



## **Request for Proposals**

### **SMALL HANGAR COMPLEX**

Issued By:

City of McCall, 216 E. Park St.

McCall, ID 83638

January 15, 2024

### **OVERVIEW**

The McCall Municipal Airport is issuing this Request for Proposals (“RFP”) for qualified parties (“Proposers”) interested in the design, development, and construction of personal aircraft storage hangars and aprons on the east side of the ‘infield’ at McCall Municipal Airport (MYL).

Professional design is required and plans for hangars, aprons, taxilane, and utilities must be stamped by a professional engineer licensed in the State of Idaho.

Construction of a taxilane to FAA specifications by an Idaho public-works licensed contractor is a requisite of award.

Further, connection to utility mains (City of McCall water lines and Payette Lakes Recreational Water and Sewer District (PLRWSD) sewer lines, and Idaho Power), must conform to Idaho Standards for Public Works Construction (ISPWC) specifications as amended by City/PLRWSD, and must be completed by an Idaho public-works licensed contractor as a requisite of award.

All fill dirt remaining from excavation and construction of hangars, aprons and the taxilane must be removed from airport property at the developer’s expense.

A construction phasing and safety plan for the duration of the project to include signage and barricades is required.

Public-works license numbers of contractors proposed to perform taxi lane construction and utilities construction must be submitted with this proposal. An additional Request for Qualifications (“RFQ”) prior to construction for all public-works construction (utilities, taxilane) may be issued to identify contractor(s) to complete public-works construction.

This document outlines the prerequisites, selection process, and documentation necessary to submit a proposal for the lease of designated property. Negligence or omission on the part of the Proposer in preparing any portion of the proposal confers no right to withdraw or make changes, additions, or deletions to the proposal after the proposal submission deadline. The City of McCall reserves the right to reject any or all proposals at its discretion.

## **DESCRIPTION**

Construction phasing may be considered with the accepted proposal.

The winning Proposer will lease the entirety of the developable parcel as shown in Exhibit A (hangars and aprons area only) from the City of McCall for \$1/year until all units are sold, occupied, or five years after the issuance of certificates of occupancy, whichever occurs first. Any developer-owned, unsold hangars will then pay the current square foot rate for new land leases. Taxilane F and the tie-down area will not be included in the leasable space. The successful proposer will develop the parcel and own the hangars that are constructed, which hangars must then be sold as specified in this RFP.

To maximize the highest and best use of the parcel, the Proposer shall be required to utilize the maximum building area with zero to minimal setbacks as shown on Exhibit A.

T hangars, or nested T hangars, will not be considered.

Upon completion, the developer must sell all but one hangar through the administration of the Airport Manager. Individuals on the Hangar Waiting List will be granted priority to buy these new units. All hangar and apron square footage will be leased by the City of McCall to individual hangar owners with the lease beginning on the day after the hangar sale is closed. One unit may be retained in ownership by the developer or developer’s proxy for lease with the City of McCall.

FAA Regulation Part 77 requires submission of FAA Form 7460-1 “Notice of Proposed Construction or Alteration” to the FAA for any construction or alteration that impacts airport operations. The Proposer shall complete and submit to FAA all required FAA Forms 7460-1 as required by the FAA for the proposed hangar project prior to construction.

Total estimated leasable space including aprons is 45,000 square feet. Total covered square footage should be no more than 30,000 square feet for construction of up to twelve (12) attached hangars with the following specifications:

