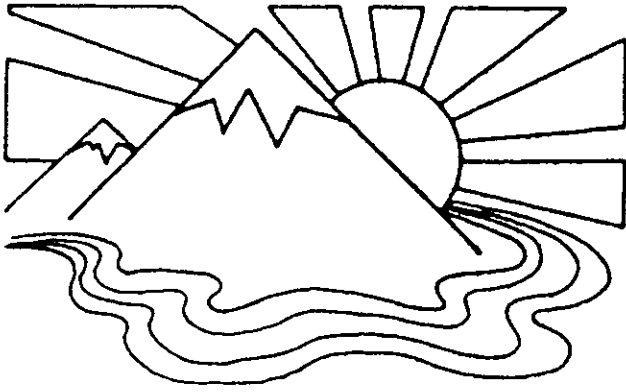


Town of Carrabasset Valley
Request for Proposals from Developers
To Develop Private Airport Hangars

The Town of Carrabasset Valley is seeking proposals from developers to develop up to ten private airport T-Hangars at the Sugarloaf Regional Airport in 2022. A copy of the project specifications and requirements can be viewed on the Town of Carrabasset Valley website (carrabassetvalley.org) or by contacting the Carrabasset Valley Town Office (235-2645). All proposals must be submitted to the Town Office no later than 1:00 p.m. March 15th, 2022. Please refer all questions to either Town Manager Dave Cota (towncvtm@roadrunner.com) or 207-235-2645 or Airport Manager Tom Wallace (tlwcfii@yahoo.com) or 207-350-1415.



**Town of
Carrabassett Valley**
1001 Carriage Road
Carrabassett Valley, ME 04947
207-235-2646

To: Interested Building Contractor Developers

From: Town of Carrabassett Valley

RE: Request for Proposal:

Construction of 10-unit T hangar Facility at Sugarloaf Regional Airport

Date: February 8th, 2020

The Town of Carrabassett Valley is requesting interested developers to submit a proposal to construct a 10-unit T Hangar facility at the Sugarloaf Regional Airport soon after the construction of the new Taxi Lane Project is completed in the early summer of 2022. In a recent survey there were nine people that indicated their interest in owning a T hangar at the airport by making a refundable deposit of \$1,000 to secure a T hangar lease.

The T hangar construction must be as such to fit within an envelope of 51' wide and 231' long. Below is a list of building requirements that must be adhered to:

1. Snow Load – 120 Pounds per sq ft, ground snow load
2. Wind Load – 115 mph, Min wind speed, Exposure C
3. 2015 IBC Building code
4. Maximum Height 28 feet
5. Colors:
 - a. Siding – Beige/Tan (Similar to near-by hangar)
 - b. Roof – Green
6. Metal siding and roof required
7. Must have a concrete floor
8. Must have a door to cover aircraft access point and be a minimum of 40' wide (41.5' preferred)
9. May require a red obstruction light at roof peak, if required by FAA
10. No external lights except-may have light at walk door but must be down light design. (limit light contamination)
11. No living quarters are allowed in hangars.
12. Hangars must be used primarily for aircraft storage and meet the requirements of FAA Order 5190.6B, Airport Compliance Handbook.

13. Electric Service will be available via a transformer supplied by the town. T hangar developer will be able to connect to this transformer at their expense and must provide metered service to each individual T hangar with 50-amp service with electric door connected to service if applicable.
14. Must include pavement from hangars to adjacent taxiway.
15. Construction of hangars must not disturb any vegetation within 100' of the centerline of route 27 (scenic corridor)
16. The location for staging of construction materials and equipment must not interfere with airport operations or other builders and must be approved by the airport manager.
17. The Town will require the developer to provide a Payment and Performance Bond or other financial agreement/instrument satisfactory to the Town to complete the project. In addition, the developer will be required to provide standard insurance certificates.

Site details are available at the Town office during normal business hours. The developer will be required to execute a land lease with the Town at a 50% reduced rate until the individual T hangars are sold. It is anticipated that a Hangar Condominium Association will be formed of the owners of the T hangars. Details are still being worked out and will be forthcoming.

