

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
STATEWIDE AVIATION LEASING, CENTRAL REGION

INVITATION TO BID

**LEASE OF LOT 4, BLOCK 1400
AT THE KODIAK AIRPORT
LEASE ADA-09745**

The Alaska Department of Transportation and Public Facilities (DOT&PF) will offer to issue a Lease for Lot 4, Block 1400 (Premises) at the Kodiak Airport by sealed bid.

LEASE: A Lease means a written agreement that creates a relationship between the department, as landlord, and a person, as tenant, and that grants to the tenant the possession of airport land or building space for a determined period of time.

PARCEL LOCATION: A map showing the location of the Premises is located on Pages ITB-7 & ITB-8 of this Invitation to Bid.

INSPECTION OF THE PREMISES: All interested parties are encouraged to inspect the Premises being bid upon at the Kodiak Airport prior to submitting a Sealed Bid Proposal, at their own expense, as the Lease will be awarded on an “as is” basis. For more information on “as is”, see Page ITB-6, Paragraph (10).

BID PACKET: Purchase of a Bid Packet is required prior to submitting a bid. The non-refundable fee to submit a Bid Packet is \$100.00. A Bid Packet containing the terms and conditions of this bid offering can be obtained from Britton Goldberg at the Central Region of Statewide Aviation Leasing, phone (907) 269-0745, or fax (907) 269-0489, or email britton.goldberg@alaska.gov.

BID OPENING: Sealed Bid Proposals must be physically received at the physical address below no later than **2:00 p.m. Alaska Standard Time (AST) on Thursday, September 10, 2026.**

Alaska Department of Transportation & Public Facilities
Central Region, Statewide Aviation Leasing
4111 Aviation Avenue
Anchorage, Alaska, 99502

Sealed Bid Proposals may also be mailed to PO Box 196900, Anchorage, AK 99519-6900, but must be physically received at the above physical address by the date & time designated above.

At that time all Sealed Bid Proposals will be publicly opened and read. When Sealed Bid Proposals are opened, all Bid Proposal Forms and supporting documents submitted become the property of DOT&PF and become public information. All bids received after the designated time will be considered non-responsive and will be returned unopened. **Late, telegraphic, facsimile (fax) or telephonic bids will NOT be accepted.**

Members of the public are invited to attend the bid opening. The opening of Sealed Bid Proposals will take place at the physical address listed above. Call (907) 269-0740 for directions to the bid opening conference room.

SPECIAL ACCOMMODATIONS: Persons with a disability who may need special accommodations should contact Harrison Bivins at (907) 269-0740 at least 72 hours in advance of the bid opening. Anyone needing hearing impaired accommodations may call the Text Telephone (TDD) 711. All interested parties are encouraged to submit bids. No Bidder will be excluded on the grounds of race, color, religion, sex, age, or national origin.

ADDENDA REQUIREMENTS: DOT&PF may change the conditions or bid documents associated with this offering by written addendum. DOT&PF will make every effort to ensure that Bidders receive any addenda issued. Addenda will be sent to the physical address, email address or fax number as specified by the individual or firm who requested a Bid Packet.

The receipt of any addenda must be acknowledged individually by the Bidder on the Bid Proposal Form. **Failure to acknowledge addenda, if any, may make a bid proposal non-responsive.**

REVISING OR WITHDRAWING A BID: A Bidder may revise or withdraw a bid after it has been deposited with the Central Region, Statewide Aviation Leasing only through the following procedure:

- (i) The Bidder must submit a written request for a revision or return of its Sealed Bid Proposal. The request must be signed by the Bidder, or a duly authorized agent or officer of the Bidder, and be notarized; and
- (ii) The revision or withdrawal must be received prior to the time set for the formal bid opening; and
- (iii) DOT&PF must be able to clearly identify the Bidder's Sealed Bid Proposal by reading the Bidder's name on the outside. No Sealed Bid Proposal will be opened for Bidder identification, or for any other reason, prior to the time set for the formal bid opening.

REJECTION OF BIDS: DOT&PF reserves the right to reject any or all Bid Proposals and waive any defects when, in its opinion, such rejection or waiver will be in the best interest of the State of Alaska. DOT&PF reserves the right to re-advertise for Bid Proposals or to reschedule the bid opening if such action is desired by DOT&PF.