- a. All metal hangars, all of the same height and elevation, light brown or light grey exterior walls, dark brown or dark gray exterior rooftops, anchored to individual concrete slabs constructed to hangar manufacturer's specifications and City building codes.
- b. Poured concrete snow walls, not concrete block.
- c. Individual enclosures sized up to 50' by 50' sf.
- d. Electrically lifted bifold doors (or acceptable design to be functional all seasons) with the door open height of at least 12 feet.
- e. Layout to accommodate acceptable snow storage areas (approximately 30% of uncovered area).
- f. Hangar structural standards as per city code, specifically to accommodate 150 pounds per square foot live roof load.
- g. Utilities as depicted in Exhibit B/attached PDF drawings.
- h. Construction of a shared bathroom facility and connection to City Water, Payette Lakes Recreational Water and Sewer District, and Idaho Power utilities is required. Upon completion, the bathroom facility will be owned by the City of McCall and will be maintained by Airport staff.
- i. Installation of water and sewer stubs to each hangar is required – upon purchase, hangar owners can install bathroom facilities if desired and connect to City Water and PLRSD sewer; application for service and the availability of connections is subject to City and PLRSD policies.
- j. Interior electrical will consist of two overhead lamp receptacles (capable of 300w) each with at least one 100 volt (minimum 15 amp circuit breaker protected) wall plug outlet(s).
- k. All utility location/relocation at developer's expense.
- l. Fire hydrant relocation, as per McCall Fire code, at developer's expense.
- m. Developer to acquire all permits/approvals.
- n. Per Airport Master Plan and Airport Layout Plan adopted May 2022, the back/eastern side of the hangar complex must be paved, and tie-downs installed for access off Taxiway E. This space will be used for snow storage in the winters. Tie-downs must be installed to allow aircraft parking clear of the TOFA (taxi lane object free area). Tie-down construction and pavement sections must conform to FAA specifications.
- o. As shown on Exhibit B, an accompanying taxilane on Airport property must be constructed to access the aprons and hangars in conformance with FAA specifications

(Exhibit B) by an Idaho public works-certified contractor from the existing partial Taxiway F. Construction of a 25-foot width FAA Airplane Design Group I, Taxiway Design Group 1B (70 feet obstacle clearance distance, as depicted and defined by FAA AC 150/5300-13 Change 8 with access from the existing Taxiway D and existing Taxiway H, running north-south to the west of the hangars, and aprons fronting each hangar are also requirements of this proposal.

- p. Paving specifications as outlined in FAA AC 150/5370-10 10H (updated 8-19-2020) and as a minimum (see Exhibit B):
- Bituminous Asphalt (FAA P-401)
  - 4" Aggregate Base Course (FAA P-208)
  - 6" Subbase Course (FAA P-154)
  - 6" Compacted Subgrade (FAA P-152)

## GENERAL REQUIREMENTS

This RFP will be posted on the McCall Municipal Airport website <https://www.mccall.id.us/airport> starting Jan. 15, 2024. It will be published in the Idaho Statesman Jan. 18, 25, and Feb. 1, 2024. It will be published in the McCall Star-News on Jan. 18, 25, and Feb. 1, 2024.

Proposers may request clarifications from the McCall Airport Manager by emailing [ehart@mccall.id.us](mailto:ehart@mccall.id.us) or by calling 208-630-3441 weekdays 9:00 am – 4:00 pm from Jan. 15, 2024, through Feb. 29, 2024.

**Sealed Proposals:** Sealed proposals, one (1) original (un-bound), five (5) copies, shall be submitted by **10:00 a.m. MST on Friday, March 22, 2024 and delivered to:**

City Clerk  
"Request for Proposals – Small Aircraft Hangar Complex"  
216 E. Park St.  
McCall, ID 83638

and one (1) copy in acrobat/pdf format to [ehart@mccall.id.us](mailto:ehart@mccall.id.us)

**Any proposal received after 10:00 a.m. PDT, Friday, March. 22, 2024, shall be deemed late and non-responsive and shall be returned unopened to the Proposer.**

All proposals will be date and time stamped upon receipt by City staff and shall be opened after 10:00 a.m. MST, Friday, March 22, 2024. All documents must be submitted in a sealed envelope that is clearly marked: "Request for Proposals – Small Aircraft Hangar Complex". It will be the sole responsibility of Proposers to ensure proposals are delivered to McCall City Hall by the appointed date and time. The City will not be liable for delays in delivery of proposals due to handling by the U.S. Postal Service, courier services, overnight carriers, or any other type of delivery service. Late proposals will be returned to the Proposer unopened. All responsive proposals become the property of the Airport and must be provided without cost.

