

INVITATION TO BID
FOR SALE: Hangar J #264 Lyman Drive



The Eastern Slope Airport Authority (ESAA) invites sealed bids for the purchase of a building, Hangar J #264 Lyman Drive, at the Eastern Slope Regional Airport in Fryeburg, Maine. Bidding starts at one hundred and fifty thousand dollars (\$150,000.00). Bidders must also indicate what the planned purpose and use of the building will be, in accordance with the Airport Minimum Standards, and any investments that will be made to facilitate that use. Should multiple bids be received for the same monetary amount, the Board of Directors reserves that right to choose a successful bidder based on the planned use, tenant qualifications, and investment level. This is an aircraft storage hangar to be used for permitted aeronautical purposes only.

The sealed bids shall be received until 4:00 p.m. on Thursday April 10, 2025 at the Airport Terminal Building at 210 Lyman Drive, Fryeburg, Maine 04037, at which time and place all proposals will be publicly opened and read aloud.

All bids shall be submitted on the original form provided with these bid specifications and shall be typewritten or legibly hand written in ink.

All bids shall be submitted in sealed envelopes clearly marked on the outside “AIRPORT BID HANGAR J #264”.

Bid documents may be obtained on or after March 3, 2025 in two locations:

1. At the Airport Terminal Building at 210 Lyman Drive, Fryeburg, Maine 04037; or,
2. Downloaded from the Airport’s website: <https://easternslopeairport.com/>

The Owner’s representative in this bidding process will be:

Allison Navia, Airport Manager
PO Box 334
Fryeburg, Maine 04037
Telephone 207-266-6636
E-Mail info@raivan.co

THE EASTERN SLOPE AIRPORT AUTHORITY RESERVES THE RIGHT TO
REJECT ANY OR ALL PROPOSALS FOR ANY REASON OR NONE AT ALL
AND TO ACCEPT THE BID DEEMED TO BE IN
THE BEST INTERESTS OF THE AIRPORT

I. SEQUENCE OF EVENTS

If an individual or company desires to be considered as a candidate to purchase the facility described for aviation use, it must submit sufficient a bid amount as well as documentation to support the individual or company's ability to renovate (if desired) and/or operate the building. Thereafter, the ESAA will rank the submissions as to their ability to contribute to the airport and to airport revenues. It will be the sole discretion of the ESAA to so determine and to accept or reject any submission, and to act in the best interest of the Airport. Specifically, the ESAA does not intend to select a Tenant solely on proposed compensation levels. While that is a factor, issues of experience, reputation, the intended aviation use, and the applicant's financial capacity will be critical to the selection.

The successful bidder will, within 60 days from bid award, enter into a Purchase and Sale Agreement and negotiations for a Land Lease Agreement. If a commercial use is desired, an Operating Rights Agreement will also be negotiated and drafted.

II. MINIMUM QUALIFICATIONS

Provide sufficient reference to detail that the individual or company has current, relevant experience and has the ability to furnish the services proposed by the company.

III. SPECIFICATIONS

Airport Building Hangar J

- **AS IS CONDITION.**
- Building measures approximately 54' x 54'
- Must be used for aeronautical/ aviation related purposes (FAA requirement); subject to Town Ordinances
- One (1) electrically operated overhead door 52' wide x 12' tall
- Outdoor flood lights
- 220 volt receptacle
- Insulated walls and ceiling
- No water or septic, but a both may be added with proper permitting and additional lease space
- Forced hot air oil furnace
- Internet nearby, but not directly wired to the building
- Purchaser owns building only, land is owned by the Town of Fryeburg and operated as an active public use airport by the Eastern Slope Airport Authority through its Board of Directors and Airport Manager; 20 year approximately 4,736 square foot land lease (64' wide by 74' deep) required. Lease is \$0.41 per square foot for a total of \$1,941.76 per year, subject to change based on square footage requested. A draft lease is available upon request to the Airport Manager. An Operating Rights Agreement would be subject to negotiation based on type of aeronautical business activity. See Minimum Standards for details. The building is subject to Town of Fryeburg property taxes.

