REQUEST FOR PROPOSALS

120’ X 100’ HANGAR CONSTRUCTION
AT THE
QUAD CITIES INTERNATIONAL AIRPORT

METROPOLITAN AIRPORT AUTHORITY
OF ROCK ISLAND COUNTY, ILLINOIS

PROJECT SITE ADDRESS:

2610 69th Avenue
Moline, IL 61265

September 1, 2025

RFP INFORMATION AT A GLANCE

CONTACT PERSON	**Marlin Jackson, Airport Facilities Manager** **mjackson@qcairport.com**
HOW TO OBTAIN THE RFP DOCUMENTS	1. **Access: https://www.qcairport.com/airport-business-home/airport-authority/public-notices-rfps/** 2. **Email request to: brutledge@qcairport.com**
Q&A/SITE VISIT DEADLINE	**September 12, 2025**
PROPOSAL SUBMITAL DEADLINE	**September 19, 2025**
ANTICIPATED AWARD DATE	**October 21, 2025**

Section 1 – General Information.

Purpose. This Request for Proposal ("RFP") is being issued seeking written proposals from responsive and qualified contractors ("RESPONDENTS") for the construction of a pre-engineered metal building (PEMB) and accessories for a 120' x 100' x 32' clear span box hangar at the Quad Cities International Airport for the Metropolitan Airport Authority of Rock Island County, Illinois ("MAA"). Interested parties should submit a proposal in accordance with the requirements and directions described herein.

Background. The Metropolitan Airport Authority of Rock Island County, Illinois ("MAA") is a municipal corporation classified as a public entity under jurisdiction of Illinois legislation known as the Airport Authorities Act (70 ILCS 5/). The MAA is governed by 8 appointed Board of Commissioners from within Rock Island County. The MAA owns and operates Quad Cities International Airport and is dedicated to providing a safe, efficient, clean and economical air transportation facility for the Quad Cities and surrounding communities. The MAA owns and operates over $240 million in assets on a 2,100 plus-acre campus. Some of those assets include a 12-gate passenger terminal facility, a four-bay airport police and fire building, an airfield maintenance facility that houses specialized airfield maintenance equipment, a rental car service center, an air freight/cargo complex, a mixed-use industrial park, and other structures that serve a variety of needs. Additionally, the MAA owns and operates QCIA Airport Services, LLC ("LLC") which provides airline and passenger services at Quad Cities International Airport. MAA management has operational responsibility of the LLC and the MAA Board of Commissioners serves as the governing body of the LLC. Improvement projects are underway to further enhance safety and efficiency for aircraft at the Quad Cities International Airport.

The Quad Cities International Airport ("Airport"), located in Moline, Illinois, has its roots in the earliest days of flight, stretching back to 1910. With nonstop and connecting destinations, the Airport served over 700,000 passengers in 2019. Four major airlines operate out of the Quad Cities International Airport including Allegiant Air, American Airlines, Delta Air Lines and United Airlines. The Airport boasts a 10,000-foot runway that can land any aircraft in any weather condition, as well as U.S. Customs and Border Protection as an International Port of Entry Airport, making it ideal for commercial flights and general aviation. Charter and fueling services are also offered.

Closing Submission Date. Proposals must be submitted no later than **3:00 p.m. on September 19, 2025**.

Inquiries. The MAA is committed to providing all interested parties with accurate and consistent information in order to ensure that no submitting Respondent obtains an undue competitive advantage. To this end, from the date of this RFP through award of contract, the MAA contact is **Marlin Jackson, Airport Facilities Manager.** All questions from Respondent must be submitted in writing, electronically, to **mjackson@qcairport.com** by **3:00 p.m.** local time on **September 12, 2025**. It will be the sole responsibility of the Respondent to ensure questions are submitted in a timely manner. Answers to questions will be posted on the MAA's website by close of business on **September 16, 2025**. Submitting Respondent's and affiliates thereof are requested not to initiate contact with the MAA employees or members of the MAA's Board of Commissioners. Any Respondent that attempts to contact any official, employee, or representative of the MAA in any manner may be disqualified from further consideration.

Site Visits. Respondents may inspect the site prior to submitting a proposal to determine all accessibility requirements associated with the project scope. All requests for site visits must be submitted in writing, electronically, to **mjackson@qcairport.com** by **3:00 p.m.** local time on **September 12, 2025**. Failure to schedule a site visit will in no way relieve the successful Respondent from the necessity of providing, without additional cost to the MAA, all necessary services that may be required to carry out the intent of the resulting contract. (Refer to schedule if

any). Any inspections of the site will need to be completed by public area access adjacent to the proposed project site attached as **EXHIBIT A**.

Notification of Award. It is expected that a decision selecting the successful Respondent will be made by the MAA Board of Commissioners at its **October 21, 2025**, meeting. Upon conclusion of final negotiations with the successful Respondent, all other Respondents will be informed of the final decision.

Section 2- Scope of Services.

This project includes the full design, permitting, and construction of a 120' x 100' x 32' pre-engineered metal building (PEMB) and accessories. The scope encompasses development of architectural and engineering plans tailored to operational and regulatory requirements as provided in attached project specifications, coordination and acquisition of all necessary permits and approvals from governing authorities, and execution of site preparation, foundation, structural, mechanical, electrical, and finish work required to deliver a fully functional box hangar. The successful Respondent will manage the project from inception through completion, ensuring compliance with applicable codes, safety standards, and airport authority guidelines, while delivering a high-quality, cost-effective, and on-schedule facility ready for occupancy and use.

Construction must adhere to the project specifications attached to this RFP as **EXHIBIT B**. A basis of design drawing set is also attached as **EXHIBIT C**.

This project must comply with all codes, standards, regulations, and workers' safety rules that are administered by federal agencies (HUD, EPA, OSHA, NFPA, and DOT), state agencies (State OSHA, DNR, and DCH), the Federal Aviation Administration ("FAA"), and Transportation Security Administration ("TSA"), and any other local regulations and standards (i.e. building codes) that may apply.

Respondent may be permitted to provide and erect temporary fencing around the project site allowing public access, otherwise, Respondent shall agree that at least one of its employees must successfully complete the MAA badge process prior to beginning work and will be required to follow all MAA, FAA, and TSA strict rules and regulations. Respondent shall agree to be responsible for all MAA badge fees which shall include, but not be limited to, original badges, replacement badges, fingerprinting, and background checks.

All work shall be completed using prevailing wages in accordance with the Illinois Prevailing Wage Act and Federal Davis-Bacon and related Acts. Respondent shall complete the **Prevailing Wage Bid Form** to be submitted with its proposal as attached to this RFP.

Section 3 – Schedule.

Upon notification of award following the MAA Board of Commissioners meeting on **October 21, 2025,** the rough schedule of substantial completion is approximately 6-9 months. Respondents input on anticipated schedule that will accompany proposals may affect this initial projection, however, the project must be completed by **September 1, 2026**.

Section 4 - Proposal Contents.

The Respondent shall, in its proposal, at a minimum, include each of the following:

1. **Cover Letter of Interest.** The Cover Letter of Interest shall not be more than two (2) pages in length and shall be signed by a duly authorized officer or representative of the responding company, who is authorized to certify, on behalf of Respondent, that all statements and information in the proposal submitted are true and correct. The Cover Letter of Interest shall also include the following:
    i. The principal place of business address, telephone number, name, title, and

email address of contact person, and the title of the RFP.

ii. Description of Respondents legal organization status (i.e., Corporation, Partnership, Sole Proprietor, Limited Liability Company, Joint Venture, etc.).

iii. Brief description of responding company and expression of interest in constructing a hangar on airport property.

2. **Executive Summary.** The Executive Summary should contain an outline of Respondents general approach to similar projects in addition to a brief summary of responding company's qualifications to engage in a professional relationship with the MAA.

3. **Key Personnel.** List all personnel to be involved in the project along with their role and prior experience. Summarize all qualifications and experience.

4. **Insurance.** The Respondent shall, at its sole cost and expense, obtain and maintain, the following insurance from an Admitted Carrier with a minimum AM Best rating of A- and authorized to transact business in the State of Illinois: Commercial Liability protecting against claims for bodily injury, including wrongful death, as well as claims for property damage, with limits not less than $3,000,000 per occurrence, $5,000,000 aggregate; Workers Compensation and Employers Liability with IL statutory limits but not less than $500,000 with a Waiver of Subrogation for Workers Compensation; and Automobile Liability for all Owned, Hired, and Non-Owned vehicles operated at the project site with limits not less than $3,000,000 per occurrence. The MAA shall be listed as an additional insured on all liability polices and all liability policies should be on a primary and non-contributory basis. All insurance policies require a 30-day Notice of Cancellation (10 for non-payment of premium). Certificates of insurance and policy endorsements will show evidence of coverage for the above policies and shall be provided to the MAA prior to Respondent commencing any project work. Respondent shall assume full responsibility for all loss or damage from any cause whatsoever to tools, equipment, mechanical equipment, motor vehicles owned, leased, or rented by Respondent or their agents etc. Additionally, Respondent assumes full responsibility for all loss or damage caused by, arising out of, or incident to larceny, theft, or cold weather.

   The successful Respondent shall be required to furnish a Performance and Payment Bond in the amount of 100% of the total contract price. Bonds shall be in a form acceptable to the MAA and shall be executed by a surety authorized to do business in Illinois. The executed bonds shall be delivered to the MAA prior to project work commencing.

5. **References.** Provide **three (3) professional references** of related projects within the last ten (10) years, including date of project, contact information, and a brief description of the project. Highlighting experience with aeronautical or public entity projects is a plus.

6. **Project Plan.** Describe methodology, tasks, projected timeline, and key dates.

7. **Work Samples. Provide two (2) or more executed project design plans** of similar or related projects.

8. **Fees.** The proposal should clearly set forth pricing for all project costs, including, but not necessarily limited to, permitting, hourly rates for all proposed team members, expenses to be charged for performing the work necessary to accomplish the objectives of the project, any expenses necessary to accomplish the tasks of the project and to produce deliverables, and any other associated costs.

Section 5 – Proposal Format.

To achieve a uniform and fair evaluation process, Respondents are asked to submit your responses using the following format, with clear divisions between each section:

1. Cover Letter of Interest
2. Executive Summary
3. Key Personnel
4. Insurance
5. References
6. Project Plan
7. Work Samples
8. Fees

Section 6 - Submission of Proposals.

All proposals shall include two (2) printed copies and one electronic copy on a flash drive together in a sealed package to:

Brooke Rutledge

Executive Assistant (309) 757-1725

Metropolitan Airport Authority of Rock Island County, Illinois

2200 69th Ave., Suite 100, Moline, IL 61265

Completed proposals must be received in the administrative office of the MAA no later than **3:00 p.m. on September 19, 2025.** Material received after that time will not be considered.

Section 7 - Procedures and Rights of the Authority.

The MAA shall not be liable and Respondent shall not be reimbursed, for any costs or expenses incurred in the preparation and submission of the Proposals. The RFP constitutes an invitation to submit a proposal to the MAA. The MAA may, in its sole discretion, exercise the following rights and options with respect to the RFP process:

i. To waive any irregularities in submittals received after notification to proposers affected.

ii. To request additional information.

iii. To modify dates at its discretion.

iv. To select and enter into an agreement with the Respondent whose proposal best satisfies the interest of the MAA and not necessarily on the basis of any single factor.

v. To accept, reject, or negotiate modifications to any submittal as the MAA, in its sole discretion, deems it to be in its best interest.

vi. To conduct investigations with respect to the proposals of each submitting party.

vii. To exercise its discretion and apply its judgement with respect to any aspect of this RFP, the evaluation of submittals, and the negotiation and award of any contract.

The submission of a proposal in response to this process constitutes an invitation to negotiate with the MAA and is not a bid. The submission of a proposal in response to this process does not impose any legal obligation upon either the MAA or Respondent, nor does it create any contractual or quasi-contraction relationship between them.

All proposals shall become the property of the MAA. Only those Respondent's responding to this solicitation and having tendered their response which meet the requirements herein specified will be considered for the service contemplated regardless of prior contract with the MAA, or other agencies, departments or personnel.

Section 8 – Confidentiality.

As a unit of local government, the MAA is subject to the Illinois Freedom of Information Act (FOIA) or 5 ILCS 140/1, et. Seq. as amended. Therefore, after award of the Contract, responses, documents, and materials submitted by Respondent in response to this RFP may be available for public inspection in accordance with FOIA. Based upon the public nature of these RFP's, where applicable, an Respondent must inform the MAA, in writing, of the exact materials in the proposal which it claims are exempt from disclosure pursuant to FOIA.

Section 9 – Compliance with Laws.

The Respondent shall at all times observe and comply with all laws, ordinances and regulations of the federal, state, and local governments, which may in any manner affect the preparations of proposals. Respondent hereby agrees it will comply with all requirements of the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq., including the provision dealing with sexual harassment and that if awarded the contract, will not engage in any prohibited form of discrimination in employment as defined in the Act prohibiting discrimination on the basis of race, religion, color, sex, national origin, ancestry, citizenship status, age, marital status, physical or mental disability unrelated to the individuals ability to perform the essential functions of the job, association with a person with a disability, or unfavorable discharge from military service. and will require any subcontractor to abide by the same restrictions. Respondents shall comply with all requirements of the Act and of the Rules of the Illinois Department of Human Rights in regard to posting information on employee's rights under the Act. Respondents are also required to comply with all applicable federal and state laws and regulations regarding minimum wages, limit on payment to minors, minimum fair wage standards for minors, payment of wage due employees, and health and safety of employees.

Section 10 – Title VI Solicitation Notice.