There will be no “formal” proposal opening for this RFP. Proposals will be opened and evaluated, after the published proposal deadline stated above, at the McCall Airport Manager’s office, 336 Deinhard, Hangar 100, McCall, ID 83638. Proposals will be scored using the below matrices by the Airport Manager, the Public Works Director, and the City Manager (or proxy). Proposals will be presented by the Airport Manager to the Airport Advisory Committee Meeting at their monthly meeting on April 4, 2024, and one proposal will be chosen to be recommended to City Council for consideration at the April 18, 2024, Regular Meeting. All Proposers will be notified after the April 4, 2024 AAC meeting which is the recommended small hangar development proposal.

The winning proposal will be announced after April 18, 2024, City Council meeting.

A separate Scoring Matrix for Hangar Development and Taxilane/Utilities Construction will be completed by the Airport Manager, the City Manager (or proxy) and the Public Works Director.

<b>City of McCall, Idaho McCall Municipal Airport Request for Proposals SMALL HANGAR COMPLEX</b>							
<b>PROPOSAL EVALUATION SCORING MATRIX</b>							
		<b>Proposal 1</b>		<b>Proposal 2</b>		<b>Proposal 3</b>	
<b>Criteria</b>	<b>Weight</b>	<b>Points (0-10)</b>	<b>Rating</b>	<b>Points (0-10)</b>	<b>Rating</b>	<b>Points (0-10)</b>	<b>Rating</b>
Proposal conformance with the Terminal Area Plan shown in the current Airport Master Plan	20%		0		0		0
Previous experience with airport hangar development	30%		0		0		0
Quality and performance of similar projects completed	20%		0		0		0
Innovative features of the proposed hangar development	10%		0		0		0
Financial performance of past projects	10%						
Completeness of Proposal in addressing the requirements of the RFP	10%		0		0		0
<b>TOTAL</b>	<b>100%</b>		0		0		0

**City of McCall, Idaho  
McCall Municipal Airport  
Request for Proposals  
TAXILANE AND UTILITIES CONSTRUCTION  
PROPOSAL EVALUATION SCORING MATRIX**

		Proposal 1		Proposal 2		Proposal 3	
Criteria	Weight	Points (0-10)	Total	Points (0-10)	Total	Points (0-10)	Total
Proposal conformance with the Terminal Area Plan shown in the current Airport Master Plan	20%		0		0		0
Previous experience with airport taxiway and utility development and construction	30%		0		0		0
Quality of similar projects completed	20%		0		0		0
Conformance with FAA airfield design standards	10%		0		0		0
Conformance with utility provider design standards	10%		0		0		0
Completeness of Proposal in addressing the requirements of the RFP	10%		0		0		0
<b>TOTAL</b>	<b>100%</b>		0		0		0

Further, each Proposer agrees that all information, data, documentation, and material submitted or provided by the Proposer shall become the property of the Airport and it shall not be returned to the Proposer. All information, data, documentation, and material submitted shall be considered public information and will be made available for inspection in accordance with Idaho Code 74-101 et seq. Any proprietary information, data, documentation, and material that the Proposer wishes to remain confidential (to the extent allowed under the laws of the State of Idaho) should be clearly identified as such in the proposal and the Proposer must provide justification for such.

The City reserves the right to reject any and all proposals, to waive minor informalities and irregularities in the proposal submission process, to request additional information and data from any or all proposers, to supplement, amend or otherwise modify the RFP prior to the closing date and time, to cancel this request with or without the substitution of another RFP, to reissue the RFP, or to accept a proposal which is considered to be in the best interest of the City.



