



## City of Fort Worth Aviation

SPINKS AIRPORT HANGAR DEVELOPMENT  
SITES A-1 AND A-2  
REQUEST FOR EXPRESSIONS OF INTEREST



### SPINKS AIRPORT DEVELOPMENT PROJECT

City of Fort Worth Department of Aviation  
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**RFEI ID(s): FWS-AVI022425**

**Prepared By: Department of Aviation**

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NEW DEVELOPMENT REQUEST FOR EXPRESSIONS OF INTEREST (RFEI) REGARDING  
NEW AVIATION RELATED HANGAR DEVELOPMENT  
City of Fort Worth Aviation - Texas

**RFEI ID: FWS – AVI022425**

**RFEI RELEASE DATE: Monday, February 24, 2025**

**PRE-SUBMISSION CONFERENCE DATE: Thursday, March 13, 2025 @ 9:00 AM CST**

**SUBMISSION DEADLINE: Friday, April 11, 2025 @ 2:00 PM CST**

**QUESTION SUBMISSION DEADLINE: Friday, March 28, 2025, Close of Business**

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**I. INTRODUCTION:**

The City of Fort Worth Department of Aviation (DOA), invites and welcomes qualified parties to submit expressions of interest for Hangar Development at Fort Worth Spinks Airport (Airport). Please take the time to carefully read and become familiar with the submission requirements. All expressions of interest submitted for consideration must be received by **2:00 PM on Friday, April 11, 2025**. Submission of an expression of interest does not obligate the Airport Sponsor to accept the interest in development. Approval of developments are at the sole discretion of the Selection Panel and Airport Sponsor.

A pre-submission conference will convene and questions answered in a public forum at **9:00 AM CST on Thursday, March 13, 2025** located at Spinks Airport Conference Room 450 Alsbury Court, Fort Worth, TX 76028.

Questions may be submitted by mail or email no later than close of business on **March 28, 2025** to:

<b>RFEI CONTACT NAME:</b>	Barbara Goodwin
<b>TELEPHONE NUMBER:</b>	(817) 392-5415
<b>EMAIL ADDRESS:</b>	<a href="mailto:barbara.goodwin@fortworthtexas.gov">barbara.goodwin@fortworthtexas.gov</a>
<b>CONTACT ADDRESS:</b>	Meacham Administration Building 201 American Concourse, Suite 330 Fort Worth, Texas 76106

**Online information resources:**  
<https://apn.aero/home>  
<http://fortworthtexas.gov/aviation/>  
[www.spinksairport.com](http://www.spinksairport.com)

When submitting RFEI questions, please ensure the following is reference in the “Subject” field of the email:

**RFEI ID of desired parcel location- RFEI QUESTIONS – [Name of Interested Party]**

**II. PROJECT AND LOCATION:**

Expressions of Interest are being requested for new development which is or shall be located at Fort Worth Spinks Airport, Fort Worth, Texas 76028.

**III. AIRPORT INFORMATION AND AIRPORT IMPROVEMENTS PROJECT TIME LINE:**

Spinks Airport (Airport) has seen substantial growth in recent years including a 44% increase in based jets with an overall increase of 17% in total based aircraft; consequently, in 2024 the Airport was designated by the FAA as one of only fifteen National Reliever airports in the state of Texas.

Spinks Airport offers a prime development opportunity in a highly strategic location, just steps from I-35W and within easy reach of Burleson, Arlington, and Mansfield. Positioned only 13 miles south of downtown Fort Worth, the airport provides seamless access to a thriving metropolitan area. With

nearby shopping centers, diverse dining options, and top-rated hotels, Spinks Airport is perfectly suited for a dynamic commercial or general aviation-related development.

Owned and operated by the City of Fort Worth (CFW), Spinks Airport is a vibrant hub that brings together corporate, general aviation, and recreational pilots in a dynamic and diverse aviation community. This development, which is conveniently located in one of the most accessible and business-friendly areas of the region, is excellent opportunity to establish your presence in this growing aviation hub.

Spinks Airport has a paved 6,002-foot runway coupled with a 3,660-foot turf runway providing flexible options suitable for small props, long-range jets as well as regional aircraft.

The Airport is a control-towered field with many amenities and facilities to include:

- Airport perimeter is fenced, gated and monitored
- FAA air traffic control tower (7:00 AM – 8:00 PM), full runway and taxiway lighting, ILS, localizer and RNAV approaches in place to ensure accessibility even under adverse weather conditions
- A full-service FBO
- Off-airport car rental services available
- Aircraft rental
- Self and full-service fueling options available
- Multiple maintenance facilities
- Three flight schools
- Helicopter services
- Charter services

Group 3 taxiway(s) Kilo and Mike are built to handle larger (up to 100,000 lb.) corporate aircraft.