The Metropolitan Airport Authority of Rock Island County, Illinois, in accordance with the provisions of Tile VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 USC §§ 2000d to 2000d-4) and the Regulations, hereby notifies all Respondents that it will affirmatively ensure that for any contract entered into pursuant to this advertisement, businesses will be afforded full and fair opportunity to submit proposals in response to this invitation and no businesses will be discriminated against on the grounds of race, color, national origin (including limited English proficiency), creed, sex (including sexual orientation and gender identity), age, or disability in consideration for an award.

Section 11 - Evaluation Procedure and Criteria.

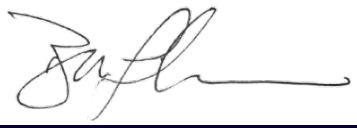
MAA staff will review all proposals submitted in a timely manner and comply with the mandatory requirements of this RFP. Proposals will be reviewed in accordance with the following criteria:

1. Clear understanding of the scope of work, demonstrated by the comprehensiveness and appropriateness of the proposal.
2. The Respondent's qualifications and experience to successfully complete the project.
3. Responses from references.
4. Fees (total project cost).

Conclusion.

A summary timetable of this solicitation and related events:

RFP Available	September 1, 2025
Submission Deadline of Questions/Site Visits	September 12, 2025
Q&A Posted to MAA Website	September 16, 2025
Proposals Due	September 19, 2025
Contract Negotiations	TBD
Project Begins	TBD

Issued By: 

Benjamin Leischner, A.A.E
Executive Director
Metropolitan Airport Authority of Rock Island County, Illinois

PREVAILING WAGE COMPLIANCE CERTIFICATION

(Corporate or LLC Contractor)

NAME OF FIRM:	

The undersigned, for and on behalf of the contractor named herein, certifies as follows:

1. That he or she is an officer or duly authorized agent of the above-referenced vendor/contractor (the contractor).
2. The contractor has complied with all provision of the Illinois Prevailing Wage Act and federal Davis-Bacon and related Acts, and all rules and regulations therein, for the past five (5) years.
3. The contractor has reviewed the applicable prevailing wage law, including the Illinois Prevailing Wage Act, and federal Davis-Bacon Act.
4. The contractor will pay the applicable prevailing wage rates.
5. The contractor will strictly comply with applicable prevailing wage laws.
6. The contractor has **not** been found by the Illinois Department of Labor to be in violation of the Illinois Prevailing Wage Act twice within the past three year period.
7. If the above answer is "NO," list the date(s) of the Department's finding of a violation:

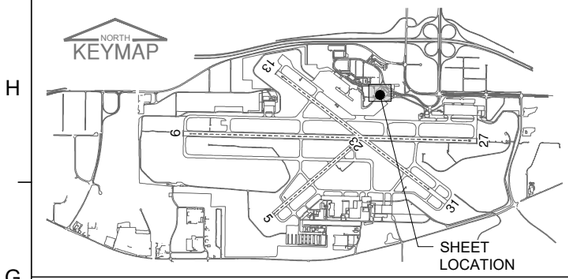
Date Signed: _____

_____
Officer or Authorized Agent

_____
Business Name

SUBMIT WITH PROPOSAL

EXHIBIT A



LEGEND

- NEW HANGAR DEVELOPMENT
- EXISTING BUILDING
- EXISTING STORM SEWER STRUCTURE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING ELECTRICAL HANDHOLE
- EXISTING ELECTRICAL MANHOLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING ELECTRICAL DUCT
- EXISTING FENCE
- NEW FENCE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING PAPI CIRCUIT
- EXISTING UNDERGROUND ELECTRIC
- EXISTING NATURAL GAS LINE

NORTH
0 30 60
SCALE IN FEET

GEORGE KIRK DR.

REMOVE EXISTING FENCE

NEW HANGAR 120' X 100'

NEW APRON PAVEMENT

NEW HANGAR DOOR (APPROX 95' X 28')

NEW AIRFIELD PERIMETER FENCE (TYP.)

QUAD CITIES INTERNATIONAL AIRPORT

CMT Engineers and Consultants

QUAD CITIES INTERNATIONAL AIRPORT
MOLINE, IL

METROPOLITAN AIRPORT AUTHORITY OF ROCK ISLAND COUNTY

APPROVED AS WORKING PLAN
BY:

REV	DATE	DESCRIPTION

PROJECT NAME:

KIRK HANGAR DEVELOPMENT

SHEET TITLE:

SITE PLAN EXHIBIT

DESIGNED:	DRAWN:	CHECKED:
CMT-MLI	CMT-MLI	CMT-MLI

PROJECT NO.:
DATE: AUGUST 13, 2025

SHEET NO.: SHEET 01 OF 01 SHEETS
REVISION

EXHIBIT B

DIVISION THIRTEEN: SPECIAL CONSTRUCTION
13600 PRE-ENGINEERED METAL BUILDINGS

GENERAL

WORK INCLUDED:

Construction of a pre-engineered metal building (PEMB) and accessories for [one] 120’0" x 100’0” x 32’0” clear span Box hangar. Metal building shall be a steel frame type construction and is to be a completely integrated system according to specified dimensions and as shown on plans.

Unless otherwise specified within this section, all aspects of the building system including design, details, materials, fabrication, quality criteria, tolerances, marking and identification, methods, and procedures are governed by the building systems manufacturer's standards.

ITEM INCLUDES:

QUALITY ASSURANCE:

A. Codes and Standards:
  1. Use the following where applicable in structural design:
    a. AWS “Code of Welding in Building Construction” and “Specifications for Welding Sheet Steel in Structures”, latest edition.
    b. MBMA “Recommended Design Practices manual”, latest edition and “Low-Rise Building Systems Manual”, 2018 edition.
    c. AISI “North American Specifications for the Design of Cold Formed Steel Structural Members”, AISI S100-16.with supplement 1
    d. AISC “Steel Construction Manual” and “Specifications for the Design, Fabrication, and Erection of Structural Steel for Buildings”, latest edition, AISC 360-16 (Manufacturer must be certified by AISC).
    e. AAMA “Aluminum Construction Manual”, latest edition.”
    f. SJI “Standard Specifications, Load Tables, and Weight Tables”, latest edition.
    g. AISC “Specifications for Structural Joints using ASTM A-325 or ASTM A-490 Bolts”, latest edition.
    h. AISC “Code of Standard Practice for Steel Buildings and Bridges”, latest edition.
    i. SDI “Steel Roof Deck Design Manual”, latest edition.
    j. 2021 International Building Code as amended (IBC-21).
      IBC 2021 Reference Standards
        i. ACI 318-19; Building Code Requirements for Structural Concrete
        ii. AISC 360-16; Specifications for Structural Steel Buildings
        iii. AISC 341-16; Seismic Provisions for Structural Steel Buildings
        iv. AISC S100-16; North American Specifications for the Design of Cold-formed Steel Structural Members
        v. ASCE7-16; Minimum Design Loads for Buildings and Other Structures
    k. OSHA Safety and Health Standards for the Construction Industry, 29 CFR 1926 Part R, “Safety Standards for Steel Erection”.
  2. Use the following where applicable in other phases of design:
    a. Building Code and Regulations of other governing authorities having jurisdiction at project site.

b. Structural Steel Painting Council (SSPC) Standards.
c. Roofing system rating UL Classification 90.
d. American Society for Testing and Materials (ASTM) Standards.

3. The corporate hangar shall be constructed per the requirements of NFPA 409 – Standard for Aircraft Hangars for Group III Aircraft Hangar classification for Type IIB (000) construction (maximum 12,000 square feet maximum single fire area) as applicable to authority having jurisdiction.

a. Hangar Fire Code Requirements - Anticipated Hangar Relevant Information:

i. Hangar Area: 12,000 SF
ii. Construction Type: NFPA Type II (000) or IBC Type IIB.
iii. Hangar Door Height: 28 feet
iv. Hangar Use: Aircraft Storage and Servicing
v. Total stories for aircraft storage and servicing: One
vi. Uses not anticipated: Painting, hazardous activities (welding, soldering, etc.)

b. Applicable and Notable Fire Protection Requirements - NFPA 409 Section 8 Group III

Aircraft Hangars

- 8.1.2 Group III aircraft storage and servicing area shall be limited to one story.
- 8.1.3 … floor of aircraft storage and servicing area… shall be noncombustible and above the grade of the approach or apron at the entrance…
- 8.1.4 Hangar aprons shall slope away from the level of the hangar floors…
- 8.1.7 Roof coverings shall be listed as Class C or better.
- 8.1.8 Exposed interior insulation attached to walls and roofs… shall comply with the special provision for aircraft storage hangars, interior wall, and ceiling finish criteria of NFPA 101
- 8.2.2 Partitions and ceilings separating aircraft storage and servicing areas from other areas such as shops, offices, and parts storage areas, shall have at least a 1-hour fire resistance rating with openings protected by listed fire doors having a fire resistance rating of at least 45 minutes.
- Section 8.8.1 Group III Fire Protection
  - Section 8.8.1.1 Fixed Fire Protection Systems shall be installed where required by and in accordance with locally adopted building codes.
- Section 8.8.2 Portable fire extinguishers shall be provided in accordance with NFPA 10…
  - Section 8.8.2.1 In aircraft storage and servicing areas, the distribution of portable fire extinguishers shall be in accordance with extra hazard classification outlined in NFPA 10
  - Section 8.8.2.2 The distribution of extinguishers in other areas of aircraft hangars shall be in accordance with light, ordinary, or extra hazard occupancy based on an analysis of each room or area following the requirements of NFPA 10.
- See the full section 8.8 of the NFPA 409 for other Group III hangar requirements.

B. Design Loads:

1. Basic Design Loads: To include ground snow, live, winds, and earthquake (if applicable), in addition to dead loads and including loading imposed by mechanical units. Consider all other design loads, whether they are static, dynamic, or kinetic nature, as auxiliary loads. Design must conform to the minimum requirements of the

IBC-21 using the "Allowable Stress Design" (ASD). Vertical live loads and wind loads with doors closed shall be as prescribed by IBC-21.

2. Tributary reductions as allowed by IBC- 21.
3. Crane Loads: No crane loads are required.
4. Horizontal deflections shall be limited to "L"/180 under full wind load, or as required by hangar door manufacturer's requirements for operation.
5. Building shall be Risk Category II per IBC-21, Table 1604.5.

SUBMITTALS:

A. General: The PEMB supplier shall furnish Engineers with six (6) hard copies or emailed digital copies of all submittal information required under this item.

B. Shop Drawings and Calculations:

1. Within four weeks of award of bid, the PEMB supplier shall furnish Engineers with completed erection drawings and calculations for review and comment.
   - **a.** Design Calculations and Erection Drawings: Prepared by, or under direct supervision of a Professional Engineer licensed in the State of Illinois with all drawings and calculation bearing this seal.
   - **b.** Show each type of structural building frame required and their locations within structure; details of anchor bolt sizes (including diameters, lengths, and embedment depths); base plate details; sidewall, endwall, and roof framing; diagonal bracing and location within structure; roof and wall insulation and types; longitudinal and transverse cross section; details of curbs, roof jacks, and items penetrating the roof; canopy framing and details; trim, liner panels, wall and roof coverings, and all accessory items; materials, finishes; construction and installation details, and other pertinent information required for proper and complete installation.
   - **c.** All shop drawings shall be reviewed and commented on by Engineers before purchase or start of fabrication.

C. Material Samples:

1. For each specific material sample requested by Engineers, submit in size, form, and number as directed.

D. Product Data: Hard copy or digital copies of manufacturer's specifications and descriptive literature.

E. Certification: Hard copy or digital copy of written certification, prepared and signed by a Professional Engineer licensed in the State of Illinois, attesting that building design meets specified loading requirements, requirements of codes and authorities having jurisdiction at project site, and other requirements as specified.

PRODUCT HANDLING:

A. Deliver prefabricated components, sheets, panels, and other manufactured items so that they will not be damaged or deformed. Any damaged or deformed building materials shall be replaced by the Contractor for no additional cost or project time.

B. Include installation and maintenance instructions.

C. Payment shall be made to the PEMB supplier for prefabricated buildings, components, and equipment per the item on the Bid Form. The PEMB supplier may request up to 10% of his lump sum bid for the hangar item for payment of the building manufacturer deposit.

BUILDING DESCRIPTION:

Hangar sizes shall be as defined below for the Quad-Cities International Airport, Moline Illinois.

1. Building width shall be as measured from out-to-out of end wall columns.
2. Building length shall be as measured from out-to-out of end wall columns.
3. Eave height shall be as measured from the top of the eave purlin or door header to the bottom of column base plate.
4. Hangar door size shall be the minimum clearances as stated or shown on plans.

Building Design:

Design loads shall be as stated herein and as clearly set forth in order document and shall be in accordance with IBC 2021 Building code standard design practices and ASCE 7-16.

Ground Snow Load	20.0 psf
Live Load	20 psf (reducible per Code)
Dead Load	self-weight of covering, framing, etc.
Collateral Load	5 psf
Risk Category I Wind Speed	108 MPH (3 sec. gusts)
Exposure	C
Seismic Design Criteria:	
Importance Factor:	1.00
Seismic Design Category	B
Site Class	D
Building Classification	S-1
Construction Type	II B
NFPA 409 Use Group	Group III
NFPA 409 Construction Type	Type II (000)

Design calculations, drawings, and documents shall contain information requested for permits and approval and sufficient information for building erection and shall be as applied to products furnished. The design for the pre-engineered metal building shall be signed and sealed by a Professional Engineer licensed in the State of Illinois in accordance to with the building manufacturer's requirements and applicable local codes.

Building manufacturer to provide contractor with anchor layout plan and building column reactions. Design of floors and foundation shall be the responsibility of foundation designer or others but shall include concrete floors and, at minimum, one slotted drain.