DOT&PF may reject a Bid Proposal if:

- (i) There have been any alterations, erasures, irregularities of any kind, or additions not called for; the Bid Proposal is conditioned or incomplete; fails to acknowledge addenda; or it fails to comply with any of the requisite conditions;
- (ii) The Bidder is in arrears in any payments owing to the State; is in default of any obligation to the State; or is a defaulter as surety, or otherwise, upon any obligation to the State; or has failed to perform, faithfully and diligently, any previous contract with the State;

- (iii) More than one Bid Proposal is received for a specific Premises from any individual, corporation, company, partnership, joint venture, or any other legal entity under the same or different names;
- (iv) The Bid Proposal is received after the time and date specified in the Invitation to Bid or subsequent addendum.

MINIMUM BID: The minimum acceptable bid is detailed in Paragraph 6 of the Premises Information Sheet located on Page ITB-5 of this Invitation to Bid.

BID DEPOSIT: A bid deposit in the amount equal to the Successful Bidder's proposed annual rent must be included in each Sealed Bid Envelope. Each deposit must be in U.S. Dollars in the form of a certified check, U.S. Postal money order or cashier's check and made payable to the State of Alaska. **NOTE: Personal and/or company checks are not acceptable.**

RETURN OF BID DEPOSITS: Bid deposits made by unsuccessful Bidders will be returned to them after the Lease has been executed by DOT&PF. If all bids are rejected, DOT&PF will return all bid deposits.

AWARDING THE LEASE: The award of any Lease, if made, will be made by the Deputy Commissioner Department of Transportation and Public Facilities, or their official designee, the Statewide Aviation Leasing Program Manager.

DOT&PF's intent is to award a Lease for the Premises to the qualified, responsive, and responsible bidder (Successful Bidder) who offers the highest bid for the annual rent and if required, commits to construct permanent improvements with the required minimum investment for the Premises.

In the event of tie high bids from responsible bidders with identical proposed uses, award shall be made through a random drawing.

In the case of a discrepancy between the words and figures on the Bid Proposal Form, the words will govern.

EXECUTION OF LEASE: The Successful Bidder must be able to demonstrate to DOT&PF that they are capable of performing all the terms and conditions of the Lease being offered. DOT&PF may require the apparent Successful Bidder to furnish additional information prior to the award of a bid, including financial statements, to determine if the Successful Bidder is capable of performing all of the terms and conditions of the Lease being offered.

The Successful Bidder will be required to sign, notarize and return three original copies of the Lease, together with any required supporting documents, within fifteen (15) calendar days after the date of DOT&PF's award. If the Successful Bidder fails to return the signed Lease within the designated time, the Department will cancel the award, the Bidder will forfeit the bid deposit and the department will award the Lease to the next highest Bidder who is qualified, responsive, and responsible.

Upon receipt of a signed Lease, DOT&PF will execute the Lease and return two originals to the Successful Bidder.

BIDDER QUESTIONS: Any questions about the bid process or this Bid Packet may be referred to Britton Goldberg, Central Region, Statewide Aviation Leasing, physical address of 4111 Aviation Avenue, Anchorage, Alaska 99502, or mailing address of PO Box 196900, Anchorage, AK 99519-6900, or phone (907) 269-0745 or fax (907) 269-0489, or email britton.goldberg@alaska.gov.

SAMPLE COPY OF LEASE: One copy of a sample Lease is provided as a part of this Bid Packet. The Sample Copy is an example only and the final Lease will be modified to suit the circumstances of the Successful Bidder.

PREMISES INFORMATION IS ON THE FOLLOWING PAGES

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BIDDERS BE AWARE!

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

Bidders will be solely responsible for examining all documents relating to this offering and judging for themselves all the circumstances and conditions affecting their Bid Proposal. If the Bidder seeks legal or other professional counsel, he/she does so at their own expense. Failure on the part of any Bidder to make such examination and to investigate thoroughly shall not be grounds for any claim that the Bidder did not understand the conditions of the Bid Proposal.

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 Packet by giving further notice only to all persons of record to whom the department provided a copy of the Bid Packet and without additional publication.

If the Successful Bidder is the only bidder and decides to withdraw their successful bid in an attempt to re-apply for the land at the lower published rate, the Successful Bidder will forfeit their deposit and will be unable to apply for the same land for six (6) months from the date of the bid withdrawal.

