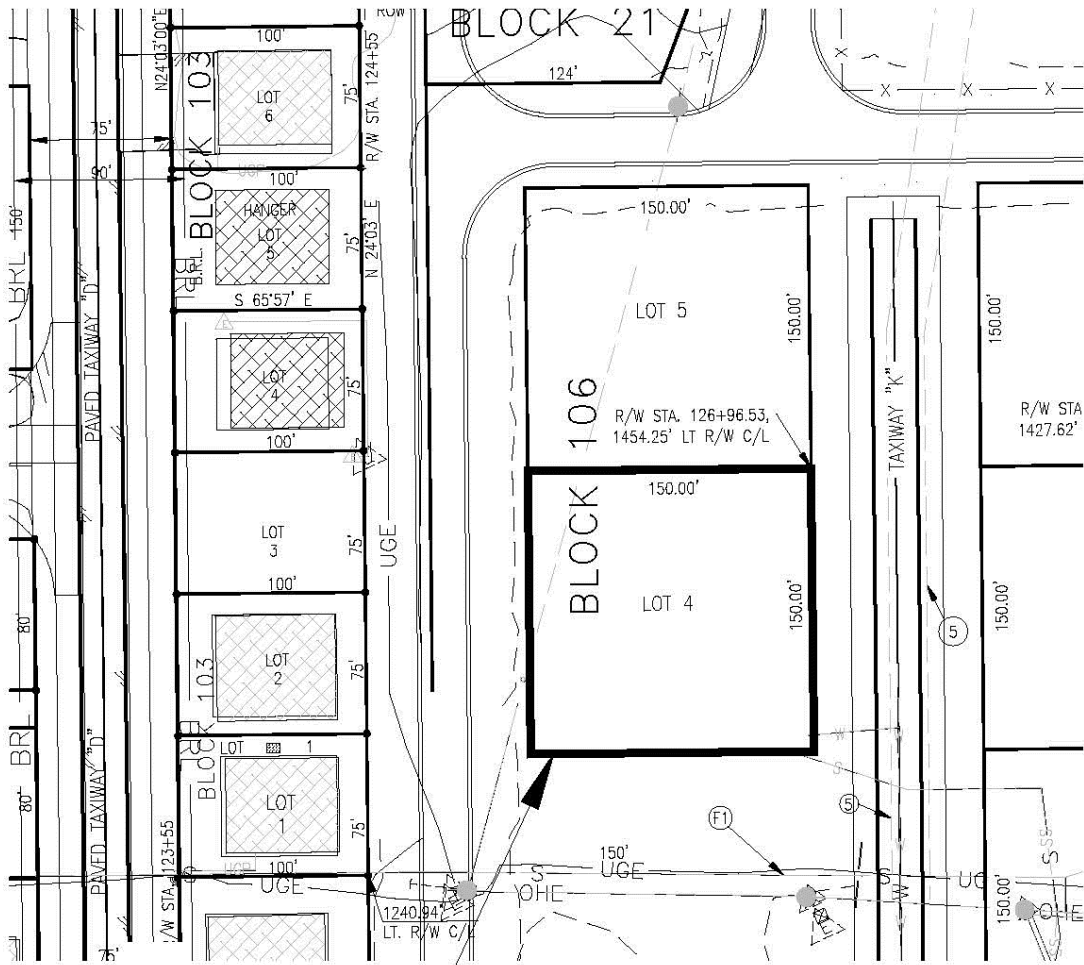
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 & SEC 5 - 9 & 16 - 18, T16S, R1W
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ADA-72843



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STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES AVIATION LEASING	
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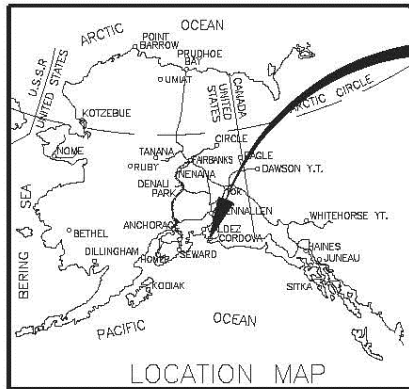


ADA-72843
 LOT 4, BLOCK 106
 22,500 SQ FT

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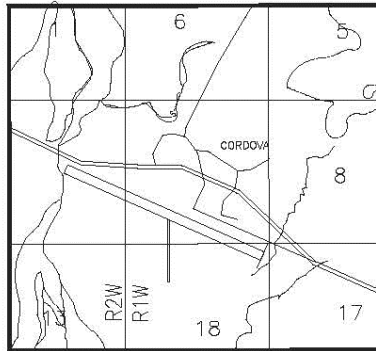


STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES AVIATION LEASING	
LEASE ADA-72843	
LOT 4, BLOCK 106	CORDOVA AIRPORT
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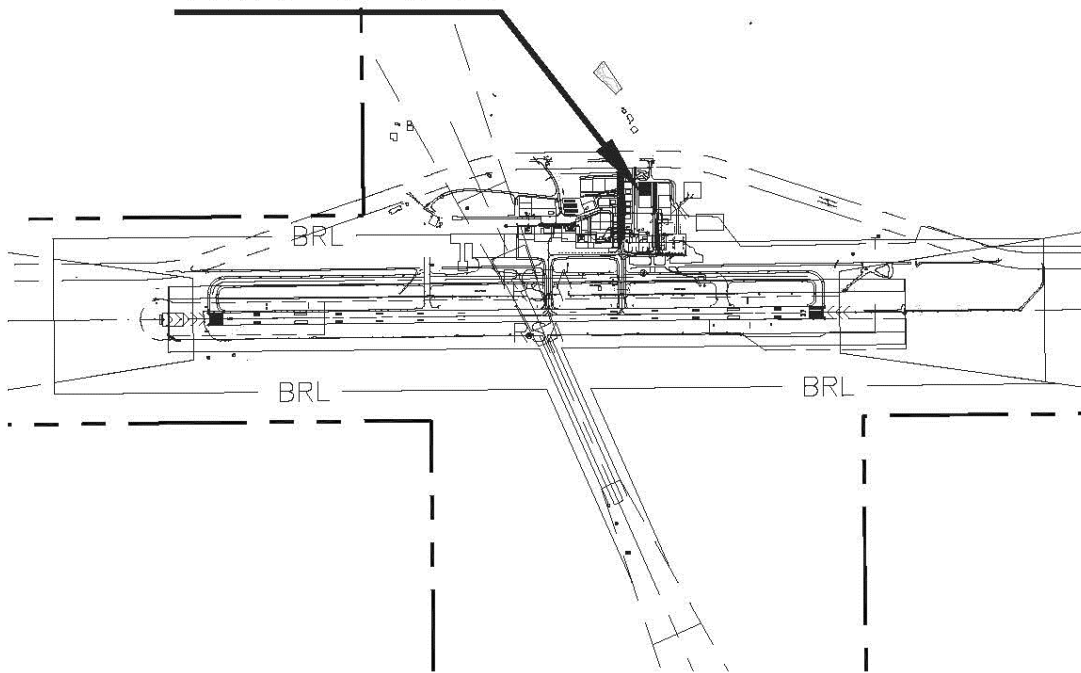
LOCATION MAP

CORDOVA



PROTRACTED SEC 11, 12, 13, T16S, R2W
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 COPPER RIVER MERIDIAN, ALASKA

ADA-72844



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STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 AND PUBLIC FACILITIES
 AVIATION LEASING

LEASE ADA-72844

LOT 5, BLOCK 106

CORDOVA AIRPORT

DATE DRAWN: 9/20/2024

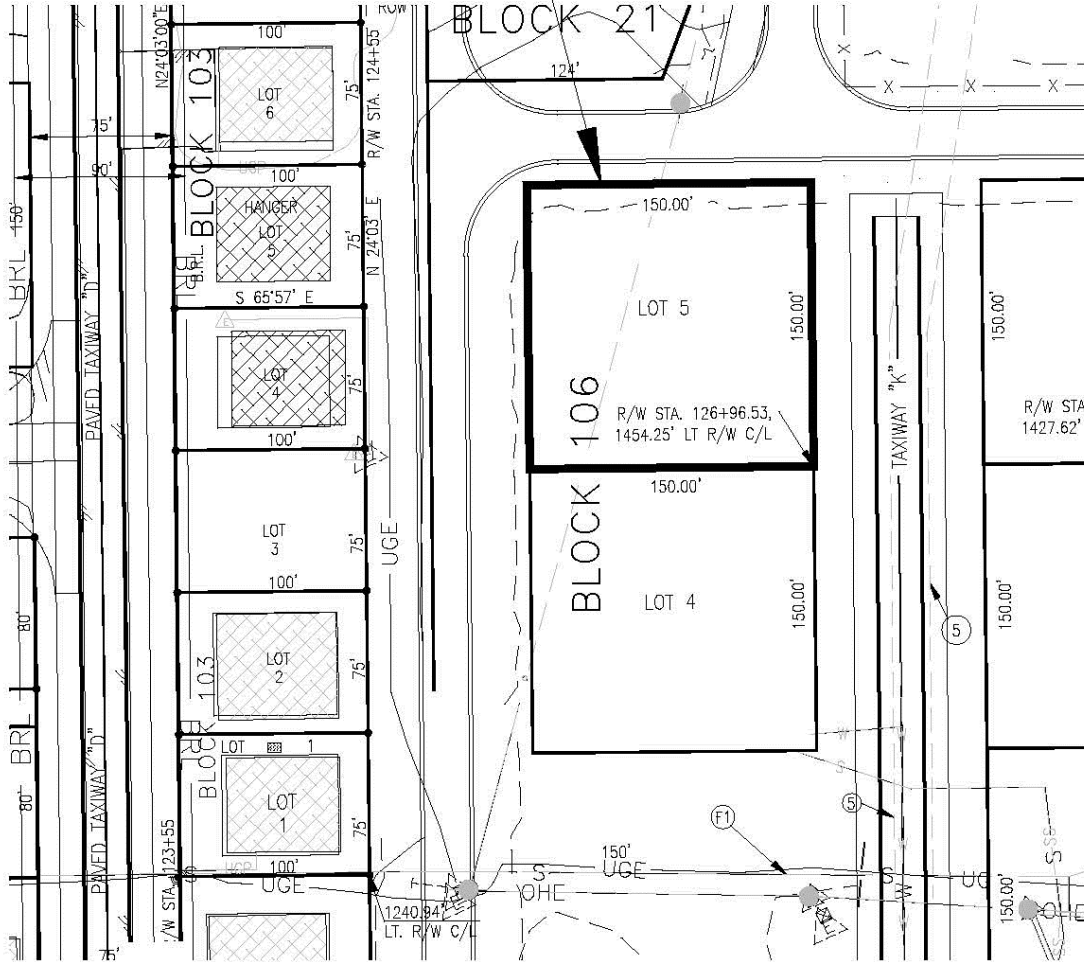
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ADA-72844

LOT 5, BLOCK 106
22,500 SQ FT



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STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES
AVIATION LEASING

LEASE ADA-72844

LOT 5, BLOCK 106

CORDOVA AIRPORT

DATE DRAWN: 9/20/2024

SCALE: 1" = 100'

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