Two optional pre-bid walk throughs will be held. The first at 2:00p.m. on Thursday March 13, 2025 and the second at 2:00p.m. on Thursday April 3, 2025. Attendees may park in the terminal building parking lot and will be escorted on foot to the hangar. Bidders are strongly encouraged to attend the walk through but it not required.

The minimum bid is one hundred and fifty thousand dollars (\$150,000.00). Bidders must also indicate the planned purpose and use of the building and any investments that will be made to facilitate that use. Planned uses must be aeronautical in nature, meet code and fire marshal requirements, and may be private aircraft storage or commercial use pursuant the Airport's Minimum Standards and Procedures, available for download from the Airport website or by contacting the Airport Manager with a request. Should multiple bids be received for the same monetary amount, the ESAA reserves the right to choose a successful bidder based on the planned use and investment level. If the bidder has completed similar projects please include information on these projects with your proposal.

IV. PROPOSED CONTRACT PROVISIONS

- A. The individual or company selected in the manner described above will be expected, within a period of 60 days after notice of selection, to enter into a Purchase and Sale Agreement, Land Lease Agreement, and, if proposing to operate a commercially, an Operating Rights Agreement, which will contain at a minimum the following provisions:
- a. The Tenant will lease and maintain the property the building exists upon. All improvements to the building itself required by Code or Fire Marshal for the applicant's intended use is the responsibility of the applicant.
 - b. Applicant should note that the Hangar will be available in an "as-is" condition on the day custody of the building is assumed. No storage of flammable liquids other than in aircraft fuel tanks or certified above ground aviation fuel tanks will be allowed. Subletting is authorized only in accordance with the Airport Minimum Standards. All activities must comply with Minimum Standards.
 - c. The Tenant is encouraged but not required to conduct an analysis of the Hangar to determine if the Hangar is suitable for the uses proposed by the Tenant. Said analysis shall be paid for by the Tenant. A copy of this analysis, if completed, shall be provided to the ESAA at no cost.
 - d. The Tenant will dispose of all waste including any hazardous waste generated as part of the Tenant's performance hereunder in accordance with all applicable Airport, Town, State and Federal regulations.
 - e. The ESAA shall not in any event be liable for any acts or omissions of the Tenant or of its agents.
 - f. The Tenant shall comply with all applicable non-discrimination provisions required by the United States of America and requirements consistent with FAA administered grants.

BID FORM

PURCHASE AIRPORT HANGAR J #264 LYMAN DRIVE

Proposal of _____, (hereinafter called "Buyer") a corporation organized under the laws of the State of _____
A partnership, or an individual doing business as _____
To the Eastern Slope Airport Authority (hereinafter called "Owner").

The Buyer, in compliance with your invitation for bids for the sale of Hangar J, in as is condition for the Eastern Slope Regional Airport having examined the bid specifications proposes to purchase Hangar J and subsequently enter into a Land Lease Agreement, within the time set forth therein, and at the price stated below. In the event there is a discrepancy between prices written in words and those written in figures, the prices written in words shall govern. In the event of two bids for the same amount, the Eastern Slope Airport Authority may base selection on items 3 and 4.

1. Bid Price for Hangar J: (numbers) \$ _____

2. Bid Price for Hangar J: (words)

3. Description of Purpose and Use of Hangar & Qualifications (may attach additional sheets):

4. Description and Estimated Value of Improvements (may attach additional sheets):

Buyer agrees this bid shall be good and may not be withdrawn for a period of 60 calendar days after the actual date of the bid opening for the purpose of entering into a Purchase and Sale Agreement and Land Lease Agreement.

Buyer acknowledges and accepts the Eastern Slope Regional Airport Authority has the right to reject any or all proposals for any reason or none at all and to accept the bid deemed to be in the best interests of the airport.