Structural Steel:

Design and Fabricate all structural steel in accordance with AISC "specifications for Structural Steel Buildings - Allowable Stress Design" and AISC Code of Standard Practices.

Structural Steel plates, bars and rounds shall be ASTM A-572 Grade 50. Wide-Flange shapes shall be ASTM A-992. Channels and angles shall be ASTM A36. Rectangular and round hollow structural sections shall be ASTM A500, Grade B with yield stresses of 46 ksi and 42 ksi, respectively.

Primary structural framing shall be main load carrying structural members. They shall include door trusses, rafters, interior columns, and exterior columns. Minimum design deflection shall be L/180.

Secondary framing:

Structural members shall carry the loads to the primary framing systems and shall include the purlins, girts, wind bracing, and miscellaneous structural member.

Purlins shall be nominal 8" deep "Z" shaped members and shall be manufactured of 16-, 14-, or 12-gauge steel designed for specified loads, and shall be fabricated of material based on the requirements of ASTM -570 or 572 as applicable.

Exterior wall girts shall be fabricated from structural weld steel tube or rolling formed "Cee" or "Zee" sections of ASTM 570 or 572. Flush mounted design for sidewalls and end walls.

Provide wind bracing, rafter bracing, sheeting angles where required.

Structural field connections shall be bolted (unless otherwise noted). All primary bolted connections, as shown on manufacturer's drawing, shall be furnished with high strength bolts conforming to the physical specifications of ASTM A-325 or shall be Grade 5. All Grade 5 bolts shall be zinc plated.

Roof, Exterior Siding, and Trim

Roof sheets shall be 26-gauge Galvalume coating conforming to ASTM specification A-792 with panel configuration with 1 ¼" minimum high major ribs 12" on center. Sheeting should have a minimum yield of 80 ksi. Panel coverage shall be 36" and shall be furnished full length from building eave to ridge purlin. A pre-formed ridge cap shall be provided. Minimum 25-year limited warranty. Roof sheets shall extend 5" beyond the structural eave line.

Wall sheet shall be 26-gauge Galvalume coating conforming to ASTM specification A-446 with a silicone polyester color coating. Panel coverage shall be 36" and furnished full length. Panel configuration shall be 1 ¼" minimum major ribs 12" on center. Sheeting should have a minimum yield of 80 ksi. Wall sheet shall be furnished full height. Minimum 35-year limited warranty. Color selected from manufacturer's standard color chart.

Building trim shall include eave trim, gable, trim, corner trim, service door trim, and bi-fold hangar door trim. All trim shall be 26 gauge and manufactured of flat stock material equal in quality to wall sheets and color as selected from manufacturer's standard color chart. All trims to be hemmed. Trim pieces shall be packaged for shipment at factory.

Roof caulking shall be at all roof sheet side laps and at pre-formed ridge caps. Roof caulk shall be a tape sealant type, pre-formed butyl rubber base, and shall be supplied as a 3/16" x 3/8" extruded shape.

Inside and outside semi-rigid cross-linked polyethylene foam closure shall be provided as required to provide a bird proof building. Closures are to be provided on bi-fold doors, gable and walls, side walls, roof overhang, eave, and rake of end wall. Closure shall be self-adhesive.

Fasteners provided as follows:

Roof fasteners: - shall be #12 x 1" heavy duty zinc/aluminum self-drilling screws with neoprene washers. Roof stitch screws shall be #12 x ¾" self-tapping zinc plated with bonded neoprene washers.

Wall fasteners: - shall be #14 x 1" heavy duty zinc/aluminum self-drilling screws with neoprene washers color coated to match wall and door sheeting. Wall sheet stitch and trim screws shall be #14 x ¾" color coated to match wall and door sheeting.

Roof and Panel Sealant:

Neoprene or other solid or closed cell, performance (inside roof panels and outside for endwall panels at the rake and base) closure strips matching the profile of the panel shall be installed along the eave of the roof panel, rake and base of the end wall panels as well as the hangar door panels.

Base flashing: Manufacturer's standard base trim to provide dirt proof seal between slab and floor panels.

DIVISION EIGHT: DOORS AND WINDOWS

08344 Hangar Doors:

Acceptable Bottom Rolling Hangar Door Manufacturers:

Norco Manufacturing – Franksville, WI
Flemming Steel Doors – New Castle, PA

Hangar doors manufactured by metal building manufacturers are absolutely not acceptable in this application.

SCOPE OF WORK

Provide one (1) 95' wide by 28' high, 5-leaf, one-way electrically operated hangar door system.

DESIGN CRITERIA

1. The intended design wind load for the hangar doors is to be 115 MPH. The primary and secondary framing of hangar door, upper guide rail assemblies shall comply, where applicable, with the loads and specifications in accordance with the latest American Institute of Steel Construction Specifications of Standard Structural Sections. Cold form shapes and/or hot rolled shapes shall be in accordance with ASTM A36 Specification, Steel for Bridges and Buildings.

   The basic design criteria applies to the door and its components specified herein and shall conform to the applicable form of the following accepted and approved design specification:

   a. American Institute of Steel Construction - "Manual of Steel Construction".
   b. American Iron and Steel Institute - "Light Gage Steel Design Manual".
   c. American Welding Society - "Code for Arc and Gas Welding".
   d. Metal Building Manufacturer Association -"Recommended Design Practices Manual".
   e. Aluminum Association - "Aluminum Construction Manual".

MATERIALS

1. **Bottom Rail System**
   - **a.** Anchor Bolts shall be suitable for use intended with double nuts for leveling bottom rail supports. Anchor bolts and nuts shall be ASTM Specification A307.
   - **b.** Rail Supports are factory cut to size and punched hot rolled angles of a minimum yield strength of 36,000 psi for leveling and supporting bottom rails to prevent movement during normal erection, concrete pouring and finishing operations.
   - **c.** Bottom Rail to be ASCE specification rail (minimum 20#/yd) of the proper weight to accommodate the design, thrust and weight loads for each specific installation. Verification of proper bulb width to preclude any brinelling of track or bottom rollers for service life of building must be available.

2. **Door Framing**
   - **a.** Jambs shall be hot rolled structural channels per ASTM specification A36. Deflection at maximum wind loading may not exceed L/180.
   - **b.** Door Headers are either cold formed channels having minimum yield strength of 50,000 psi or hot rolled channels per ASTM specification A36 or better to accommodate specific design load requirements. Door Header to be fabricated to accept upper guide roller assemblies without modification or alteration.
   - **c.** Door Girts shall be cold formed or hot rolled structural tubing per ASTM A-500 Grade B properly spaced to accommodate specified wind load conditions as required. Girts shall be designed for simple span conditions and sized to permit exterior and interior sheeting and blanket insulation without causing jamb seal interference, abrasion or wear.

3. **Bottom Rollers** – Each wheel shall be steel, minimum A-36, and of adequate size (minimum 9-inch tread diameter) to be easy rolling and designed to withstand all radial and thrust loads imposed by dead loads and wind pressure on the door. “V” groove or caster type wheels are not acceptable for this installation. Roller assemblies to be designed so as to be removable from door without removing door from opening. Relubrication fittings and Timken or equivalent roller bearings with grease seals must be used.

4. **Telescoping Upper Guide Roller Assemblies** shall be grouped in pairs at both ends of each door header with horizontal polyurethane rollers operating perpendicular to the web of the upper guide rails. Rollers are to have permanently lubricated bronze bearings. Roller assembly shall be mounted on a structural pipe which will slide vertically on teflon bushings so as to accommodate for building movement due to live load. Calculations to demonstrate the ability of transmitting tributary wind loads shall be provided.

5. **Upper Guide Roller Assemblies** shall be grouped in pairs at both ends of each door header with two, 3 ½” diameter polyurethane rollers, operating perpendicular to the web of the upper guide rails. Rollers are to have permanently lubricated bronze bearings. Calculations to demonstrate the ability of transmitting tributary wind loads shall be provided.

6. **Weather Seals** shall be 2-ply fabric reinforced 3-ply neoprene rubber designed to provide a weather tight door seal around the entire perimeter of the door when the doors are in their closed position. Spaces between and around each door leaf, jamb, head and still to have seals as manufactured by the door manufacturer mounted on exterior side of door center line to insure maximum resistance to penetration of blowing rain, snow, sand and dirt.

7. **Header Seal Deflector** shall be 12 gage galvanized metal extending the entire length of the upper seal and configured so as to prevent the upper seal from reversing inward.

8. **Drive Units:** Mount on the center leaves of the door system so as to drive one or both of the bottom rollers of each powered leaf. Rubber tire or other "Retro" fit type operators are absolutely not acceptable. Door pick-up shall be by mechanical pick-up brackets.

9. **Upper Guide Rail System**

   a. Upper Guide Rail shall be a “H", " I", or wide flange beam shape and shall conform to ASTM Specification A-36 or better. Size, weight and length shall be as required for door design, wind loads and building requirements. The bottom flange of the upper guide rail shall act as a retainer in conjunction with the upper guide roller assemblies so as to prevent the doors from accidental disengagement. The web of the rail shall be sized to accommodate building deflection, permitting unopposed operation of the doors under maximum live load conditions.

   b. Upper Track Brackets shall be wide flange beams, supporting the upper guide rails on a maximum of 10'-0" centers.

   c. Closure Plate shall be a 14 gage galvanneal steel sheets sandwiched between the guide rails and track brackets so as to act both as a soffit, and a diaphragm to help distribute the tributary wind loads of doors into the building structure.

   d. All Upper Guide Rail system components to be designed and pre-punched so as to allow assembly on the ground in 20’ (nominal) modules for ease of installation.

10. **Electric Door Operators**

    a. Drive System: Designed to move the powered leaf at a minimum speed of 45 feet per minute at zero wind load conditions; operable at full speed up to and including a maximum wind load of eight (8) pounds per square foot.

    b. Drive Unit: Unitized assembly, consisting of a totally enclosed fan cooled motor, right angle worm gear box, overload and emergency disconnect and necessary roller chains and sprockets.

    c. Motor: Single speed, squirrel cage type of sufficient size to operate the leaves at not more than 75 percent of rated capacity.

    d. Drive Bases: The drive bases shall be adjustable and shall be designed to rigidly support the drive components without deflection or torsional rotation under the operating loads.

e. Variable Frequency Drive: (VFD) shall produce a variable-frequency, adjustable-voltage, Pulse Width Modulated (PWM) three phase, 480V, sine wave output when powered from a three-phase, 480V, 60Hz input. The drive shall be suitable for use with NEMA Design B, ac induction motors with a 1.15 service factor. Alternate adjustable frequency drives techniques other than PWM technology will not be considered. Drives shall be designed, constructed, and tested in accordance with NEMA, UL, NEC, and IEEE standards. Drives and all supplied options shall be UL approved and listed according to UL 508. Drives shall be solid state, electronic and programmable for time and value of motor speeds and shall maintain constant torque characteristics over the motor speed range. Drives shall be factory wired, with overload and under voltage protection, equipped with electrical interlocks and with transformers and relays for control circuits, all enclosed in a (NEMA 4, wet location) enclosure with a disconnect switch, capable of being locked in the OFF/OPEN position. Power voltage shall be 460V, three-phase and control voltage shall be 120. One complete variable frequency drive will be provided for each power operator.

11. **Limit Switches:**
    PLC or Smart Relay: A programmable relay which will allow the hangar doors to start from a full closed position and run at half speed for 2.5 feet, then ramp up to full speed. At 2.5 feet from full open position, doors are to ramp down and run at half speed before stopping.

12. **Operating Mechanism:** Covered on the interior of the leaf by a hinged covered door.

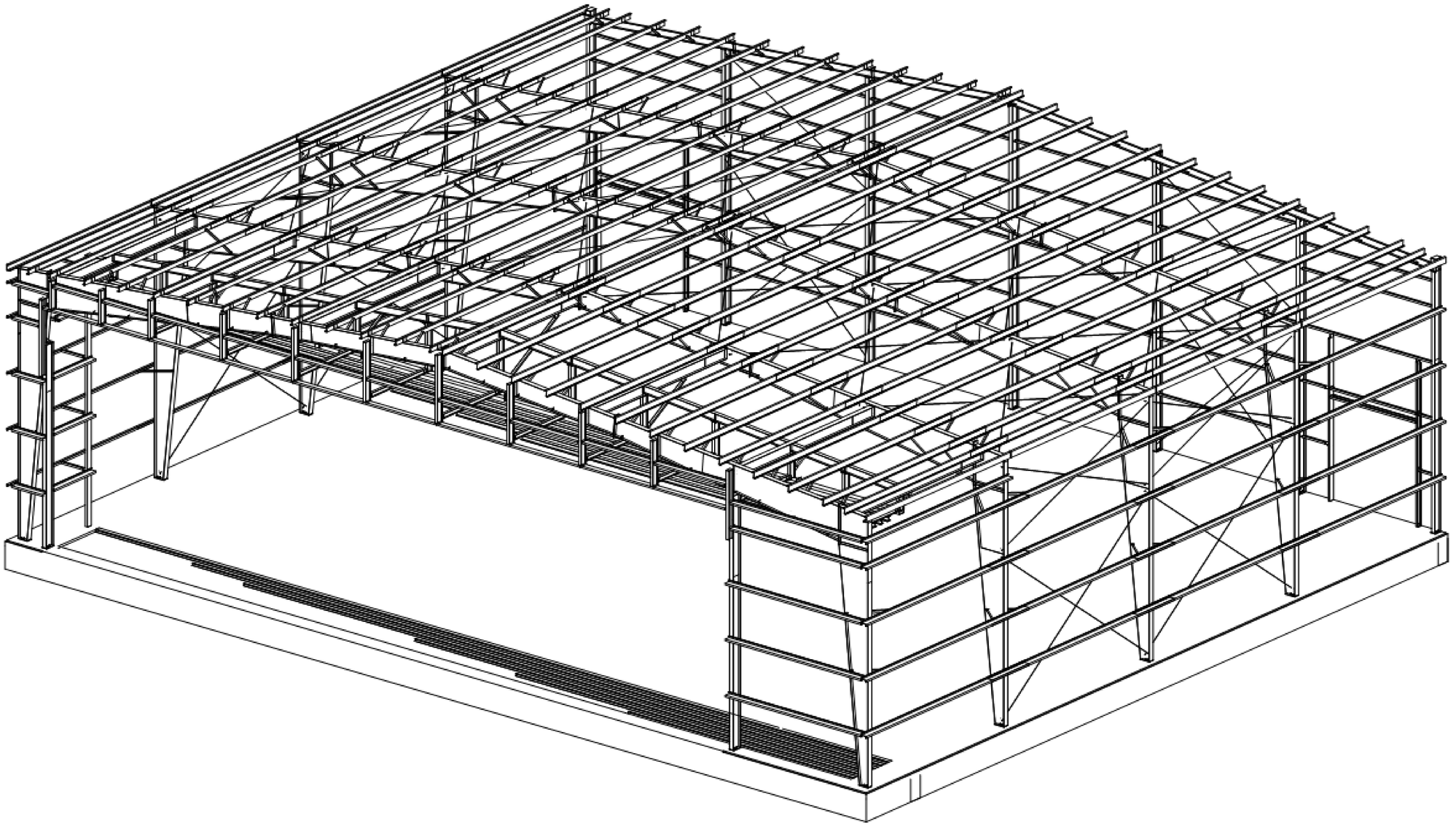
13. **Warning Alarm:** Volume of not less than 90db installed on the powered leaf of hangar door system. The warning device shall automatically signal movement of the powered leaf and shall sound continuously while door is being operated.

