



**Grand Junction Regional Airport
Terminal Renovation Project
Grand Junction, Colorado
CONTRACTOR – REQUEST FOR QUALIFICATIONS
July 10, 2018**

PROJECT: Terminal Renovation Project- Grand Junction Regional Airport

This Request for Qualifications (RFQ) is issued by the Grand Junction Regional Airport Authority (Owner) to retain a qualified Contractor to provide construction services for the Terminal Renovation Project, located within the existing airport facilities located at 2828 Walker Field Drive, Grand Junction, CO 81506.

1. OWNER & PROJECT TEAM

Owned by the Grand Junction Regional Airport Authority, Grand Junction Regional Airport is the largest airport in western Colorado and third largest in the state, behind Denver International Airport and Colorado Springs Airport.

The airport opened in 1930 as Grand Junction Municipal Airport. In 1942 it was renamed Walker Field for Walter Walker, a former publisher of The Daily Sentinel newspaper who helped obtain funds and business support for the airport. The airport and the airport authority were renamed on May 15, 2007.

In 2016, the Airport began a multi-year program to relocate the primary runway originally constructed in 1958. The relocation project will modernize the runway while minimizing impacts to community air service. The project will relocate the runway 600 feet north of the existing runway.

The Airport Improvement Program (AIP) is continually coordinated with FAA and Colorado Department of Transportation (CDOT) Division of Aeronautics to provide a Capital Improvement Plan (CIP) which continually maintains the existing airfield during the runway replacement program. Tailwind Concessions operates inside the terminal and provides passengers with food and beverage choices. Inside the terminal, there is a gift shop and TV monitors in the waiting area for passengers. The terminal has six gate. Two gates are served with jet bridges and an additional jet bridge is under construction. The Airport is currently served by Allegiant, American Delta, United, and Denver Air Connection.

The Architect selected for the Project is M&H Architecture, a Mead & Hunt company.

The Grand Junction Regional Airport Authority has retained Project One Integrated Services of Englewood, Colorado to assist in coordination of the Contractor selection process efforts for the Project. Project One provides project management leadership and owner's representation services to the public and private sectors for building, tenant improvement, healthcare and civil/infrastructure projects.

2. PROJECT OVERVIEW

The Owner's current project includes repairs and renovations to address Electrical, Mechanical, Code Compliance Upgrades, and Maintenance issues. The scope of the work includes the following:

- Electrical upgrades including a new generator to provide backup power to the Terminal Building;
- Replacement of the mechanical systems to include roof top units, boilers and ductwork in the Terminal Atrium;
- Code compliance upgrades including lighting, exit stair enclosure and enclosing the third floor of the Atrium; and
- Address recurring maintenance issues by replacing both escalators located in the Atrium and replacing the low slope roofing on the Terminal Building.

3. PROJECT APPROACH

The Owner envisions retaining a Contractor through a Construction Manager/General Contractor (CM/GC) Guaranteed Maximum Price delivery method for the Project. The Owner will evaluate contractor qualifications submitted and develop a shortlist of contractors who will be invited to submit a formal proposal through an RFP process. Final selection will be based on a cost proposal, schedule, site logistics plan, proposed staff, project approach, work sessions, contract language, and other factors as determined by the Owner. Note that it is the Owner's intent to contract and move to construction once approval has been provided by the Airport Authority Board.

A fundamental key to this Project will be a Contractor that is flexible, innovative and integrates as a pivotal team member dedicated to Project success. The Owner's intent is to select a Contractor by early fall, with construction services beginning immediately after final selection.

Following receipt of the formal proposals, the Authority will conduct work sessions with the top ranked firms (which may or may not include all shortlisted firms) and select the most qualified contractor based on the selection criteria listed above. The Owner's intent is to negotiate and agree to a contract (GMP) with the top ranked contractor and proceed. The proposed contract Agreement will be provided to firms during the formal proposal process.

4. MILESTONE SCHEDULE

The following schedule was developed without contractor input and the Owner requests contractor feedback in the response to this RFQ request.

