The Shawnee Regional Airport is seeking Proposals from licensed professional real estate appraisers with experience determining Fair Market Rental Value for aircraft storage spaces at the Shawnee Regional Airport.

<u>Scope of Work</u>

1. Prepare and provide a comprehensive written report on current Fair Market Value (FMV) for:
    a. Space within One Common Use Hangar, measuring approximately 12,000 SQFT; and
    b. The entirety of One Commercial Aeronautical Use Box Hangar measuring approximately 5,320 SQFT; and
    c. Two T-hangar complexes of ten (10) and eighteen (18) hangars respectively, measuring approximately 1,000 SQFT each; and
    d. One (1) storage area measuring approximately 400 SQFT; and
    e. Two (2) storage areas measuring approximately 600 SQFT each; and
    f. Ramp Tie-downs available for lease measuring approximately 1,000 SQFT; and
    g. Improved and unimproved surfaces designated for hangar development on the Airport's Airport Layout Plan.

2. The work of the appraisal including submission of a final report must be completed within ninety (90) calendar days of execution of an agreement to perform the work.

<u>Appraisal Considerations</u>

Determine the fair market lease rate value of the property, based on:

1. Comparable hangars and improved/unimproved land at General Aviation (non-certified) airports supported by comparable aviation/airfield infrastructure, ground services, and local market demand.

2. Comparable determinations, to the degree possible, should be recorded not speculative.

3. Establish a market area of comparable facilities within similar socio-economic regions.

4. The Shawnee Regional Airport will provide available information on current and prior lease agreements as appropriate to facilitate the appraiser's work.

5. Access to the facilities for current condition inspections will be provided by the Airport staff during business hours on weekdays.

<u>Appraiser's Qualifications</u>

1. Appraiser must provide evidence of licensure to provide commercial real estate appraisal services.

2. A statement of relevant experience conducting appraisals of aviation facilities.

3. At least two customer references for consideration.

<u>Fees for Services/Quotes</u>

1. Fees for Services/Quotes may be included the Proposal and may be either a lump sum amount or estimated "not to exceed" amount based on services and materials.

<u>Submissions</u>

1. Interested parties should provide the requested information via postal service or email not later than Close of Business October 29,2021, the Submission Deadline to the attention of:

<div align="center">

Bonnie A. Wilson
Airport Manager
Shawnee Regional Airport
2202 North Airport Drive
Shawnee, OK 74804
Bonnie.wilson@shawneeok.org

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2. Proposals received after the Submission Deadline will not be considered for any reason.

3. Proposals may be held by the Shawnee Airport Authority for a period not to exceed ninety (90) calendar days from the Submission Deadline for the purpose of evaluating proposals prior to award of contract.

4. The right is reserved, as the Shawnee Airport Authority may require, to reject any and all Proposals and to waive any informality in the Proposals received.

1. Criteria for Selection.

   1.1.   Criteria. The Authority will evaluate and rank Proposals using the criteria listed below for the purpose of selecting the Respondent or Respondents submissions determined to offer the best value to the Airport Authority.

   1.1.1.   Proposed Fees: Total fees either lump sum or not to exceed. Value: 40 Points

   1.1.2.   Experience: Respondent's experience with providing services of the same type, and similar scope. Value: 20 Points

   1.1.3.   Qualifications: Licensure and, or certifications to provide the Services as required by the State of Oklahoma Real Estate Appraiser Board. Value: 15 Points

   1.1.4.   The Respondent's relevant customer references demonstrating the Respondent's ability to provide Services. Value: 15 Points

   1.1.5.   The quality and clarity of the Respondent's Proposal including submission of all required elements. Value: 10 Points.