14. **Control Panel:** Control must meet UL 508A, 508, File No. E61997: Type 4 and Type 12. NEMA/EEMAC Type 4 and Type 12. CSA File No. LR42186 Type 4 and Type 12 VDE 1P66. IEC 60529, IP66
    a. Transform incoming voltage to 120/240 volt control circuit.

15. **Warranty**: Provide each installation with a certificate of Limited Warranty.

16. **Walk Doors:** Access doors (walk-in doors with hangar doors) shall be provided in the hangar doors or hangar walls as shown on plans. Access doors to have a factory baked enamel finish. Access doors shall be equipped with heavy duty stainless steel door locks (ANSI Grade 2) with lever handles and dead-bolt capable of accommodating a BEST 7-pin locking core. Walk door frames shall be 16 ga pre-painted jambs, Walk door face panels shall be minimum of 24 ga. with internal reinforcements, stiffeners, polystyrene filled core with full weather-stripping.

17. **Thermal Insulation:** Roof, exterior walls and hangar doors Insulation to be 4" (R-13) Fiberglass insulation is laminated to a white Metalized Polypropylene Scrim Kraft facing (WMP50 or better). System R values under ASTM C-1136.



DRAWING LIST

C1.0 - COVER SHEET
F1.0 - COLUMN LAYOUT PLAN
S1.0 - ROOF FRAMING
S2.0 - SIDEWALL ELEVATIONS
S3.0 - ENDWALL ELEVATIONS
S4.0 - MAIN FRAME 001
S5.0 - MAIN FRAME 002
S6.0 - ROLLING DOOR FLOOR
S7.0 - ROLLING DOOR FRAMING
S8.0 - ROLLING DOOR FRAMING
S9.0 - DOOR FRAME SECTIONS
S10.0 - ARCHITECTURAL ELEVATIONS

REV.	DESCRIPTION	BY	DATE
A	PRELIMINARY DRAWINGS	MWS	08/19/2025

Kirk Airport Solutions
HANGAR PLANNING CONSULTING DEVELOPMENT
20939 Waterside Drive, Lago Vista, Texas 78645
Ph: (815) 263-3403 / Fax: (888)958-2535

PROJECT LOCATION:
QUAD CITIES INTERNATIONAL
MOLINE, IL 61265

PROJECT DESCRIPTION:
119'-8 X 99'-9 X 32'-0

DRAWING TITLE: DESIGN INFORMATION CONCEPT DRAWING

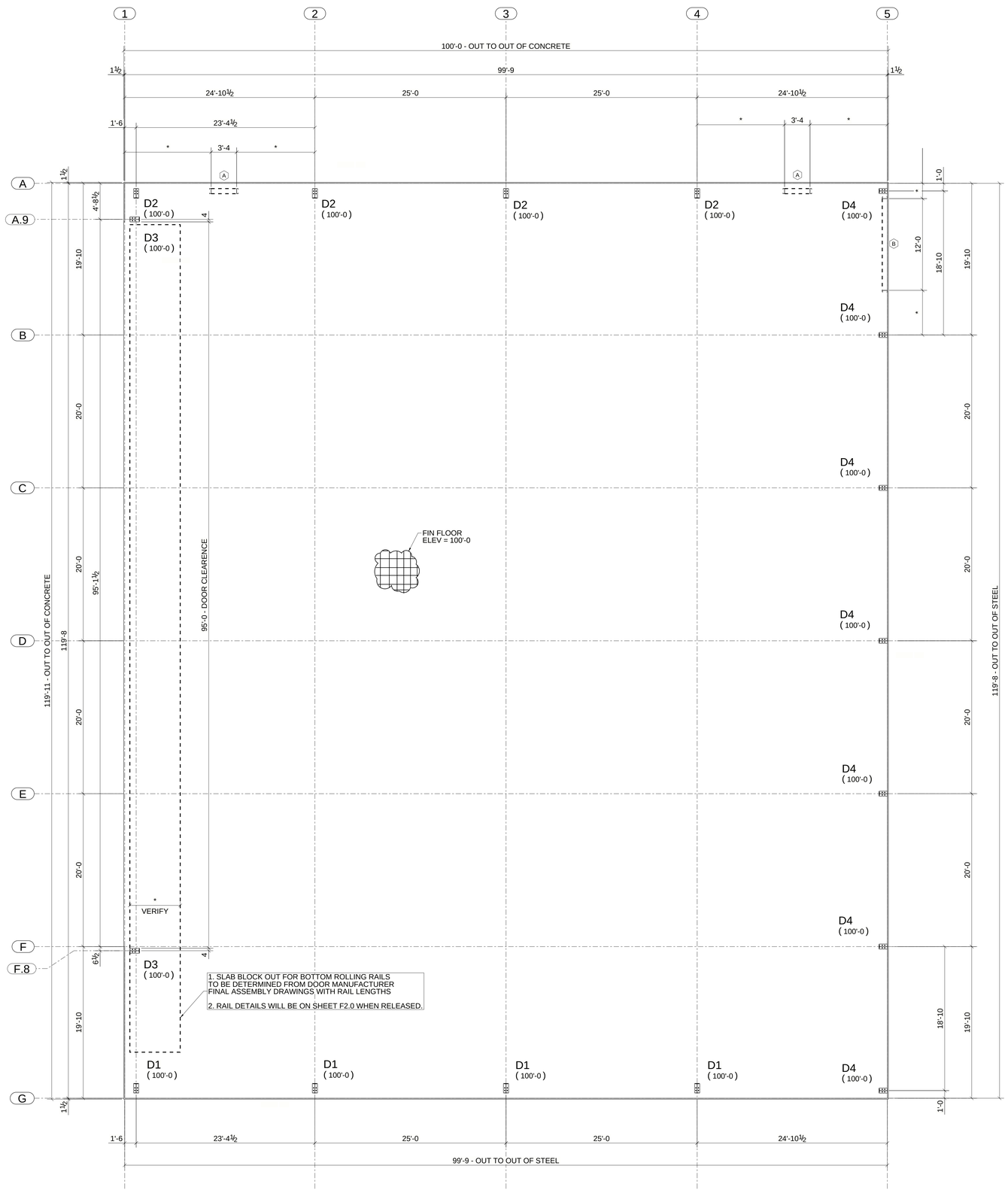
PLOT DATE: 08/19/2025

JOB NO: 25-0819

DRAWN BY: HPS

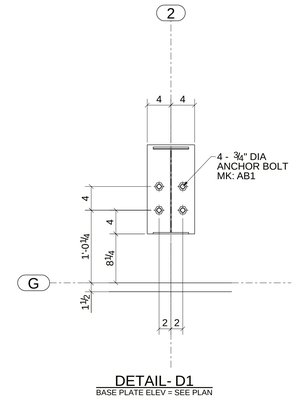
DRAWING NO.
C1.0

EXHIBIT C



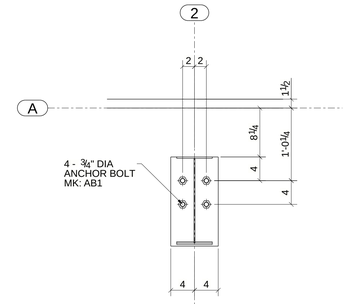
ANCHOR BOLT SETTING PLAN

REF: KSA ENGINEERING DRAWING S1.01



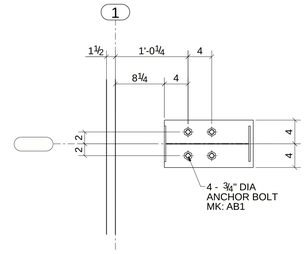
DETAIL- D1

BASE PLATE ELEV = SEE PLAN



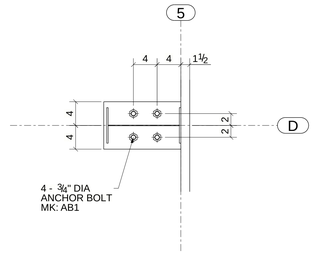
DETAIL- D2

BASE PLATE ELEV = SEE PLAN



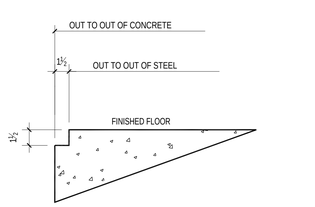
DETAIL- D3

BASE PLATE ELEV = SEE PLAN



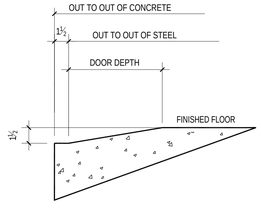
DETAIL- D4

BASE PLATE ELEV = SEE PLAN



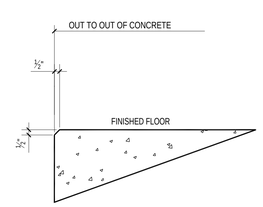
TYP. EDGE DETAIL @ SHEETED WALLS

TYP. AT GRID LINE 1, 5, A, G,



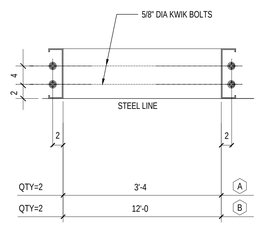
TYP. SLOPE SLAB AT ENTRYS

TYP. AT DOOR LOCATIONS



TYP. EDGE DETAIL @ ROLLING DOOR

TYP. AT GRID LINE 1 ONLY



A.B. SETTING PLAN FOR DOOR FRAME

BASE PLATE ELEV = 100'-0 FIELD LOCATED

Kirk Airport Solutions

HANGAR PLANNING CONSULTING DEVELOPMENT
20939 Waterside Drive, Lago Vista, Texas 78645
Ph: (815) 263-3403 / Fax: (888)958-2535