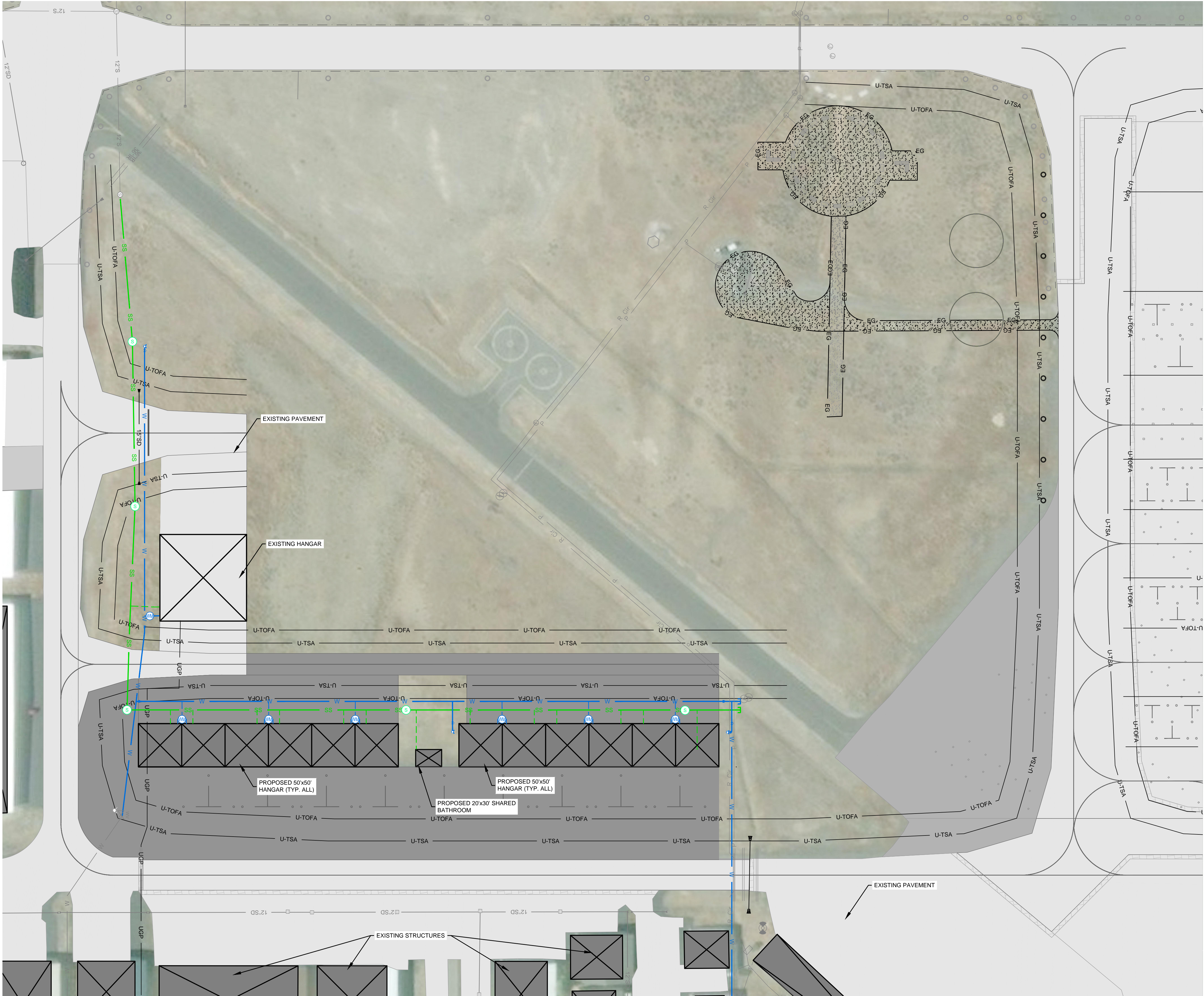


EXHIBIT A

0' 30' 60' 120' 180'

