

Request for Information (RFI) for Leasing and Renovating a Building at Beverly Airport

Introduction

Beverly Airport, an established entity in Beverly Massachusetts and Danvers Massachusetts, is inviting proposals from qualified parties interested in leasing and renovating a mixed-use building located within the expansive Beverly Airport, which spans over 400 acres. This RFI is designed to gather comprehensive information from potential respondents to identify the best fit for this project, emphasizing our strategic objectives and the existing airport infrastructure.

Objective

The objective of this RFI is to identify capable parties who can undertake the leasing and renovation of the mixed-use building, enhancing both its functionality and aesthetic appeal. This initiative should align with the overall development plans of Beverly Airport and accommodate a Tenant at Will (TAW) who currently occupies a portion of the premises. Proposals that include or promote aeronautical use of the facility will be given priority in the evaluation process.

Scope of Work

The selected respondent will lease and renovate the specified building, focusing on:

- Comprehensive interior and exterior renovations.
- Effective utilization of the site area and parking spaces.
- Compliance with all airport regulations, obtaining necessary permits or approvals.
- Consideration for the current TAW occupying a portion of the building.

Building Information



- Construction: Wood frame, wood and slab deck, concrete kneewall, gable-style roof with asphalt shingles (2015).



- Windows: New thermopane with Zip Board sheathing, old aluminum siding in poor condition on the west.
- Interior: 1,914 SF office built in 2015 with Class B finishes, including painted plasterboard walls and gas/electric HVAC.
- Unfinished Areas: Shell sections without heating, served by a 200 ampere main with three-phase service.
- Historical Use: The building once housed a thriving restaurant, indicating its potential for versatile commercial use. Additionally, it has space that has been renovated. Where the Tenant at will has a lease. With the airport.

Location and Community Overview

Beverly Airport is conveniently located just 30 miles from Boston, offering strategic regional highway access and proximity to the MBTA commuter rail, enhancing connectivity and

accessibility. The airport hosts a vibrant economic community featuring retail, industrial, and residential developments. Notable nearby facilities include Cherry Hill Office Corporate Center and Garden City Business Park.

Utilities and Zoning

- **Utilities:** All necessary utilities are in place, including electricity, public sewer, and water lines.
- **Zoning:** Located in Beverly's Restricted Industrial/Research/Office (IR) Zone; certain uses may require special permits.

Requirements

- Experience in leasing and renovating commercial properties, preferably within airport environments.
- Ability to enhance functionality, aesthetics, and efficiency.
- Strict compliance with airport security and safety regulations.
- Inclusive lease proposal accommodating the use of parking spaces and outdoor areas.
- Aeronautical use proposals will receive priority consideration.

Submission Instructions Responses should be submitted electronically to [contact email] by [submission deadline]. Please include "RFI Response: Beverly Airport Building Lease and Renovation" in the subject line.

Questions for Respondents

1. Detail your experience with similar commercial property projects, especially in airport settings.
2. Describe your perspective on community relationships?
3. Describe your proposed renovation plan and how it aligns with our objectives.
4. Outline your proposed lease terms, including utilization of parking and outdoor areas.
5. Explain your strategy for complying with airport regulations during renovations.
6. What additional services or benefits do you plan to offer?
7. There is an option to demolish and rebuild on the current layout, what would be your perspective on a rebuild?

Legal and Regulatory Compliance In submitting responses to this RFI, respondents are reminded to adhere to the following legal and regulatory guidelines specific to Massachusetts:

- **Public Records Laws:** All responses are subject to Massachusetts public records laws.
- **Procurement Regulations:** Adherence to fairness and transparency under Massachusetts General Laws, Chapter 30B.
- **Equal Opportunity and Non-discrimination:** Compliance with state and federal non-discrimination laws.
- **Local Guidelines:** Consideration of local environmental, building codes, and vendor preferences.

- Environmental and Safety Regulations: Compliance with state environmental and safety regulations.
- Ethics and Conflict of Interest Laws: Adherence to Massachusetts ethics and conflict of interest laws.

Additional Information

- Site visits can be arranged upon request.
- Any inquiries regarding this RFI should be directed to [Airport Manager]. All questions must be submitted by September 30 at 5:00 PM.

Conclusion

We value your interest in this project and anticipate your innovative solutions to revitalize this key property at Beverly Airport. Proposals enhancing aeronautical use will be particularly welcomed, as they align closely with our strategic vision for the airport's development. Following the review of responses to this RFI, an RFP (Request for Proposal) will be issued to further refine proposals and commence the selection process.

Exhibit A

Approximate Rentable Areas Based Upon Floor Plan.