DATE: 8/4/2026



Britton Goldberg
Central Region Leasing Chief, Statewide Aviation

THE PREMISES INFORMATION IS LOCATED ON THE FOLLOWING PAGES

PREMISES INFORMATION SHEET

Kodiak Airport Lot 4, Block 1400 Lease ADA-09745

PREMISES INFORMATION:

- (1) The Lease to be awarded for this Premises is designated as Lease ADA-09745.
- (2) **PREMISES DESCRIPTION:** Lot 4, Block 1400, consisting of approximately 13,000 square feet of land. See Pages ITB-7 & ITB-8 for Premises drawings.
- (3) **TERM:** The length of term for the Lease will be based on the dollar amount of permanent improvements to be constructed on the Premises, starting with a minimum required investment of \$37,500.00 for a term of 10 years, then, at the rate of one year for each \$7,500 spent, to a maximum expiration date of January 1, 2060.
- (4) **AUTHORIZED USES:** Non-Aeronautical Use: As defined by 17 AAC 45.990 (70) means any airport land use, business, service, or function that is not an aeronautical use.
- (5) **PROHIBITED USES:**

Any use of the Premises other than those authorized in this Lease.

The establishment or maintenance of any kind of living quarters or residence on the Premises.

The outside storage on the Premises of junk, trash, solid waste, debris, salvage aircraft or vehicle parts, nonoperational support equipment, or unused or damaged equipment or material.

The disposal on the Airport of waste materials generated by the Lessee, including Hazardous Substance, slash, overburden and construction waste.

The stripping, wasting, or removing from the Premises of any soil, gravel, trees, or other state-owned material.

Erecting structures or allowing growth of natural objects that would constitute an obstruction to air navigation or allowing any activity on the Premises that would interfere with or be a hazard to the flight of aircraft, or interfere with air navigation or communication facilities, serving the Airport.

Any activity that violates or would cause the Lessor as owner and operator of the Airport to violate local, state, or federal law.

- (6) **MINIMUM BID/ANNUAL RENT:** The minimum acceptable bid for annual rent for the Premises is \$4,875.00 per year. The minimum acceptable bid for annual rent is based on the standard non-aeronautical use rental rate for the Kodiak Airport of \$0.375 per square foot per year (13,000 square feet x \$0.375 = \$4,875.00).

The Successful Bidders proposed bid amount for the Lease will be the annual rent for entire length of non-aeronautical Lease term per the requirements 17 AAC 45.300(e).

(7) **PREMISES DEVELOPMENT:** Permanent improvements will be required.

The minimum required investment in permanent improvements for Lot 4, Block 1400 is \$37,500.00. Permanent improvement means a fixed addition or change to land that is not temporary or portable; includes a building, building addition, a water well associated with a building, and a fuel tank of not less than 1,000 gallons capacity and affixed to a permanent foundation.

An Airport Building Permit (together with any other required permits or documents) must be obtained from the Central Region, Statewide Aviation Leasing before site development or construction may start. All site development work, including, but not limited to, sewer, water or electric infrastructure (both on and off the Premises), any required off-Premises access road, any driveway, fence relocation, site work and paving, will be the responsibility and sole expense of the Successful Bidder. Studies under the National Environmental Policy Act and National Historical Preservation Act will be required prior to construction.

(8) **PARKING:** Successful Bidder must provide adequate parking for employees and customers on the Premises.

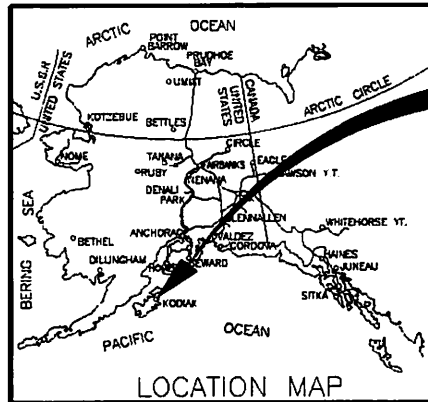
(9) **SURVEY:** A Survey will be required before constructing improvements. Within one year after commencement of the Lease, the Successful Bidder shall, at its own expense, have the Premises surveyed by a Land Surveyor registered in the State of Alaska, who will place suitable permanent markers at the corners of the lot, and at other appropriate locations such that others can readily identify the Premises.