PROJECT LOCATION:
QUAD CITIES INTERNATIONAL
MOLINE, IL 61265

PROJECT DESCRIPTION:
119'-8 X 99'-9 X 32'-0

DRAWING TITLE: COLUMN LAYOUT PLAN — CONCEPT DRAWING

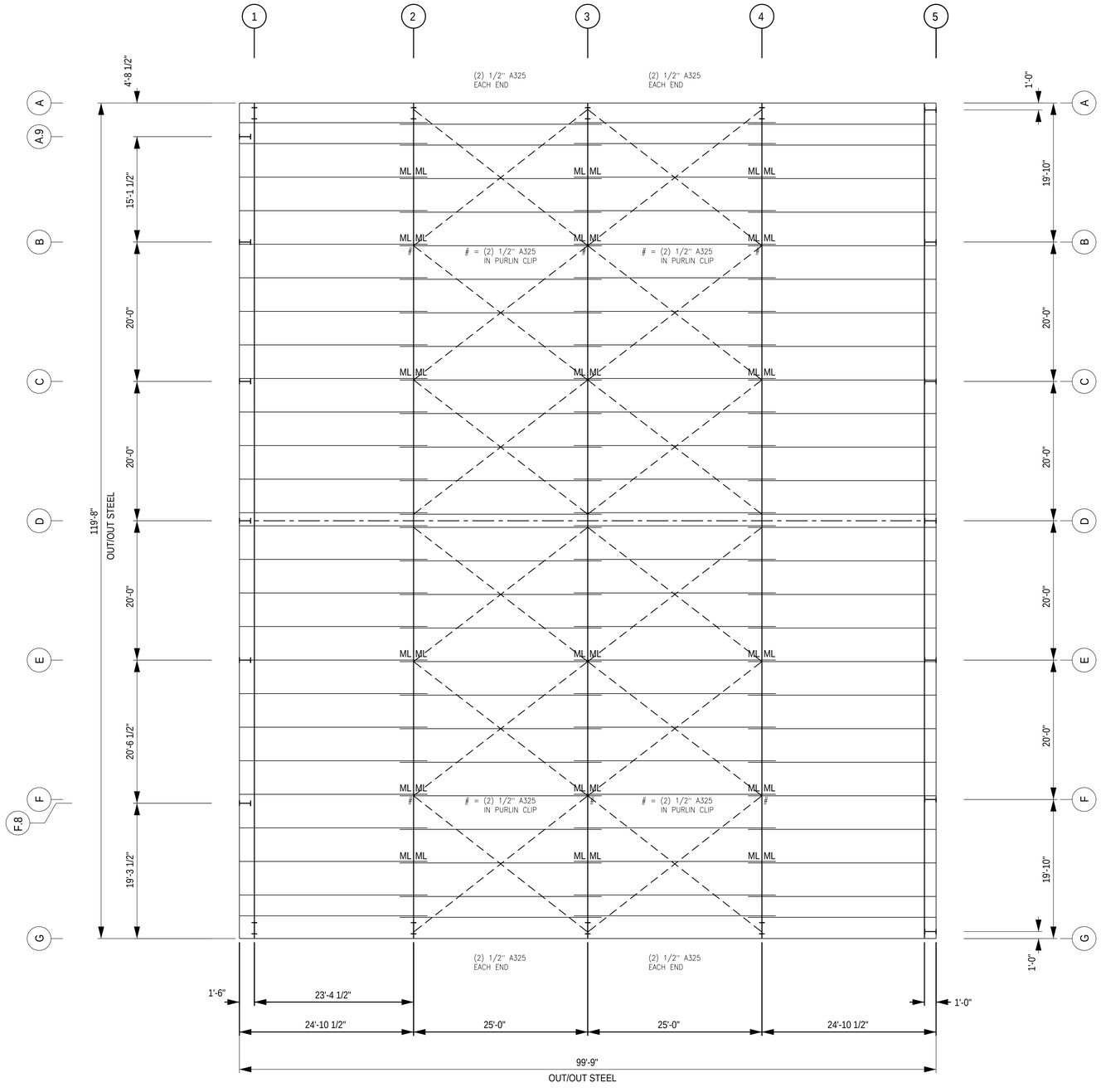
PLOT DATE: 08/19/2025 — DRAWING NO.

JOB NO: 25-0819 — F1.0

DRAWN BY: HPS

REV.	DESCRIPTION	BY	DATE
A	PRELIMINARY DRAWINGS	MWS	08/19/2025

EXHIBIT C



ROOF PLAN

LAP SCHEDULE	
NAME	LENGTH
ML	2'-1 3/4"

SEE SHEET S11

REV.	DESCRIPTION	BY	DATE
A	PRELIMINARY DRAWINGS	MWS	08/19/2025

Kirk Airport Solutions
HANGAR PLANNING CONSULTING DEVELOPMENT
20939 Waterside Drive, Lago Vista, Texas 78645
Ph: (815) 263-3403 / Fax: (888)958-2535

PROJECT LOCATION:
QUAD CITIES INTERNATIONAL
MOLINE, IL 61265

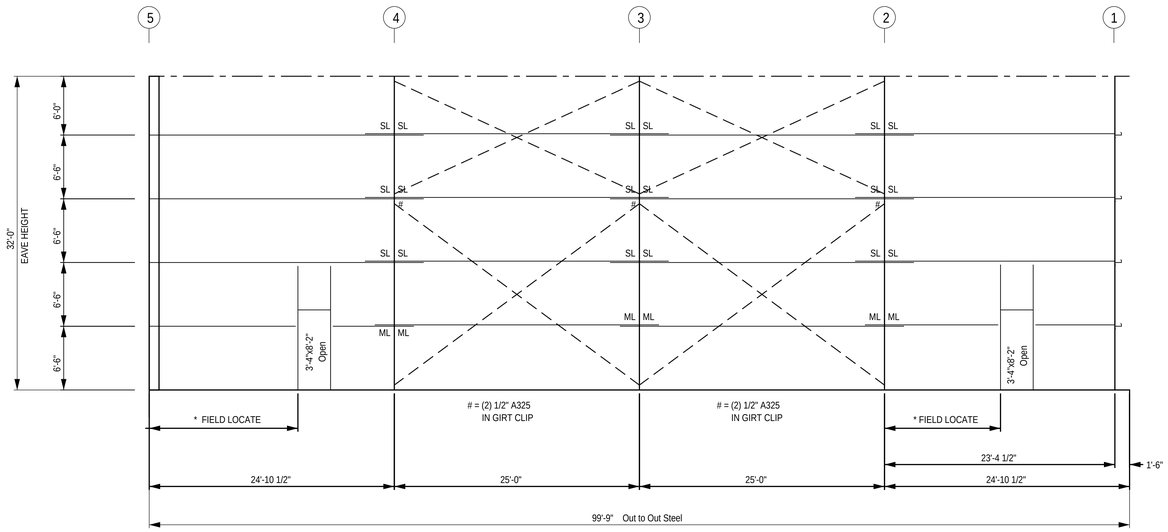
PROJECT DESCRIPTION:
119'-8 X 99'-9 X 32'-0

DRAWING TITLE: ROOF FRAMING — CONCEPT DRAWING

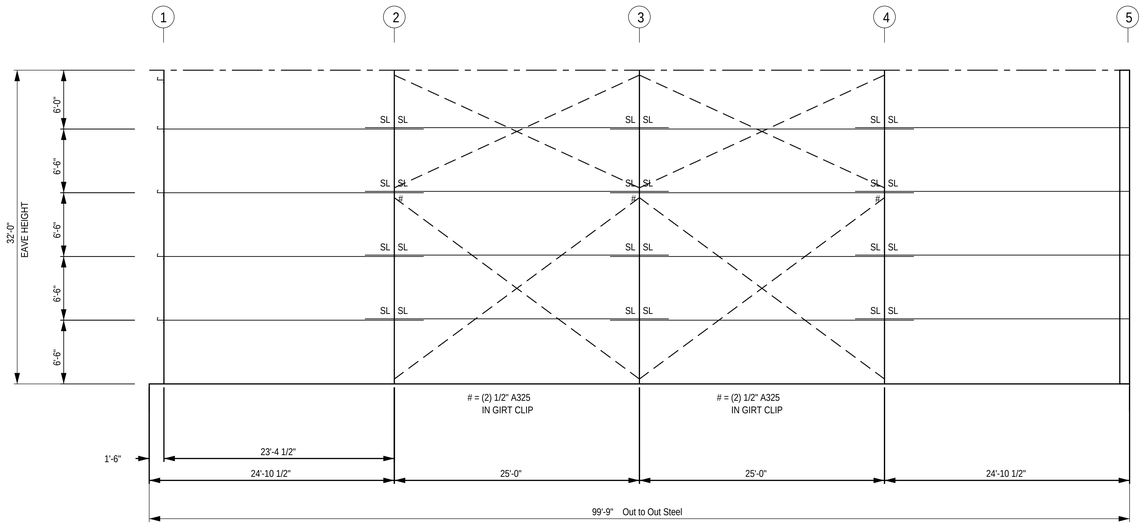
PLOT DATE: 08/19/2025 — DRAWING NO.

JOB NO: 25-0819 — S1.0

DRAWN BY: HPS



FRAMING ELEVATION AT COLUMN LINE - A



FRAMING ELEVATION AT COLUMN LINE - G

LAP SCHEDULE	
NAME	LENGTH
SL	3'-1 3/4"
ML	2'-1 3/4"

SEE SHEET S11

REV.	DESCRIPTION	BY	DATE
A	PRELIMINARY DRAWINGS	MWS	08/19/2025

Kirk Airport Solutions
HANGAR PLANNING CONSULTING DEVELOPMENT
20939 Waterside Drive, Lago Vista, Texas 78645
Ph: (815) 263-3403 / Fax: (888)958-2535

PROJECT LOCATION:
QUAD CITIES INTERNATIONAL
MOLINE, IL 61265

PROJECT DESCRIPTION:
119'-8 X 99'-9 X 32'-0

DRAWING TITLE: SIDEWALL ELEVATIONS CONCEPT DRAWING

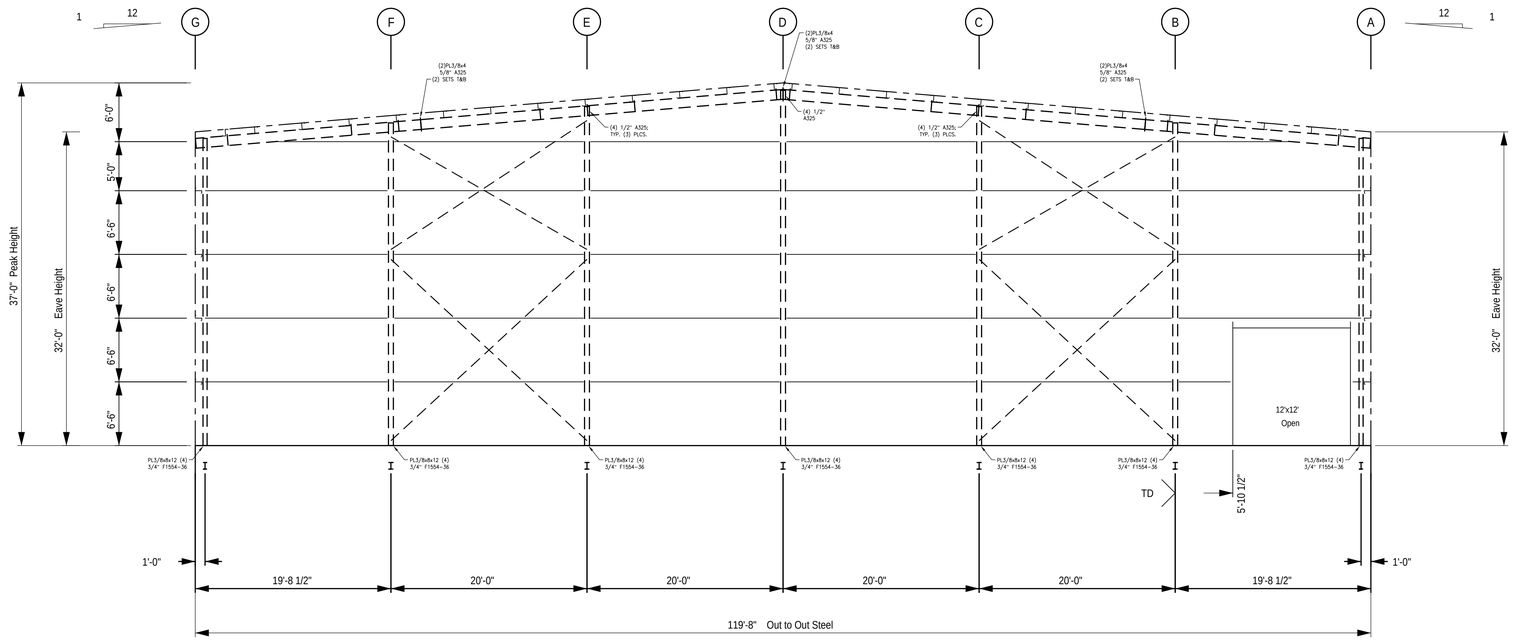
PLOT DATE: 08/19/2025

DRAWING NO.

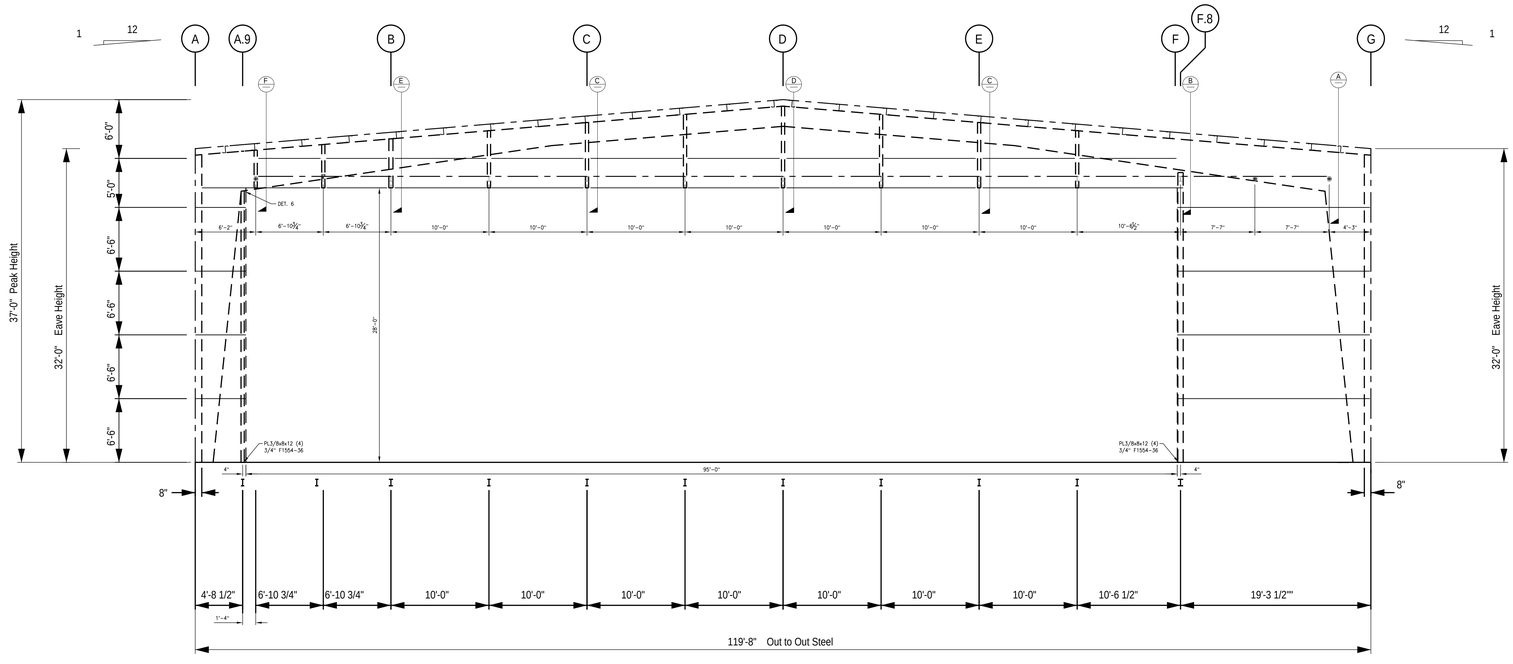
JOB NO: 25-0819

DRAWN BY: HPS

S2.0



FRAMING ELEVATION AT FRAME LINE - 5



FRAMING ELEVATION AT FRAME LINE - 1

REV.	DESCRIPTION	BY	DATE
A	PRELIMINARY DRAWINGS	MWS	08/19/2025

Kirk Airport Solutions
HANGAR PLANNING CONSULTING DEVELOPMENT
20939 Waterside Drive, Lago Vista, Texas 78645
Ph: (815) 263-3403 / Fax: (888)958-2535