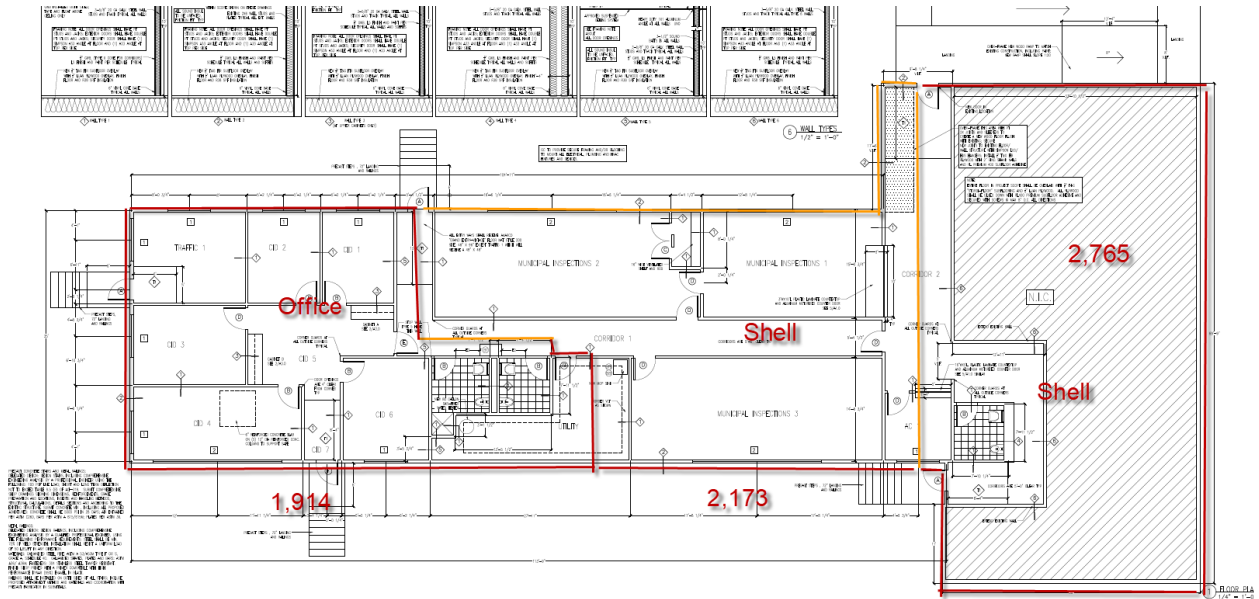


Exhibit B

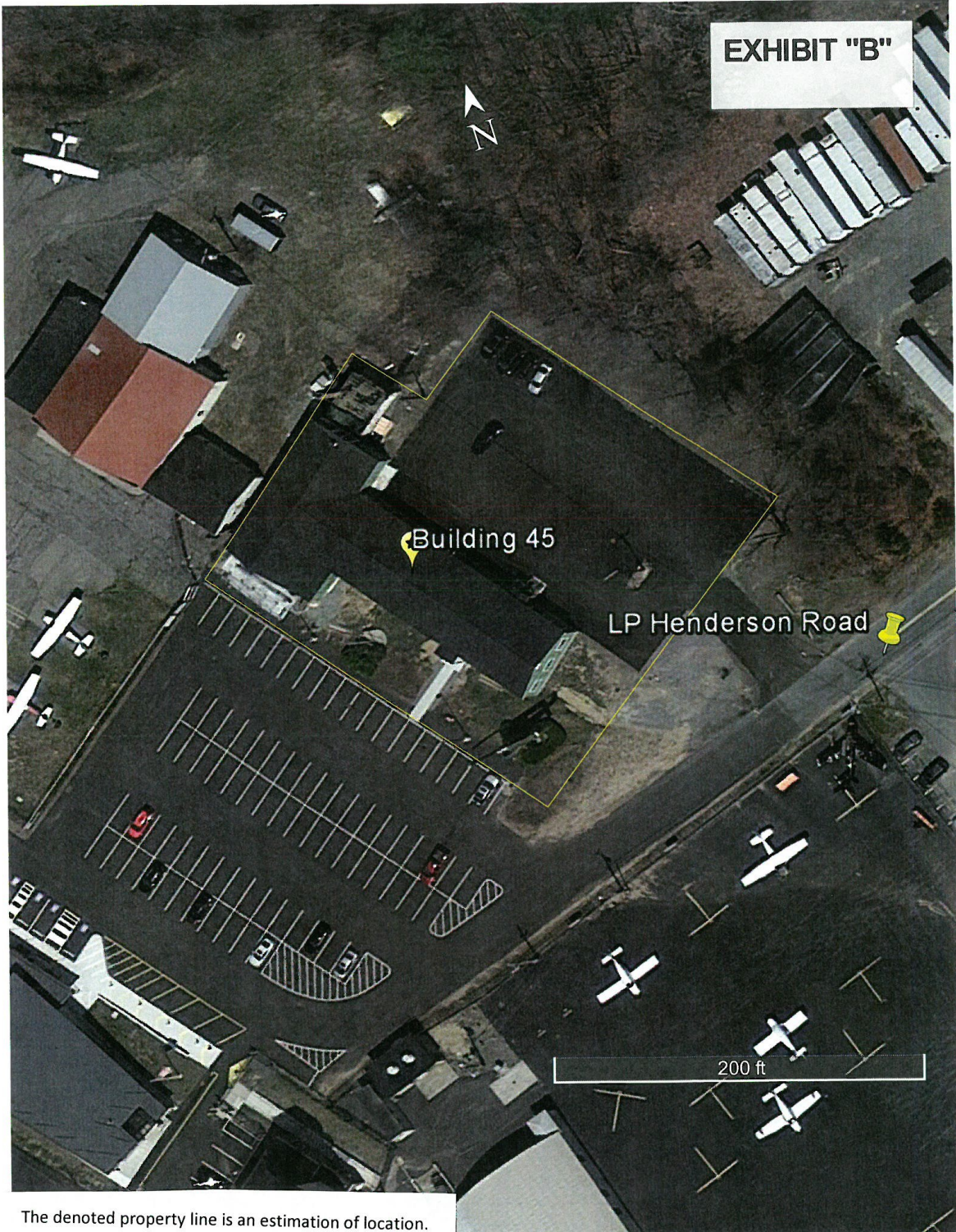


Exhibit C