#### IV. PROJECT CONTACT INFORMATION:

The following individual(s) are the assigned contacts for the following:

For questions or information regarding Leasing requirements, contact:

**Name:** Barbara Goodwin  
**Title:** Real Property Manager  
**Phone:** (817) 392-5415  
**Email:** [barbara.goodwin@fortworthtexas.gov](mailto:barbara.goodwin@fortworthtexas.gov)

#### V. DEADLINE TO SUBMIT EXPRESSIONS OF INTEREST:

Submitters shall submit no later than **2:00 PM** CST on **April 11, 2025**, addressed regular surface mail, overnight or hand delivery to:

Barbara Goodwin  
Real Property Manager  
City of Fort Worth, Department of Aviation  
201 American Concourse, Suite 330  
Fort Worth, TX 76106



5. The Selection Panel reserves the right to request additional or supplemental information or clarifications from submitters, to conduct such investigations as they consider appropriate with respect to the qualifications and capabilities of any submission or information contained in any submission. The Selection Panel reserves the right to reject any or all submissions, to modify or supplement or amend the square footage published in the New Development RFEI or the submission process/schedule, to waive any informality, to negotiate with submitters, to cancel or reissue the RFEI, or advertise for new expressions of interest.

**Packets received after the submission deadline and time will not be accepted and will be returned unopened.**

**IX. QUALIFICATIONS OF SUBMITTERS:**

To be considered for award, Submitters must submit expressions of interest by the deadline. Submitters must provide evidence that they are fully competent and that they have the necessary experience and capacity to fulfill Agreement requirements. Submitters must have a minimum, the following qualifications:

1. Submitter shall have a minimum of five (5) years' successful, continuous, and recent experience in the operation and management or development of aircraft hangars or similar facilities.
2. Submitter must demonstrate financial responsibility. Submitter shall submit the past three (3) years of financial statements prepared in accordance with generally accepted accounting principles and with an independent CPA's statement attached. Any existing debt or previous default on an Agreement with City may be cause for immediate rejection of the submission. Any failure to fulfill the previous provisions of any previous Agreement with City may be cause for rejection of the submission and disqualification of the Submitter.
3. Submitter must demonstrate, at City's sole determination, a net worth sufficient to sustain the business operations required to be performed and maintained pursuant to Agreement requirements.
4. Submitter must be qualified and licensed to conduct business in the state of Texas. If not qualified and licensed, Submitter must confirm in writing that, if selected, such licensing will be obtained within thirty (30) days following notice of selection.

**X. PROJECT SUBMISSION EXPECTATIONS:**

The various leases shall be awarded to the expression of interest packet that best accommodates the various project parameters (referenced below), meets the highest and best use for the location and is decidedly in the best interest of the airport and the City of Fort Worth. The Selection Panel reserves the right to award the contract to more than one Submitter, and refuse any submission or contract without obligation to either City of Fort Worth Aviation or to any Submitter offering or submitting a expression of interest packet.

All of the information requested below must be included in Submitter's submission. Submitter are requested to respond in full, narrative form and to include charts or other illustrations as appropriate.

Responses are to be given in the same order as the inquiries, and each inquiry is to be restated prior to its response. Omission, inaccuracy, misstatement, or failure to respond may be cause to reject the submission.

### ***Reference Exhibit A, Location Map***

Parcels shown on the Location Map (Exhibit A) are for geographical reference only. If you are interested in a hangar development that requires multiple parcels, please identify that on your submission documents including the specific location of development. The parameters are as follows:

#### **1. Proposed Preliminary Design, Layout and Appearance:**

Submit a detailed expression of interest packet using the Aviation Development Guidelines and Aviation Minimum Standards including:

- a) An initial, yet comprehensive proposed preliminary design of the facility.
- b) A layout showing the location of facility, aircraft apron, connector taxiway to primary taxiway, vehicle parking and access, landscaping, and dumpster containment.
- c) A visual conception of the proposed facility.

#### **2. Type of Structure and Operation:**

- a) Submitter must demonstrate what type of operations that will occur within the facility and how the construction of the structure supports that activity. We are looking for facilities that meet Spinks Airport's requirement for the highest and best use that contributes to the economic vitality to the airport and surrounding community.