PROJECT LOCATION:
QUAD CITIES INTERNATIONAL
MOLINE, IL 61265

PROJECT DESCRIPTION:
119'-8 X 99'-9 X 32'-0

DRAWING TITLE: ENDWALL ELEVATIONS CONCEPT DRAWING

PLOT DATE: 08/19/2025

DRAWING NO. S3.0

JOB NO: 25-0819

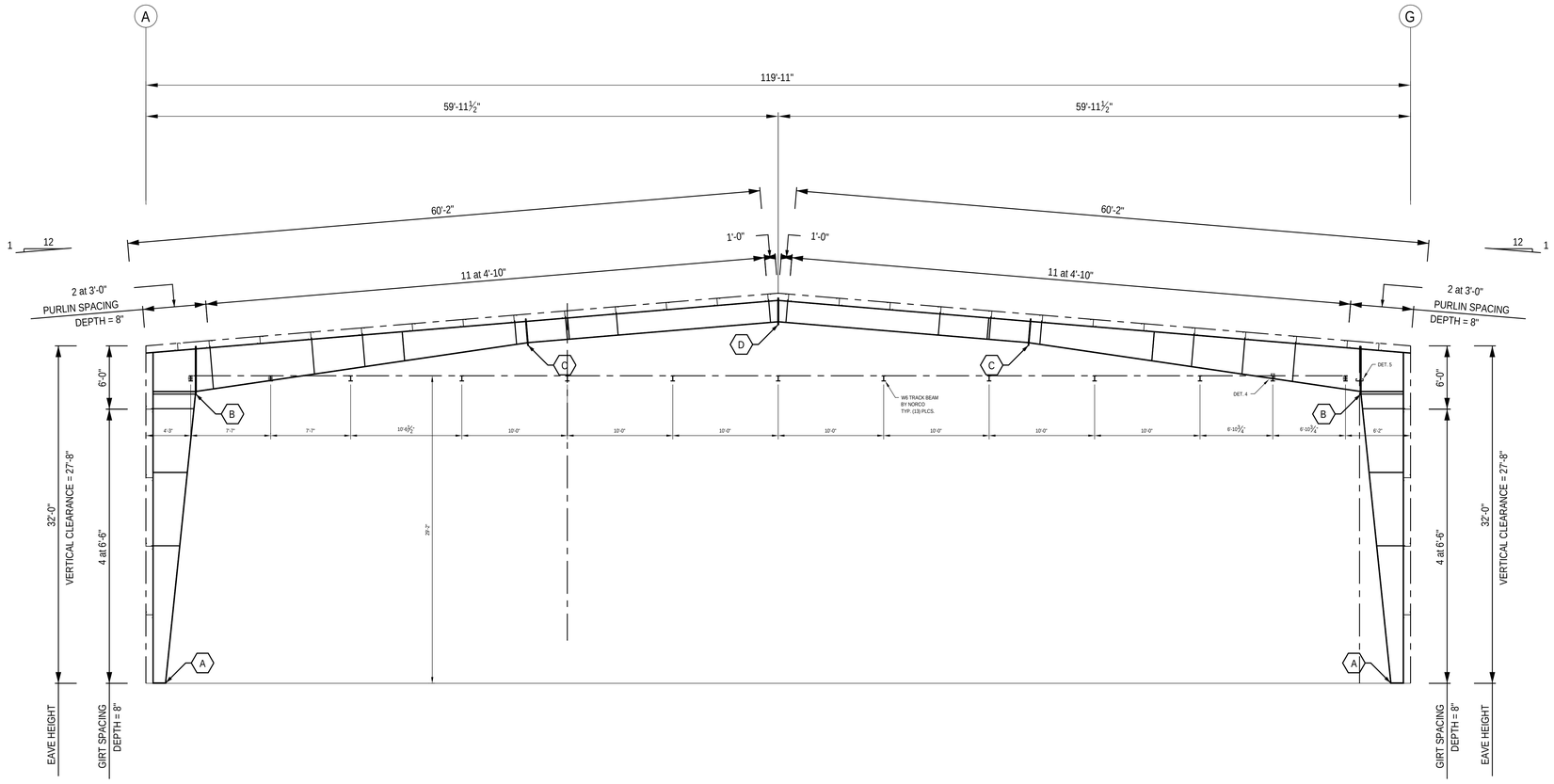
DRAWN BY: HPS

A	PLATE	8" x 1/2"
	BOLTS	(4) 3/4"

B	PLATE	8" x 1/2"
	BOLTS	(14) 3/4"X2" (3) 3" OUT (3) 3" IN
	CNR WEB	1/4 TOP FLG 5/16" SPCR BLT (1)@19 11/16"
	STIFF	5/16" HAUNCH

D	PLATE	8" x 1/2"
	BOLTS	(10) 3/4"X2" (2) 3" OUT (2) 3" IN
	SPCR BLT	(1)@10 11/16"

C	PLATE	8" x 3/8"
	BOLTS	(10) 3/4"X2" (2) 3" OUT (2) 3" IN
	SPCR BLT	(1)@10 9/16"



FRAME CROSS SECTION AT FRAME LINE: 1

FLANGE BRACE SCHEDULE	
SYMB	SIZE
a	LIGHT; L2x2x1/8
b	HEAVY; L3x3x3/16

SEE SHEET S11

Kirk Airport Solutions
HANGAR PLANNING CONSULTING DEVELOPMENT
20939 Waterside Drive, Lago Vista, Texas 78645
Ph: (815) 263-3403 / Fax: (888)958-2535

PROJECT LOCATION:
QUAD CITIES INTERNATIONAL
MOLINE, IL 61265

PROJECT DESCRIPTION:
119'-8 X 99'-9 X 32'-0

DRAWING TITLE: MAIN FRAME 001 — CONCEPT DRAWING

PLOT DATE: 08/19/2025 — DRAWING NO.

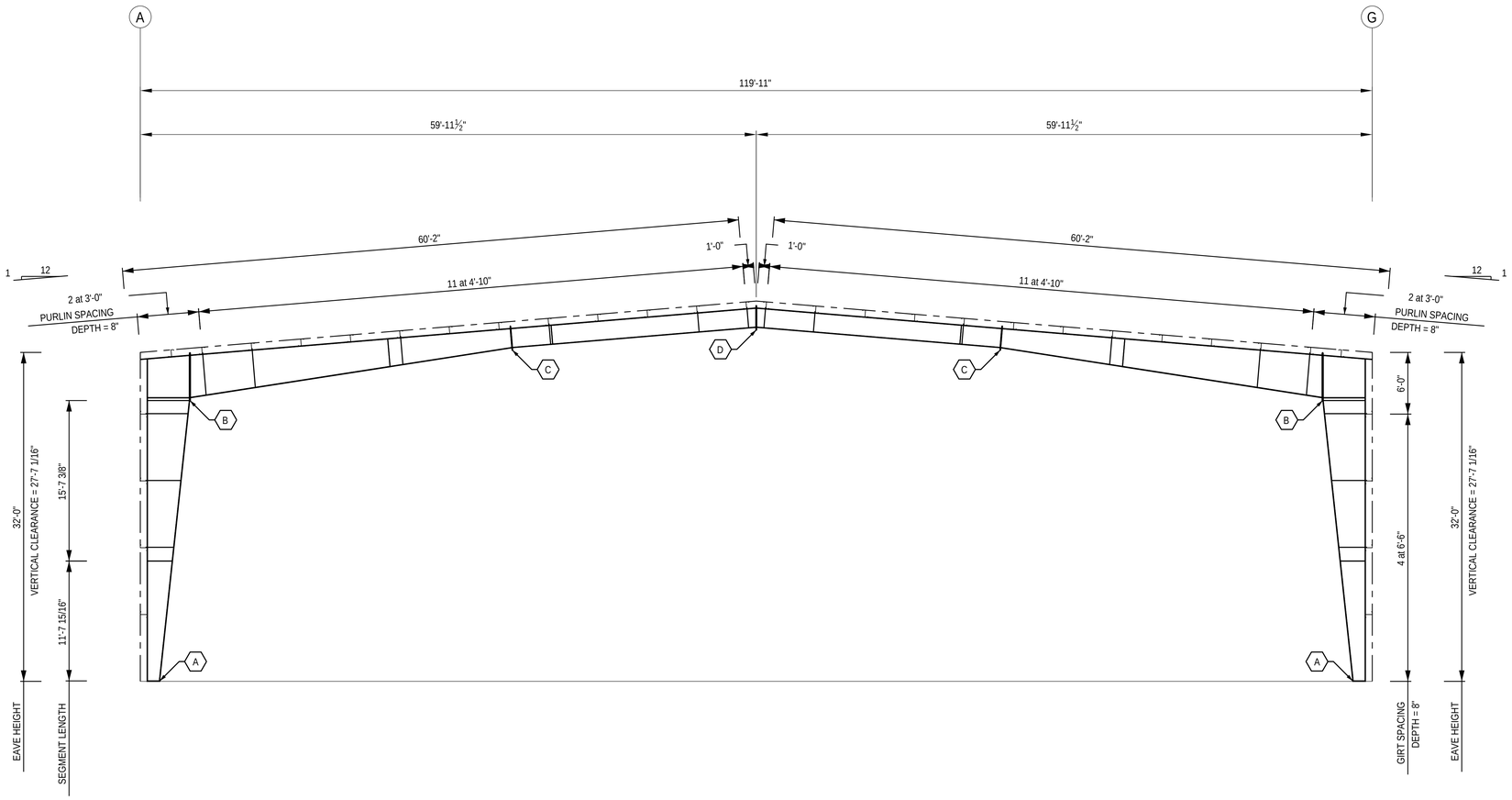
JOB NO: 25-0819

DRAWN BY: HPS

S4.0

REV.	DESCRIPTION	BY	DATE
A	PRELIMINARY DRAWINGS	MWS	08/19/2025

A	PLATE	8" x 1/2"
	BOLTS	(4) 3/4"
B	PLATE	8" x 5/8"
	BOLTS	(14) 7/8"X2 3/4" (4) 3 1/2" OUT (2) 3 1/2" IN
	CNR WEB	1/4 TOP FLG 5/16" SPCR BLT (1)@19 7/8"
	STIFF	3/8" HAUNCH
D	PLATE	8" x 1/2"
	BOLTS	(8) 3/4"X2" (2) 3" OUT (2) 3" IN
C	PLATE	8" x 3/8"
	BOLTS	(8) 3/4"X2" (2) 3" OUT (2) 3" IN



FRAME CROSS SECTION AT FRAME LINES: 2-4

FLANGE BRACE SCHEDULE	
SYMB	SIZE
a	LIGHT; L2x2x1/8
b	HEAVY; L3x3x3/16

SEE SHEET S11

Kirk Airport Solutions
HANGAR PLANNING CONSULTING DEVELOPMENT
20939 Waterside Drive, Lago Vista, Texas 78645
Ph: (815) 263-3403 / Fax: (888)958-2535

PROJECT LOCATION:
QUAD CITIES INTERNATIONAL
MOLINE, IL 61265

PROJECT DESCRIPTION:
119'-8 X 99'-9 X 32'-0

DRAWING TITLE: MAIN FRAME 002 — CONCEPT DRAWING

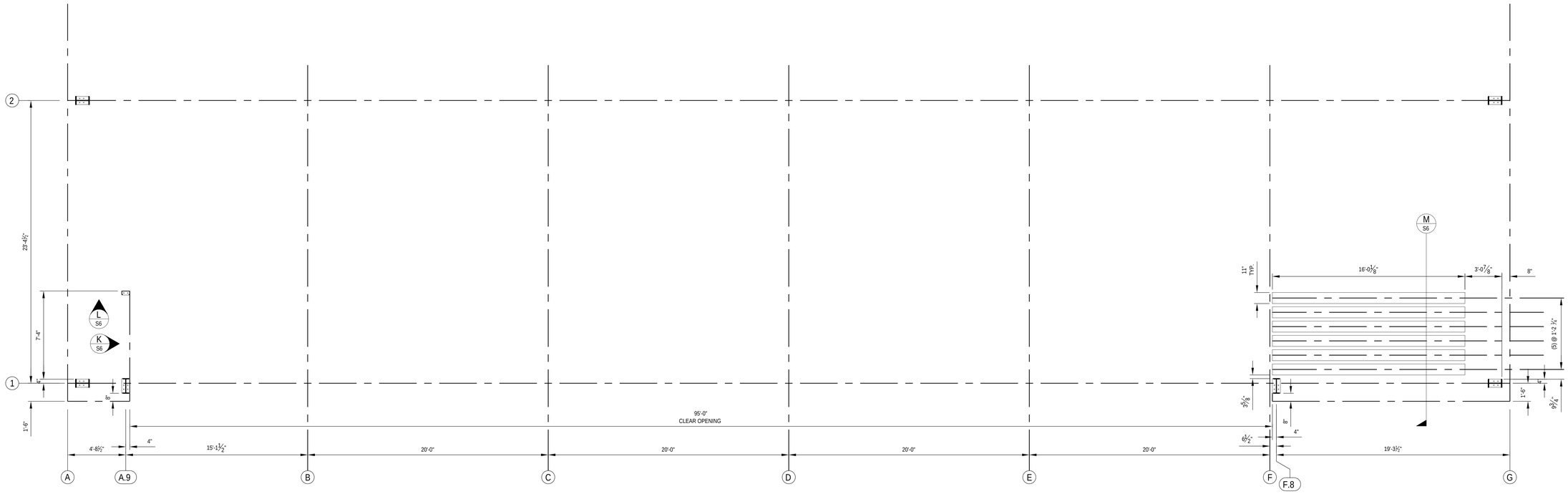
PLOT DATE: 08/19/2025 — DRAWING NO.

