

INVITATION TO BID

The City of Page (the "City") is requesting proposals from persons or entities interested in acquiring the leasehold space which have been occupied by Lake Powell Car Rental Companies, LLC. The City seeks a proposal to occupy at least the following: Terminal Office/Counter space (Rm 4, plus counter, approximately 105 square feet); Up to ten (10) non-exclusive "Old Terminal" overflow rental vehicle parking spaces; Up to six (6) non-exclusive Main Parking Lot rental vehicle parking spaces; and non-exclusive employee parking Main Parking Lot/Old Terminal, as needed as available. Please label bid packages "Bid of [Name and address of Bidder] Page Airport Car Rental Enterprise Lease Proposal." Contract exemplars and existing lease information may be obtained from the Lona Shugart, Assistant to City Manager at 697 Vista Ave., Page AZ 86040. Submit bid proposals to The City of Page, P.O. Box 1180, Page, AZ 86040-1180. If using UPS or Fed Ex, send to 697 Vista Ave., Page AZ 86040. No faxes or emails. Deadline for submission of bids is 4:00 p.m. on January 12, 2016. The City reserves the right to refuse any and all bids. If you have any questions contact Lona Shugart, Assistant to City Manager at (928) 645-4240.

To be published in the Lake Powell Chronicle on December 23 and 30, 2015.

NOTICE

REQUEST FOR PROPOSALS

Page Airport Car Rental Enterprise Lease Proposal

The City of Page airport leasehold with Lake Powell Car Rental Companies, LLC will expire January 31, 2016. The City of Page seeks proposals of persons or entities interested in acquiring the leasehold space which have been occupied by Lake Powell Car Rental Companies, LLC. Inasmuch as the City of Page incurred substantial bond debt in acquiring the Airport terminal and hangar facilities located at the Page Municipal Airport, it has to rely on revenues raised by leasehold tenancies. A preference will therefore be given to the proposal responsibly seeking to occupy the same or additional space currently subject of the Lake Powell Car Rental Companies, LLC leasehold; this preference is necessitated by the City's need to annually remunerate its bond debt payments.

Accordingly, the City seeks a proposal to occupy at least the following: Terminal Office/Counter space (Rm 4, plus counter, approximately 105 square feet); Up to ten (10) non-exclusive "Old Terminal" overflow rental vehicle parking spaces; Up to six (6) non-exclusive Main Parking Lot rental vehicle parking spaces; and non-exclusive employee parking Main Parking Lot/Old Terminal, as needed as available. Rates now paid by Lake Powell Car Rental Companies, LLC will be made available on request.

The City anticipates that the "Car Rental Enterprise Airport Lease Agreement" will contain many of the same terms of the existing lease agreement with Lake Powell Car Rental Companies, LLC; see, Lona Shugart for exemplar contract. In addition to paying the base lease rates as set by City Council per Resolution, the lease shall include applicable taxes, utilities, and CPI adjustments. The leasehold tenant will also be responsible for providing insurance (naming the City as an additional insured), including commercial general liability, motor vehicle, and workman's compensation/employee coverage.

SEALED PROPOSALS WILL BE RECEIVED until January 12th, 2016, at 4:00 p.m. Arizona time, by the City Clerk for the City of Page. All sealed proposals shall be delivered to:

If via mail:
City of Page
Attn: Kim Larson, City Clerk
P.O. Box 1180
Page, AZ 86040

If hand-delivery (including UPS/Fedex):
Page City Hall
Attn: Kim Larson, City Clerk
697 Vista Ave.
Page, AZ 86040

Proposals arriving after the specified time, whether sent by mail, courier, or in person, **shall not be accepted**. These Proposals will either be refused or returned unopened. The prevailing clock shall be the City Clerk's clock. Proposals must be clearly marked **on the outside of the envelope** with the name of the party submitting the proposal and the words, "Page Airport Car Rental Enterprise Lease Proposal." Proposals submitted through Federal Express or other express mail agencies must have the proposal documents sealed within an additional envelope inside the outer mailer.

Under the sealed proposal process, facsimile (FAX) or electronic proposals will not be accepted by the City of Page.

The successful proposal will be selected by the Mayor and Council during a regularly scheduled public meeting. The award determination of the Page City Council shall be final.

Contract exemplars and existing lease information may be obtained from the Lona Shugart, Assistant to City Manager, 697 Vista Avenue, P.O. Box 1180, Page, Arizona 86040-1180, between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday. Call (928) 645-4240, or fax (928) 645-4244.

The City of Page reserves the right, in its sole discretion, to: (1) issue addenda and amend the RFP, (2) request additional information and/or clarification from proposer, (3) extend the deadline for submitting proposals, withdraw or cancel this RFP in part or in its entirety, (4) amend or waive any or all requirements, formalities and technicalities or specifications, (5) reject all proposals, (6) reject proposals that do not fully comply with the requirements of this RFP, (7) reject incomplete proposals or proposals containing errors, inconsistencies, false, inaccurate or misleading information, (8) accept a proposal based on a combination of its qualitative and quantitative attributes determined to be most responsible and beneficial to the City, (9) negotiate and/or award a lease only when it is in the best interest of the City to do so, (10) negotiate changes in the services proposed and/or described in the RFP, (11) take any other actions the City deems is in the best interest of the City, its residents and businesses in the City's service area.

The City of Page is an Affirmative Action/Equal Opportunity Employer. Disadvantaged business enterprises will be afforded a full opportunity to submit proposals in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin. Persons with disabilities may contact the Human Resources Director at (928) 645-4231 or text telephone (TDD) (928)645-4216 regarding availability of information in alternative formats.