#### **3. Experience and Financial Stability:**

- a) Submissions must include the following:
  - 3.1.1 Business and individual background information.
  - 3.1.2 Business plan.
  - 3.1.3 Demonstration of financial strength and stability to include:
    - 3.1.3.1 A demonstrated financial capacity to initiate the proposed development and provide working capital.
    - 3.1.3.2 A statement of financial responsibility from a qualified financial institution or from such other source as may be readily verified through normal channels.
    - 3.1.3.3 A three (3) year historical financial (profit and loss) statement.
    - 3.1.3.4 A three (3) year historical balance sheet.
    - 3.1.3.5 A five (5) year financial (profit and loss) projection.
    - 3.1.3.6 A cash flow statement.

#### **4. Ability to Meet Development Requirements:**



- a) Submissions must demonstrate what steps it will take to ensure it meets the requirements as set forth by the City of Fort Worth and in the Development Guidelines.
- b) Submissions must demonstrate how the Submitter intends to go “above and beyond” the minimum development requirements.

*Reference Exhibit B, Aviation Development Guide*  
*Reference Exhibit C, Aviation Minimum Standards*

**XI. SELECTION CRITERIA:**

Submissions meeting the Minimum Qualifications shall go on to be evaluated by a Selection Panel based on the criteria below.

Award will be given to Submitter who, in Selection Panel’s sole judgment, is most responsive in meeting the airport requirements for this development area. The evaluation criteria include the following:

1. Economic Impact:

- a) Submitter has researched the needs and current demand of the airport so as to not over-saturate the market.
- b) Submitter has considered current businesses on airport and within the community to provide a positive economic impact in a complimentary way.
- a) Submitter has considered the ways to improve the economic quality of life within the City and its community within the expression of interest.

2. Proposed Facility Preliminary Design, Layout and Appearance:

- a) The overall quality of Submitter’s organization as it relates to performing the proposed services.
- b) Comprehensiveness of Submitter’s proposed facility.
- c) Demonstration by Submitter that their facility meets the highest and best standard for the airport.

3. Experience and Financial Stability:

- a) The extent and quality of Submitter’s financial, business and development references.
- b) Submitter’s organizational structure.
- c) Submitter’s demonstration of financial good standing.
- d) Submitter has the financial ability to design and construct new facilities.

4. Ability to Meet Development Requirements:

- a) Comprehensiveness of proposed development as it related to this Spinks Airport Development Project Request for Expressions of Interest.
- b) Demonstrated ability to go above and beyond the minimum development requirements.

**XII. SCORING MATRIX:**  
**FACTOR**

**WEIGHT**

Economic Impact	30%
Proposed Facility Design, Layout and Appearance	30%
Experience and Financial Stability	20%
Ability to Meet or Exceed Development Requirements	20%

**XIII. SUBMISSION FORMAT**

The following is a list of information that the Submitter should include in their submission:

**Summary of Submitter Background**

- Submitter’s Name(s)
- Submitter’s Address
- Submitter’s Contact Information (and preferred method of communication)
- Legal Form of Submitter (e.g. sole proprietor, partnership, corporation)
- Date Submitter’s Company Formed
- Description of Submitter’s company in terms of size, range and types of services offered and clientele.
- Submitter’s principal officers (e.g. President, Chairman, Vice President(s), Secretary, Chief Operating Officer, Chief Financial Officer, General Managers) and length of time each officer has performed in his/her field of expertise.
- Submitter’s Federal Employee Identification Number (FEIN)
- Evidence of legal authority to conduct business in Texas (e.g. business license number).
- Evidence of established track record for providing services and/or deliverables that are the subject of this expression of interest.

Submitter agrees that the DOA or Selection Panel may contact all submitted references to obtain any and all information regarding Submitter’s performance.

**XIV. RFEI EXHIBITS:**

Exhibit A.....	Location Map
Exhibit B.....	Aviation Development Guide
Exhibit C.....	Aviation Minimum Standards
Exhibit D.....	Minimum Insurance Requirements
Exhibit E.....	NFPA 409
Exhibit F.....	Sample Ground Lease Agreement

**IMPORTANT NOTE:**

*The provisions of the Ground Lease Agreement are non-negotiable. Any attempt to revise or remove existing language can impede the City's ability to successfully enter into an Agreement.*

*The City of Fort Worth assumes no responsibility for any costs associated with responding to this RFEI. Submitters are required to perform their own due diligence to assess the suitability of the property for development, including utility availability. This RFEI does not constitute a contractual agreement or a commitment to engage in a contract with any Submitter. The City reserves the right to accept or reject any or all submissions at its discretion, and this decision may be made for any reason and at any point in time during the evaluation process. Prospective Submitters are encouraged to thoroughly review and understand these terms before submitting their submissions.*