JOB NO: 25-0819

DRAWN BY: HPS

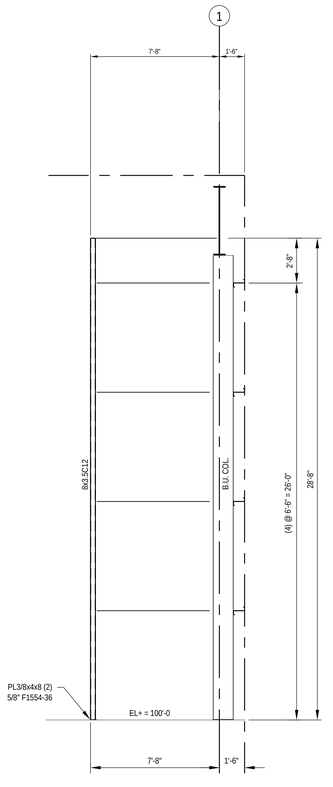
S5.0

REV.	DESCRIPTION	BY	DATE
A	PRELIMINARY DRAWINGS	MWS	08/19/2025



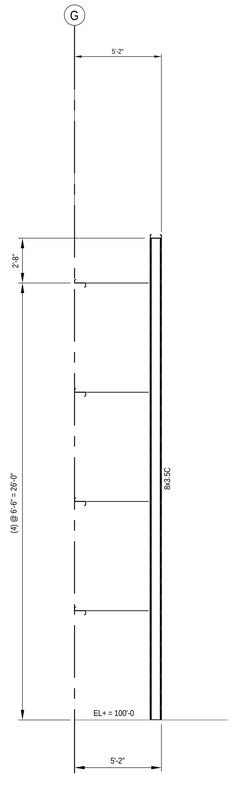
DOOR FRAMING PLAN AT FINISHED FLOOR EL+100'-0

SCALE: 1/4"=1'-0"



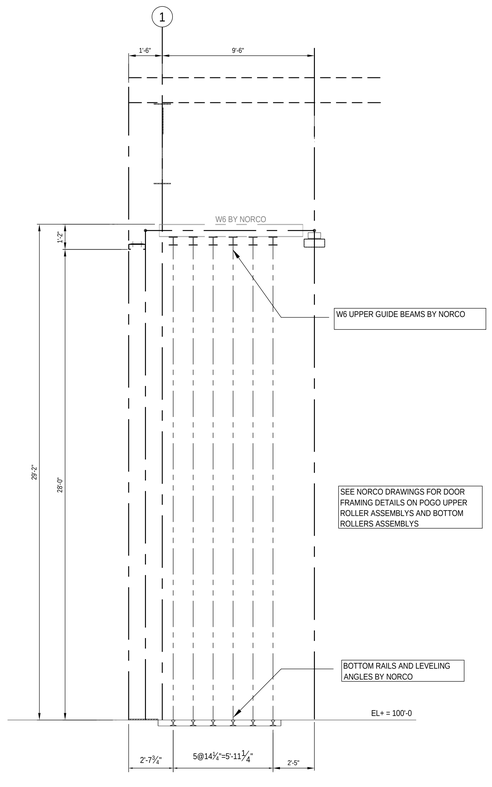
ELEVATION K / S6

SCALE: 1/4"=1'-0"



ELEVATION L / S6

SCALE: 1/4"=1'-0"



SECTION M / S6

SCALE: 1/4"=1'-0"

REV.	DESCRIPTION	BY	DATE
A	PRELIMINARY DRAWINGS	MWS	08/19/2025

Kirk Airport Solutions
HANGAR PLANNING CONSULTING DEVELOPMENT
20939 Waterside Drive, Lago Vista, Texas 78645
Ph: (815) 263-3403 / Fax: (888)958-2535

PROJECT LOCATION:
QUAD CITIES INTERNATIONAL
MOLINE, IL 61265

PROJECT DESCRIPTION:
119'-8 X 99'-9 X 32'-0

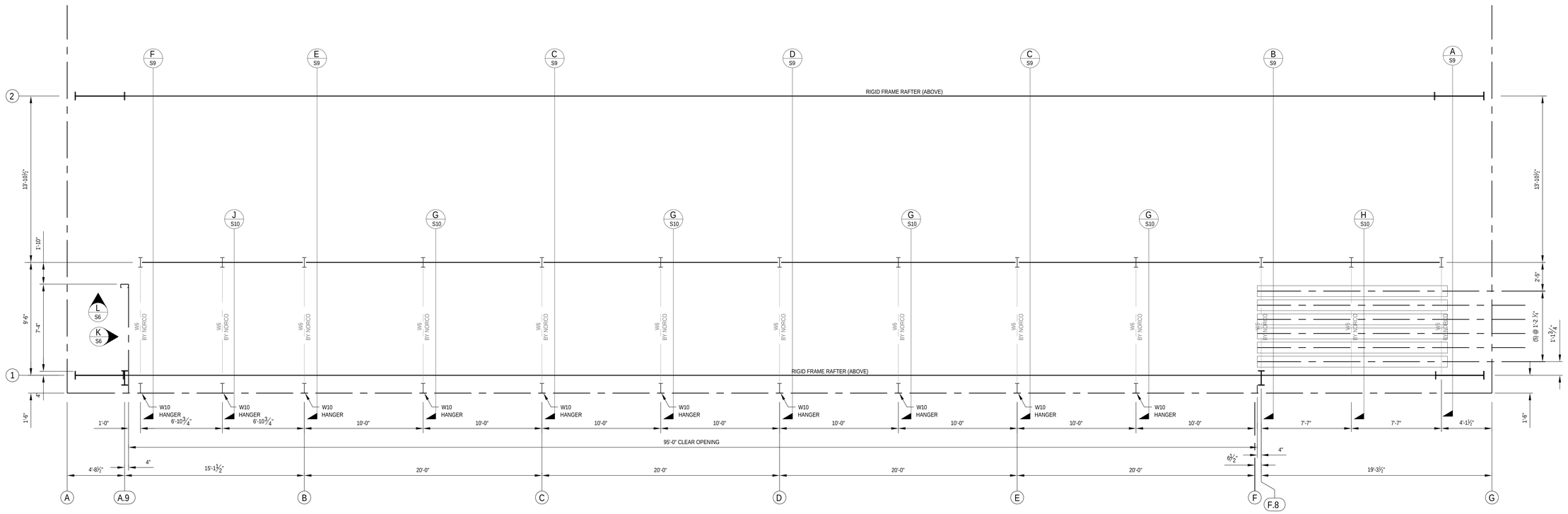
DRAWING TITLE: ROLLING DOOR FLOOR — CONCEPT DRAWING

PLOT DATE: 08/19/2025 — DRAWING NO.

JOB NO: 25-0819

DRAWN BY: HPS

S6.0



FRAMING PLAN AT T.O.S.
ELEVATION 29'-2" U.N.O.

SCALE: 1/4"=1'-0"

REV.	DESCRIPTION	BY	DATE
A	PRELIMINARY DRAWINGS	MWS	08/19/2025

Kirk Airport Solutions
HANGAR PLANNING CONSULTING DEVELOPMENT
20939 Waterside Drive, Lago Vista, Texas 78645
Ph: (815) 263-3403 / Fax: (888)958-2535

PROJECT LOCATION:
QUAD CITIES INTERNATIONAL
MOLINE, IL 61265

PROJECT DESCRIPTION:
119'-8 X 99'-9 X 32'-0

DRAWING TITLE: ROLLING DOOR FRAMING CONCEPT DRAWING

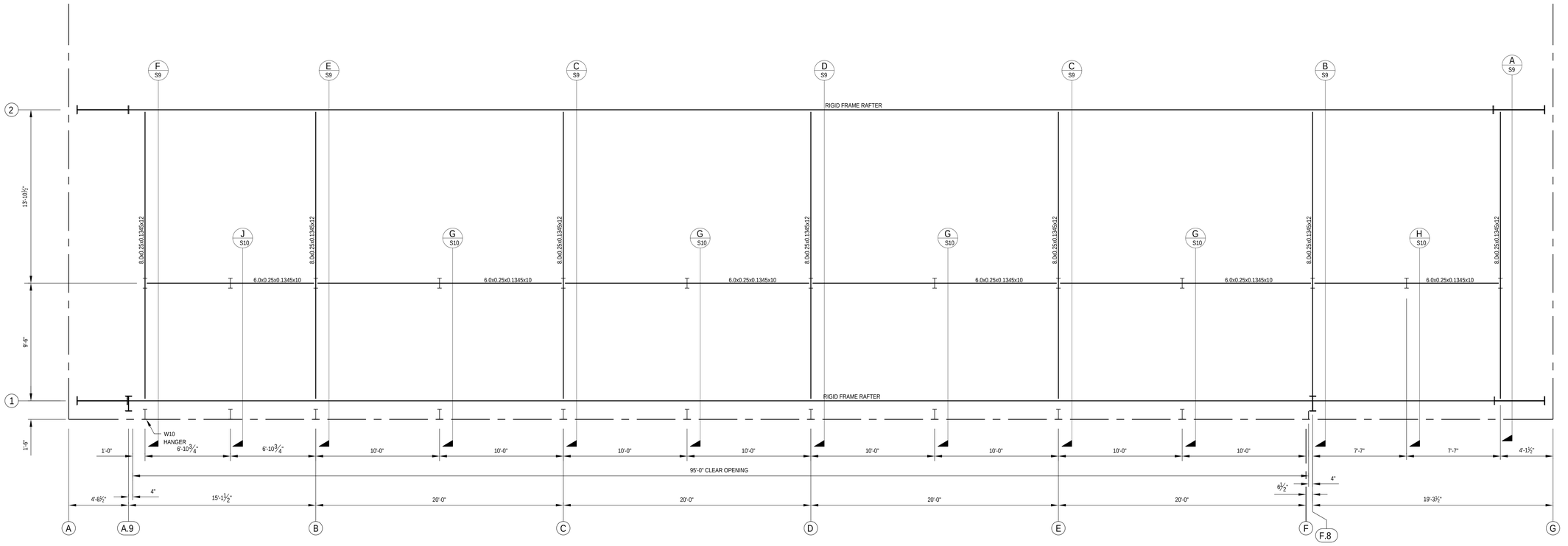
PLOT DATE: 08/19/2025

DRAWING NO.

JOB NO: 25-0819

DRAWN BY: HPS

S7.0



FRAMING PLAN AT T.O.S.
ELEVATION VARIES

SCALE: 1/4"=1'-0"

REV.	DESCRIPTION	BY	DATE
A	PRELIMINARY DRAWINGS	MWS	08/19/2025

Kirk Airport Solutions
HANGAR PLANNING CONSULTING DEVELOPMENT
20939 Waterside Drive, Lago Vista, Texas 78645
Ph: (815) 263-3403 / Fax: (888)958-2535

PROJECT LOCATION:
QUAD CITIES INTERNATIONAL
MOLINE, IL 61265

PROJECT DESCRIPTION:
119'-8 X 99'-9 X 32'-0

DRAWING TITLE: ROLLING DOOR FRAMING CONCEPT DRAWING

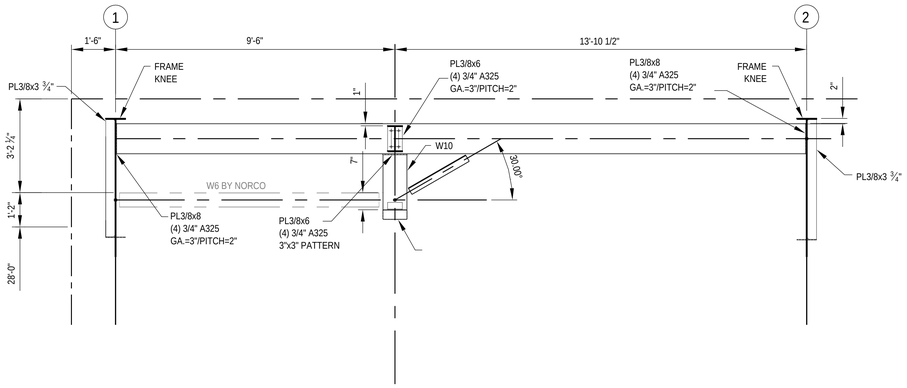
PLOT DATE: 08/19/2025

DRAWING NO.

