

**ADDENDUM NO. 1**  
**June 18, 2026**  
**City of Boise, Department of Aviation**  
**Request for Proposals BOI**  
**Hangar Building and Ground Lease Opportunity RFP**

**NOTICE.** Potential proposers to the Request for Proposals (RFP) identified above are hereby notified of the following RFP changes and/or clarifications. This Addendum is effective as of the date stated above. Proposers must acknowledge receipt of this Addendum in their proposals on the required form titled Proposer’s Statement Form. This is the only communication the City of Boise (City) will issue regarding this Addendum unless otherwise specified herein.

**Questions Regarding RFP Section 5 – Description of Opportunity**

**Question 1:** What is the maximum aircraft wingspan and weight that can access the hangar via the adjacent taxilanes?

**Response:** The maximum aircraft size currently accommodated by the adjacent taxilanes is approximately 117 feet wingspan **and** 60,000 pounds gross aircraft weight. Proposers are responsible for independently verifying that the facility and associated airfield infrastructure are suitable for their intended aircraft and operations.

**Question 2:** What is the width of the hangar door?

**Response:** The hangar door opening is approximately **120 feet wide**. Proposers are responsible for independently verifying all dimensions necessary for their proposed operations.

**Corrections Regarding RFP Section 3 – General Information**

**CORRECTION 1** – RFP Page 7, Item 4 – Important Dates shall be amended as follows:

<b>Event</b>	<b>Revised Dates</b>
Deadline for Proposer Questions	Thursday, June 25, 2026, 4:00 p.m. local time
City Response to all Questions	Week of June 29, 2026 (July 3)
Proposals Due	Thursday, July 16, 2026, 4:00 p.m. local time
Intent to Award Notice	Thursday, July 23, 2026
Council Approval and Executed Agreement(s)	Tuesday, July 28, 2026 – effective date of Lease – August 1, 2026

## **CORRECTION 1A**

### **CORRECTION 1A - Hangar Tours**

The following paragraph is added to the end of the Pre-Proposal Conference section:

Hangar Tours. In addition to the pre-proposal conference, prospective Proposers may schedule an individual tour of the hangar facility located at 4640 W. Aeronca Street through Thursday, July 9, 2026. Tours are subject to staff availability and must be scheduled through Brady DeYoung, Property & Contracts Manager, by e-mail at [bdeyoung@cityofboise.org](mailto:bdeyoung@cityofboise.org).

Requests for tours must be submitted no less than twenty-four (24) hours in advance of the requested tour date and time. The City reserves the right to limit the number of attendees per tour and to establish reasonable tour conditions necessary for airport operations and safety.

### **Corrections Regarding RFP Sections 2, 3, and 6 – Minimum Rent**

**CORRECTION 2** – References to "\$2.00 per square foot per annum" are hereby deleted and replaced with "\$2.00 per square foot per month."

#### **Section 2 – Definitions**

The definition of "Minimum Initial Building and Ground Rent" is amended to read:

"Minimum Initial Building and Ground Rent" means the minimum initial building and ground rent that the City shall consider for the Property, which shall be \$2.00 per square foot per month, adjusted in accordance with the Agreement.

#### **Section 3 – General Information, Item 7 (Rents and Fees)**

The first paragraph is amended to read:

Rent, fees, and charges are described in Section 4 of the Agreement. The Selected Proposer will be required to pay building and ground rent equal to the amount of \$2.00 per square foot per month or the building and ground rent proposed by the Successful Proposer.

#### **Section 6 – Proposal Format, Tab 2 – Revenue to the Airport**

Item 1 is amended to read:

The minimum initial building and ground rent that the City shall consider for the Property is \$2.00 per square foot per month (NNN basis).

Item 2 is amended to read:

The City will not accept rent less than the Initial Minimum Rent of \$2.00 per square foot per month, with annual adjustments in accordance with the Agreement.

### **Corrections Regarding RFP Section 6 – Proposal Format**

**CORRECTION 3** – RFP Page 21, Item 3 shall be amended as follows:

Current Language:

"...clearly labeled 'Boise Airport Aeronautical Land Lease Opportunity'"

Revised Language:

"...clearly labeled 'Boise Airport Hangar Building and Ground Lease Opportunity'."

**END OF ADDENDUM NO. 1**