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| RFQ Responses Due | July 25, 2018 – 2 PM MDT |
| Issue RFP to Shortlisted Firms | August 01, 2018 |
| RFP Responses Due to Owner | August 28, 2018 |
| Scope Review/Work Sessions with Top Ranked Firms | September 07, 2018 |
| Rank Firms/Reconcile Guaranteed Maximum Price | September 10-18, 2018 |
| Presentation for Approval to Grand Junctional Regional Airport Authority | September 18, 2018 |
| Start Construction | As soon as Practical |

5. ANTICIPATED SCOPE OF SERVICES

The Contractor will enter into a contract to provide construction phase services during the Project and will be responsible for all aspects of construction.

Services by the Contractor will include:

- Limited pre-construction phase services including but not limited to; cost estimating/finalization of a GMP, scheduling, constructability review, logistics plans and potentially value engineering;
- Construct the designed improvements;
- Coordinate with various Authority departments and other agencies, utility companies and similar entities;
- Procure materials and equipment;
- Schedule and manage construction/site operations;
- Manage all construction related activities, contracts and subcontracts;
- Provide quality controls;
- Bond and insure the construction in accordance with Authority requirements;
- Address all federal, state and local permitting requirements; and
- Maintain a safe work site for all project participants, occupants and the public.

6. RESPONSE FORMAT

This RFQ is issued to aid in the selection process of a Contractor for the project named above. Firms submitting a response to the RFQ will be asked, at a minimum, to state their qualifications, describe relevant experience and complete a pre-qualification questionnaire.

Section 1 – Letter of Qualifications

Submit a formal letter signed by an officer/principal of your firm. The letter should be limited to no more than ten pages (excluding resumes, and supplemental marketing pieces and pre-qualification questionnaire). The letter should include the following:

- a. Provide a commitment from an officer of your company stating that, if short-listed, your company will aggressively pursue the Project through the final selection process.
- b. Provide a brief company overview. Please be sure to include number of years in business and total staff. (If your firm has more than one office, please provide information ONLY for the local office that will be responsible for performing the work).

- c. State reasons why your firm should be invited to submit a Proposal.
- d. Affirm that your company has the qualified pre-construction and construction staff available for the Project including the Project Executive, Senior Project Manager, Project Manager, Project Superintendent and Pre-Construction Manager that you will be committing for the Project. State their proposed roles and responsibilities. Do not include department heads unless they will actually be directly involved in the day-to-day activities. Clearly state the proposed team's experience working together on previous projects of similar size and scope. Staff may not be changed going forward without written approval.
- e. Based on the limited information available, note if you have any concerns with the milestone schedule included within this RFQ.
- f. Confirm your ability to provide a Performance and Payment Bond in the amount of 100% of the Contract Sum, if your team is shortlisted for a proposal response.

Section 2 – Resumes (outside the ten page limit)

Include resumes of key staff you will be committing to the project, if shortlisted. Include references for each staff proposed.

Section 3 – Pre-Qualification Questionnaire (outside the ten-page limit)

Complete the attached AIA Document A305 - Contractor Qualification Statement and include any attachments as appropriate.

Section 4 - Additional Marketing Material (outside the ten-page limit)

Include marketing materials to demonstrate relevant experience, provide a brief overview highlighting relevant project experience of similar size including square footage, cost, and scope (similar in work to be performed).

7. RFQ SUBMITTALS:

Date & Time: All RFQ submittals are due to the Authority on **July 25th, 2018 by 2:00 PM MDT**. Submit one (1) hard copy and one (1) electronic copy on a flash drive or via email (bid@gjairport.com) of your RFQ response to:

Grand Junction Regional Airport Authority
C/O Eric Trinklein, P.E., Planning and Development Manager
2828 Walker Field Drive,
Grand Junction, CO 81506

Contact: Submit RFQ responses to the attention of Mr. Eric Trinklein, Planning and Development Manager.

Questions: Direct all questions in writing via email to Mr. Eric Trinklein. He can be contacted at: bid@gjairport.com, utilizing Attachment A – Question and Response Form.

All addenda, clarifications, responses to questions and other items relevant to the RFQ will be provided via e-mail. Do not make contact with any other individuals regarding this RFQ. Contact with other individuals may result in immediate disqualification from the selection process.

The Owner reserves the right to reject any and all submittals. Late submittals will not be accepted. The Owner may also waive any and all formalities during the selection process.

8. ATTACHMENTS:

Attachment A – Question and Response Form

Attachment B – Pre-Qualification Questionnaire