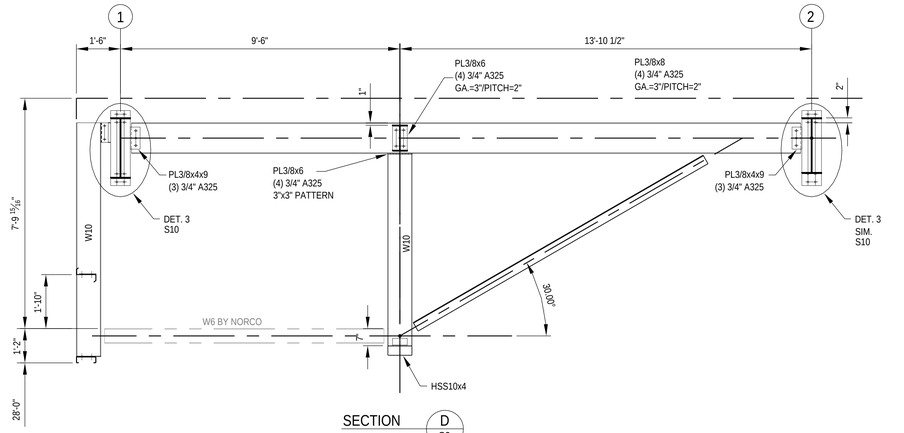
JOB NO: 25-0819

DRAWN BY: HPS

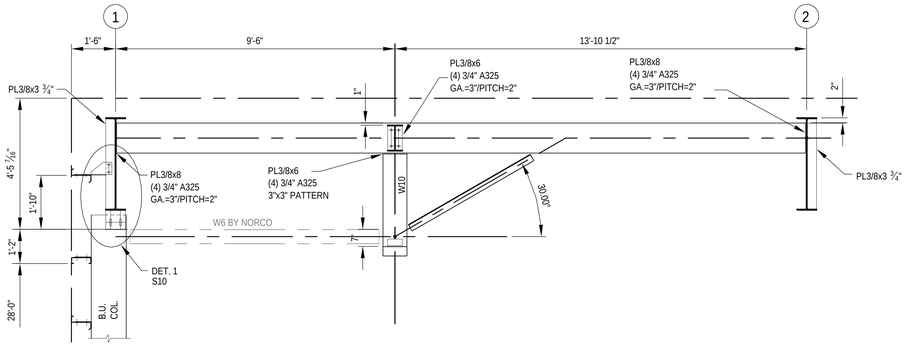
S8.0



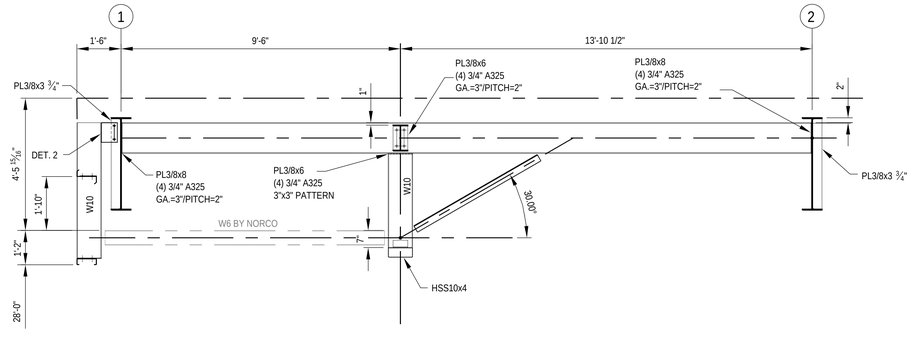
SECTION A
SCALE: 3/8"=1'-0" S9



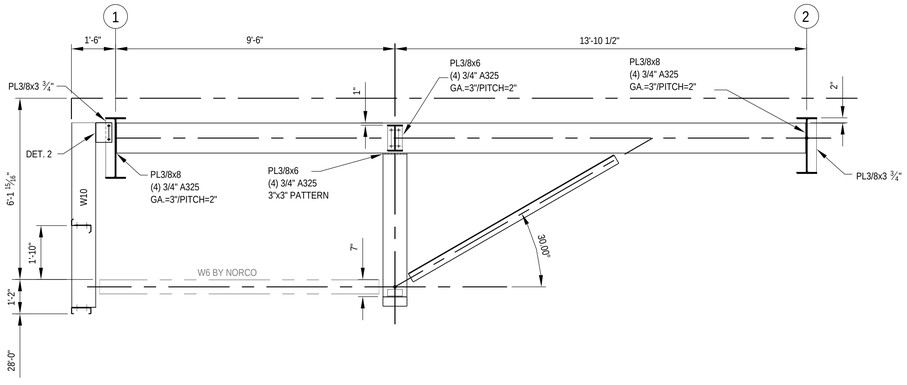
SECTION D
SCALE: 3/8"=1'-0" S9



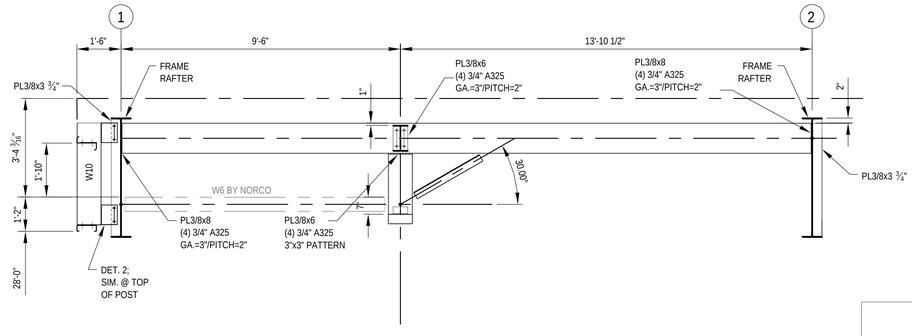
SECTION B
SCALE: 3/8"=1'-0" S9



SECTION E
SCALE: 3/8"=1'-0" S9



SECTION C
SCALE: 3/8"=1'-0" S9



SECTION F
SCALE: 3/8"=1'-0" S9

REV.	DESCRIPTION	BY	DATE
A	PRELIMINARY DRAWINGS	MWS	08/19/2025

Kirk Airport Solutions
HANGAR PLANNING CONSULTING DEVELOPMENT
20939 Waterside Drive, Lago Vista, Texas 78645
Ph: (815) 263-3403 / Fax: (888)958-2535

PROJECT LOCATION:
QUAD CITIES INTERNATIONAL
MOLINE, IL 61265

PROJECT DESCRIPTION:
119'-8 X 99'-9 X 32'-0

DRAWING TITLE: DOOR FRAME SECTIONS CONCEPT DRAWING

PLOT DATE: 08/19/2025

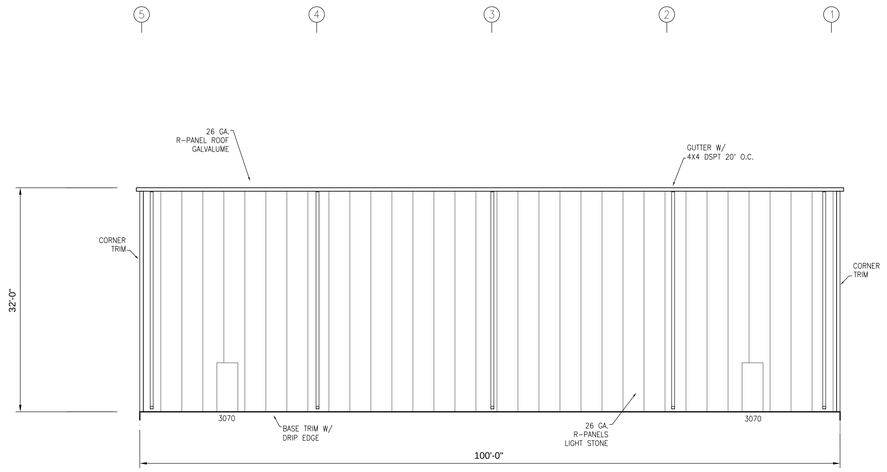
DRAWING NO.

JOB NO: 25-0819

DRAWN BY: HPS

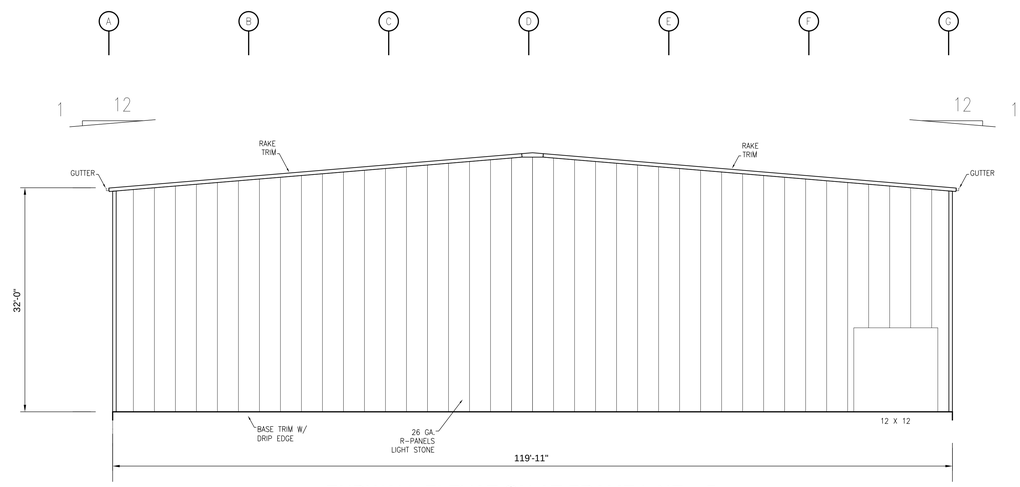
S9.0

EXHIBIT C



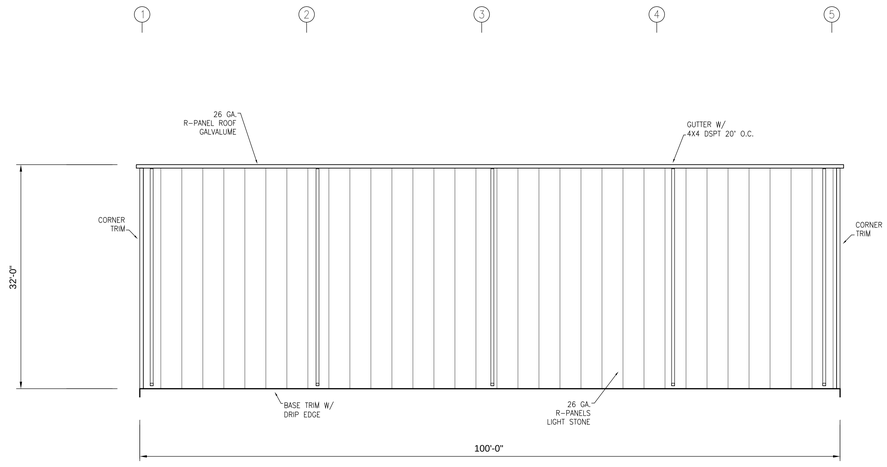
SIDEWALL ELEVATION AT COLUMN LINE - G

BACK SIDEWALL



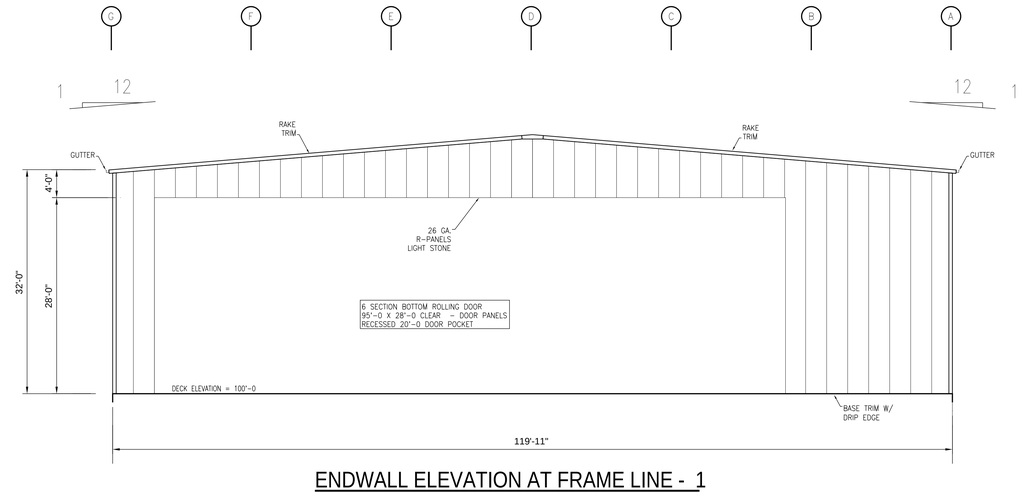
ENDWALL ELEVATION AT FRAME LINE - 5

RIGHT ENDWALL



SIDEWALL ELEVATION AT COLUMN LINE - A

FRONT SIDEWALL



ENDWALL ELEVATION AT FRAME LINE - 1

LEFT ENDWALL

REV.	DESCRIPTION	BY	DATE
A	PRELIMINARY DRAWINGS	MWS	08/19/2025

Kirk Airport Solutions
HANGAR PLANNING CONSULTING DEVELOPMENT
20939 Waterside Drive, Lago Vista, Texas 78645
Ph: (815) 263-3403 / Fax: (888)958-2535

PROJECT LOCATION:
QUAD CITIES INTERNATIONAL
MOLINE, IL 61265

PROJECT DESCRIPTION:
119'-8 X 99'-9 X 32'-0

DRAWING TITLE: ARCHITECTURAL ELEVAT***CONCEPT DRAWING

PLOT DATE: 08/19/2025

DRAWING NO.

JOB NO: 25-0819

DRAWN BY: HPS

S10.0