

Town of Carrabassett Valley

1001 Carriage Road
Carrabassett Valley, ME 04947
207-235-2646
207-235-2645

To: Interested Building Contractor Developers

From: Town of Carrabassett Valley

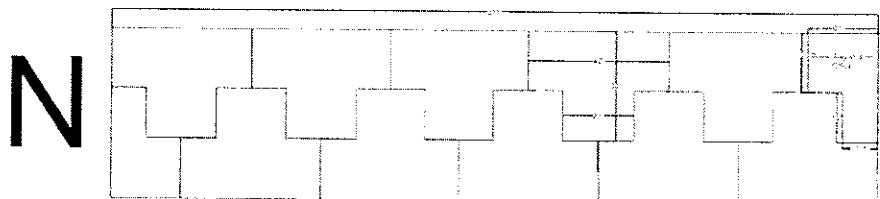
RE: Request for Proposal:

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

Date: March 13, 2023

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 during 2023 or within 18 months after acceptance of the RFP. In a survey conducted in early 2022 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. A new survey will be made to ascertain current interest in T hangar space shortly.

The T hangar construction must be as such to fit within an envelope of 51' wide and 231' long. The design of the taxiways and hangar foot print size was based on Erect-A-Tube nested T hangar model N51-42. Alternative designs and construction material will be considered as long as they conform to the footprint size stated above.



The design should include a Pilots registration office located in the south east corner of the building with roughed in bathroom connected to water and sewer system via septic – pump station, and electrical utilities of 50 amp capacity similar to the one shown in the above drawing.

Below is a list of building -requirements that must be adhered to:

1. Snow Load –100 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 –Non painted galvalume (gray)
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) on hangars facing west. Construction of hangars facing east must have structure to support adding a door without major structural changes.
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. Any open hangar (east facing) must only be used for storage of aircraft and associated aircraft tools and equipment.
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. Engineered stamped plans will be required for the building, foundation and concrete floor design before a building permit will be issued.

Site details are available at the Town office during normal business hours, or you can contact the airport manager for details. Please note that the taxiways slope down north to south by approximately 22" and the design of the structure must take this into consideration and be discussed in the RFP.

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. The developer will be required to provide a payment and performance bond on terms approved by the town.

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

Interested Developers offering bid proposals are strongly encouraged to set up a meeting with the Town Manager and Airport Manager prior to submitting proposals (please email the Town Manager (towncvtm@roadrunner.com) or call the Town Office (235-2645).

All proposals must be submitted to the Carrabassett Valley Town Office no later than 1:00 p.m. May 1, 2023. The town reserves the right to accept or reject any or all proposals and to negotiate with the bidder deemed to have provided the proposal that is in the best interest to the town. Please refer all questions to Airport Manager Tom Wallace at 207-350-1415 or tlwcfii@yahoo.com.