Respectfully submitted:

By: _____
(Signature)

Name and Title: _____
(Print or type)

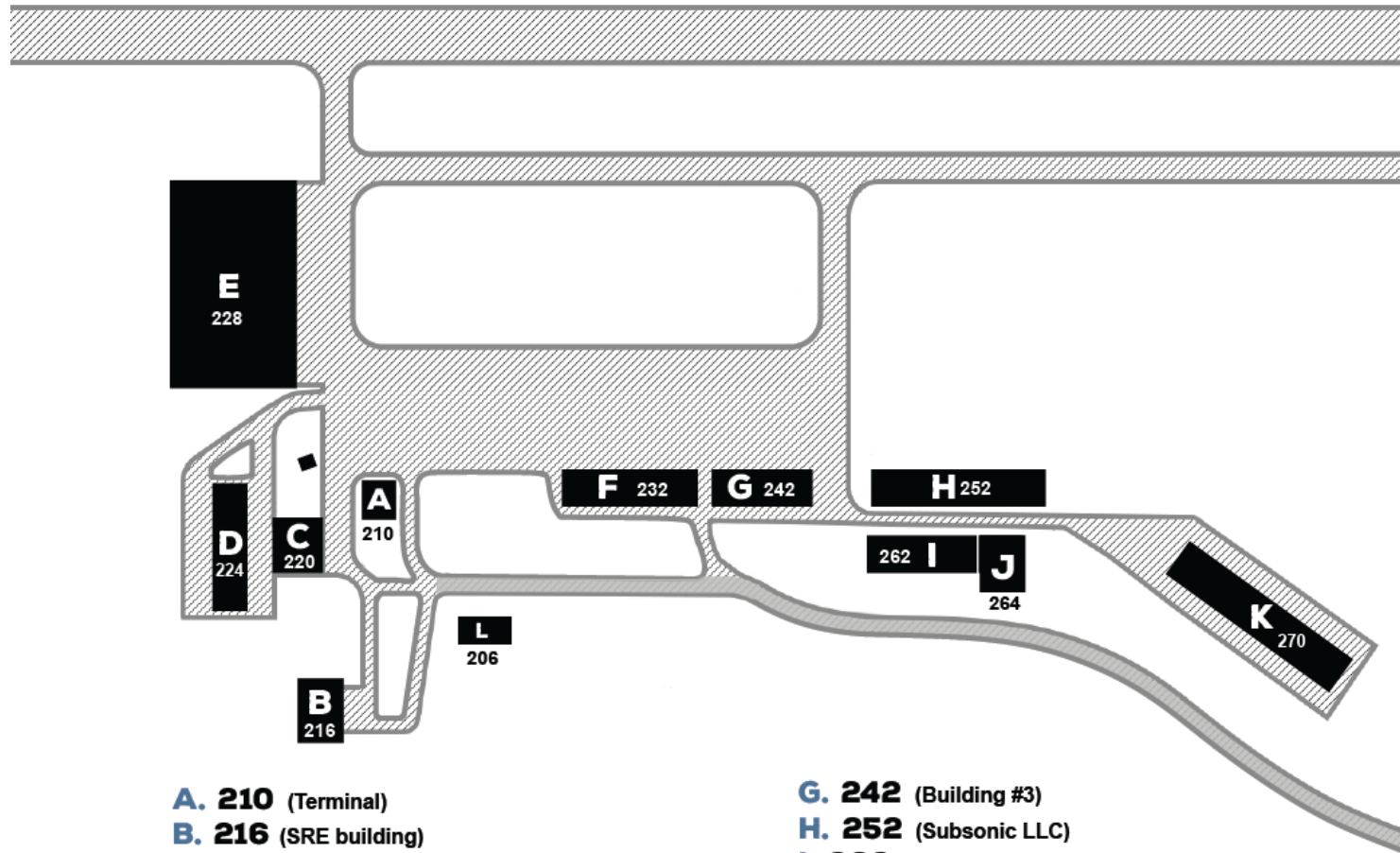
Address: _____

Telephone Number: _____

Email : _____

EASTERN SLOPE REGIONAL AIRPORT

— RUNWAY TO THE WHITE MOUNTAINS —



- A. 210** (Terminal)
- B. 216** (SRE building)
- C. 220** (FBO hangar)
- D. 224** (Building #1)
- E. 228** (Transient hangar)
- F. 232** (Building #2)
- G. 242** (Building #3)
- H. 252** (Subsonic LLC)
- I. 262** (Building #4)
- J. 264** (Building #5)
- K. 270** (Crosswind LLC)
- L. 206** (Mobile home)