**LEGEND**

- W — WATER MAIN
- WATER SERVICE
- ⊕ — WATER METER
- ⊕ — WATER VALVE
- ⊕ — FIRE HYDRANT
- SS — SEWER MAIN
- SEWER SERVICE
- ⊕ — SEWER MANHOLE
- EXISTING PAVEMENT
- PROPOSED PAVEMENT

**PROPOSED HANGAR SUMMARY**

50'x50' HANGAR QUANTITY: 12

TOTAL SQUARE FEET: 30,000 SF

MCCALL MUNICIPAL AIRPORT  
REQUEST FOR PROPOSALS  
SMALL HANGAR COMPLEX  
EXHIBIT A

ATTENTION:  
1/2 1

IF THIS BAR DOES NOT MEASURE  
1" ON 22x34 SHEET or 1/2" ON  
11x17 SHEET, THEN DRAWING IS  
NOT TO SCALE

DATE: December 8, 2023

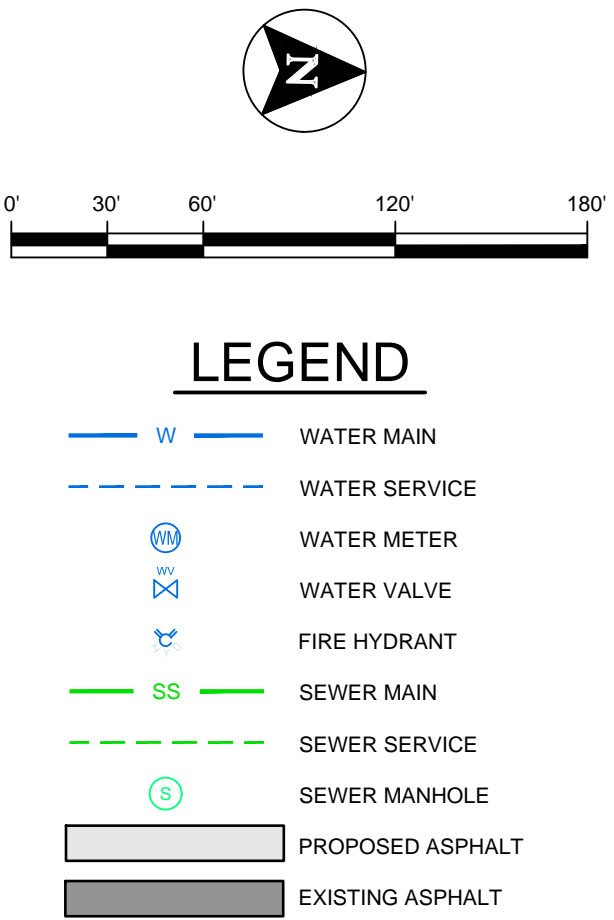
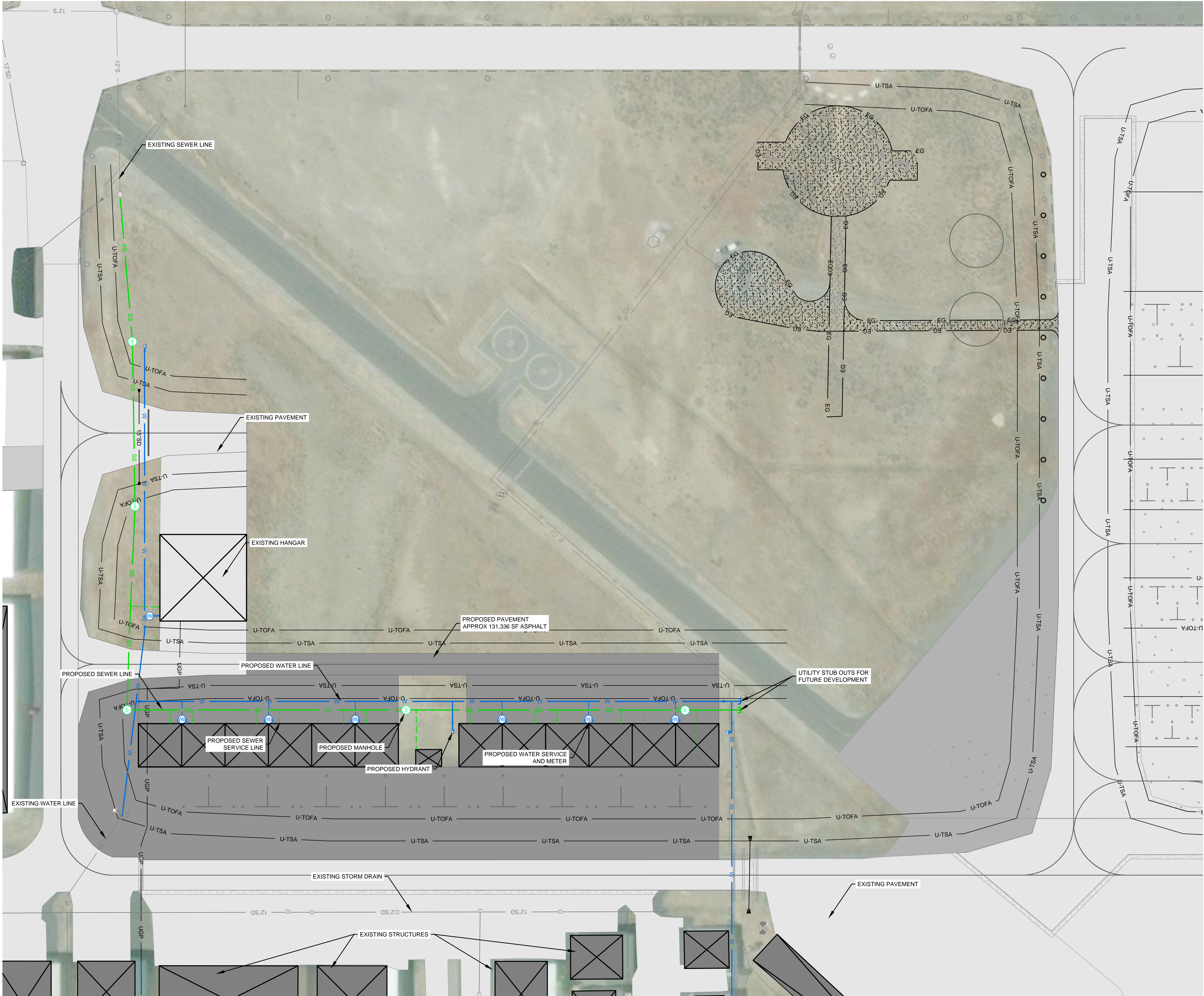
PROJECT: #

SHEET:

**ARDURRA**  
1608 W. JUDITH LAKE  
BOISE, IDAHO 83705  
208-433-1900 | WWW.ARDURRA.COM

REVISIONS		BORDER SIZE	
NO.	DESCRIPTION	DATE	22"x34"
			DESIGNED #
			DRAWN ##
			CHECKED #
			APPROVED #





MCCALL MUNICIPAL AIRPORT  
REQUEST FOR PROPOSALS  
SMALL HANGAR COMPLEX  
EXHIBIT B

ATTENTION:  
1/2" = 1'  
IF THIS BAR DOES NOT MEASURE  
1" ON 22x34 SHEET or 1/2" ON  
11x17 SHEET, THEN DRAWING IS  
NOT TO SCALE

DATE: December 8, 2023  
PROJECT: #  
SHEET:



REVISIONS		BORDER SIZE	
NO.	DESCRIPTION	DATE	22"x34"
			DESIGNED #
			DRAWN ##
			CHECKED #
			APPROVED #