(10) **ENVIRONMENTAL LIABILITY:** The Premises is 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 Premises. “As is” means no specific warranties, express or implied, concerning the title or condition of the Premises, 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 any of the Premises, the Premises’ 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.

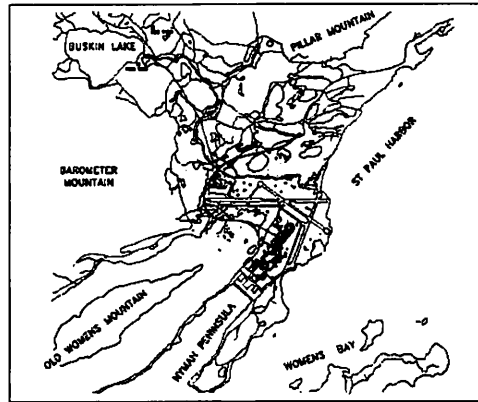
(11) **SPECIAL PROVISIONS:**

- A. The term of this lease as set forth in Article No. II herein shall run concurrently with the term, and any extensions or modifications thereof, of that certain lease agreement by and between the United States of America and the State of Alaska, Division of Statewide Aviation dated August 10, 1971, recorded under Serial No. 720977 in Book 26 and Pages 85 through 104 in the Kodiak Recording District, Third Judicial District, State of Alaska; PROVIDED, however that no extension of said lease between the United States of America and the State of Alaska beyond its expiration date on January 1, 2060, shall work to extend Agreement ADA-09745 beyond the current expiration date.

PREMISES DRAWING – PAGE 1:

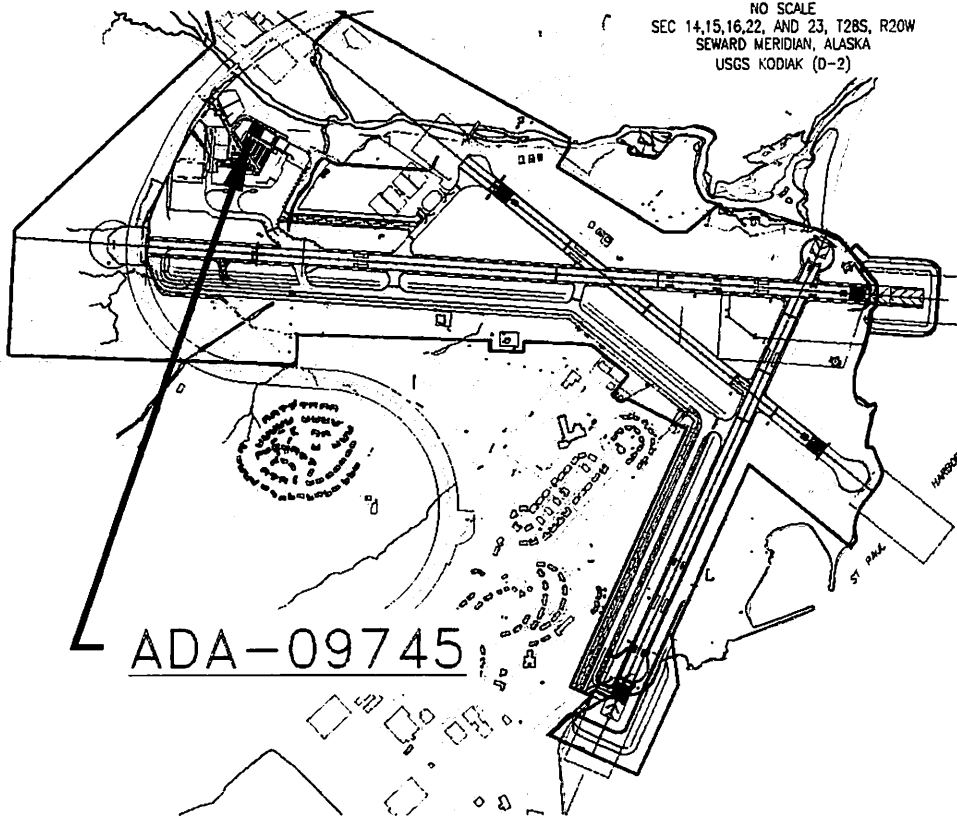


KODIAK



VICINITY MAP

NO SCALE
SEC 14,15,16,22, AND 23, T28S, R20W
SEWARD MERIDIAN, ALASKA
USGS KODIAK (D-2)