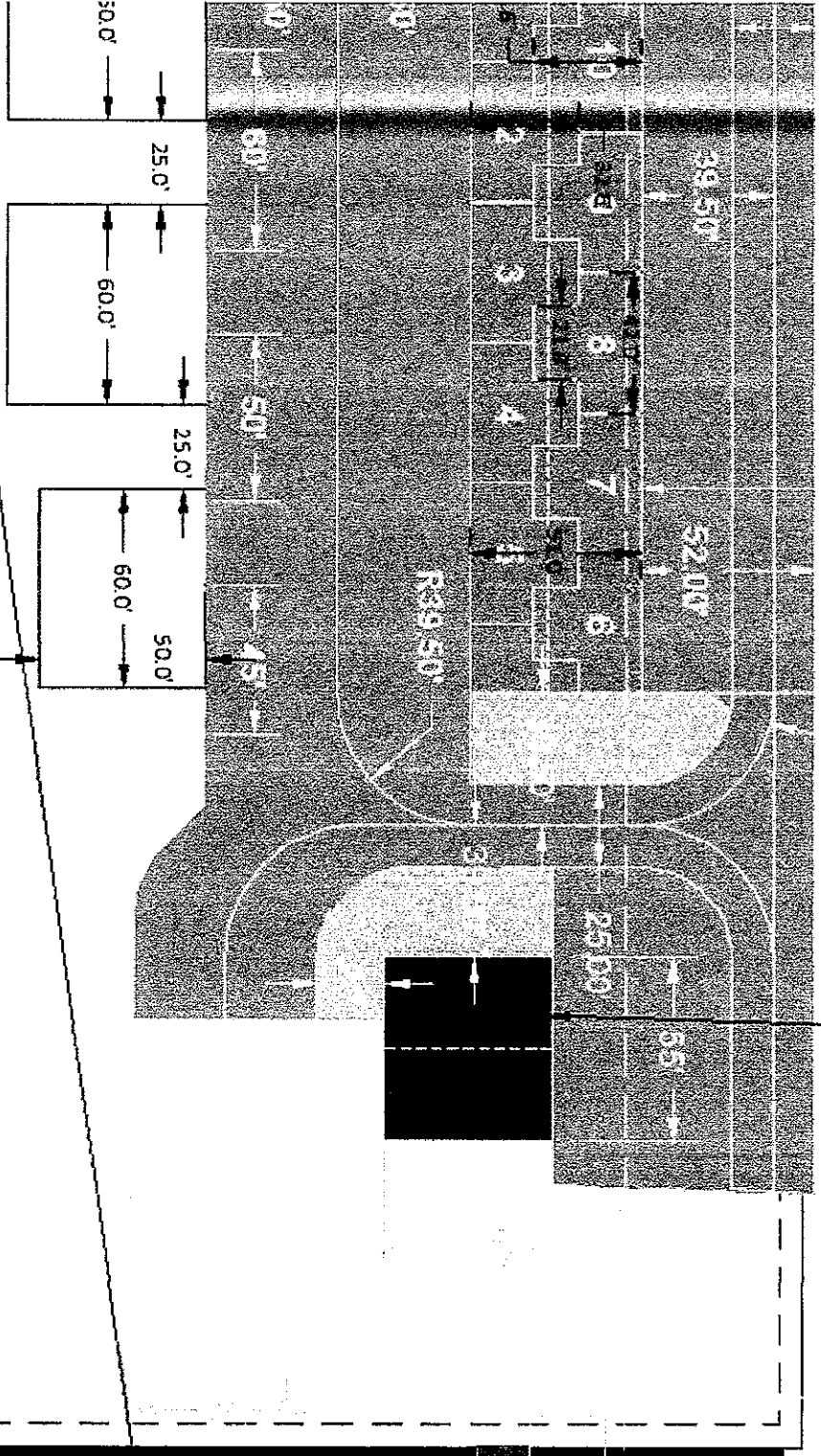
Proposals should include a drawing with critical dimensions, a description of the construction method, vendors of any major component, and selling price +/- 15% to hangar purchasers.

Interested Developers are strongly encouraged to set up a meeting with the Town Manager Dave Cota (towncvtm@roadrunner.com) and Airport Manager Tom Wallace (tlwcfii@yahoo.com) prior to submitting proposals. Questions may be directed to Tom Wallace at 207-350-1415 or Town Manager Dave Cota at 207-235-2645.

All proposals must be submitted to the Carrabassett Valley Town Office no later than 1:00 p.m. March 15th, 2022.

Proposals will be reviewed by the Town based on experience, references, completion of similar larger projects and perceived financial capacity to complete the project on a timely basis. The Town of Carrabassett Valley reserves the right to accept or reject any or all proposals and to negotiate with the developer deemed to have provided a proposal that is in the best interest of the Town.

CONSTRUCT
(2018)



100' BI
(TYP.)