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES
AVIATION LEASING

LEASE ADA-09745

LOT 4, BLOCK 1400

KODIAK AIRPORT

DATE DRAWN: 7/30/2026

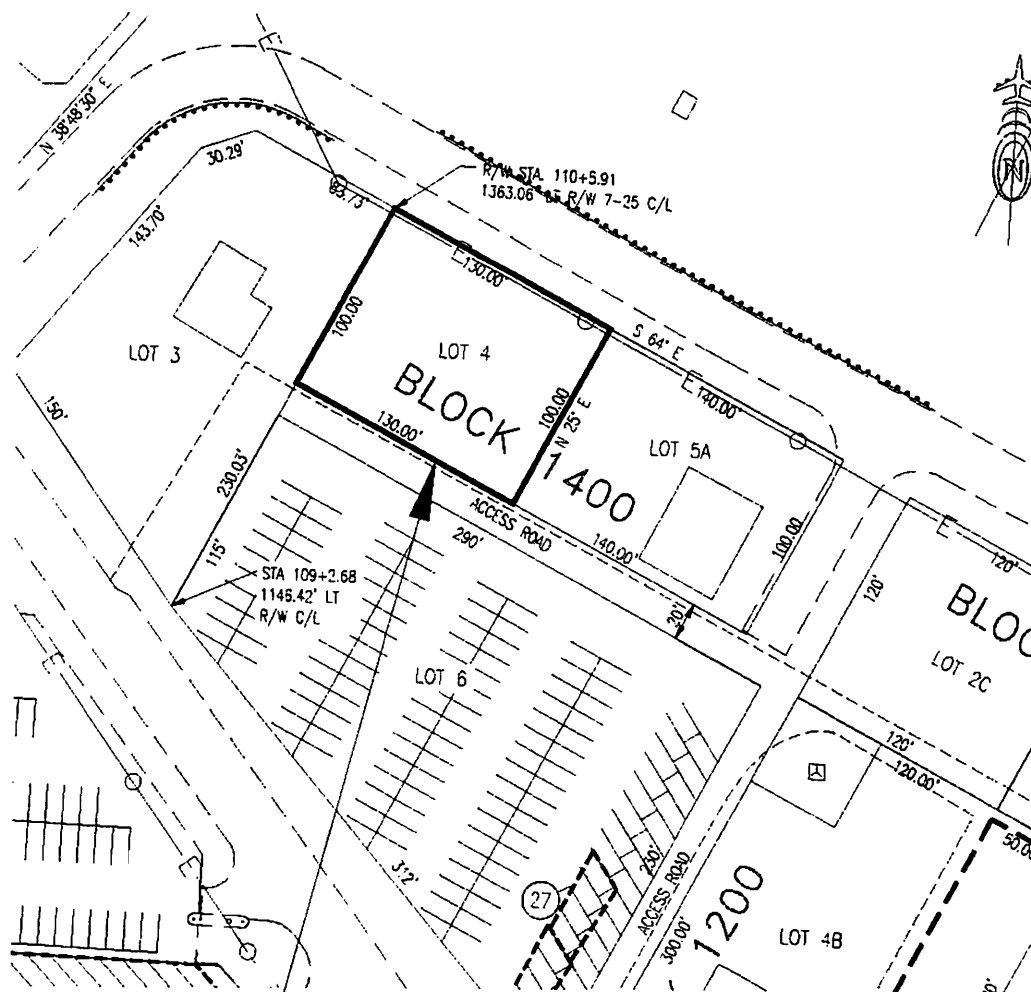
SCALE: 1" = 2000'

EXHIBIT A

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PREMISES DRAWING – PAGE 2:



ADA-09745
 LOT 4, BLOCK 1400
 13,000 SQ. FT.



STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 AND PUBLIC FACILITIES
 AVIATION LEASING

LEASE ADA-09745	
LOT 4, BLOCK 1400	KODIAK AIRPORT
DATE DRAWN: 7/30/2026	SCALE: 1" = 100'
EXHIBIT A	PAGE OF

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