

Request for Proposals for Baggage Handling System / Checked Baggage Inspection System (CBIS)

Eagle County is soliciting Proposals and Statement of Qualifications from Construction Manager/General Contractors for Preconstruction Services for constructing a Baggage Handling System / Checked Baggage Inspection System (CBIS) within the existing Terminal at the Eagle County Regional Airport. This will include renovations to the existing facility including Site work, Structural Steel, Mechanical and Electrical modification along with major renovations to Baggage Handling Equipment and Conveyors. The Engineers Estimated Cost for these upgrades is approximately \$5 Million. Preconstruction Services to be provided include 70% and 100% design, cost and schedule review and input to include any possible Value Engineering and assessment of potential constructability schedule sequencing issues. Selection will be based on an evaluation of factors including, but not limited to: recent experience in public airport projects, local knowledge of the region, ability to present to a public forum, reputation, background capacity to meet schedules and budgets, quality of previous public building projects undertaken, familiarity with Eagle County and degree of interest shown. Interested firms should contact the following for additional information.

Sealed proposals and statements of qualifications will be received at the Project Management Office, 3289 Cooley Mesa Road Gypsum, CO 81637 or P.O. Box 850, Eagle Colorado, 81631, until 3:30 p.m., local time, June 9, 2011. Any Proposal and Statement of Qualifications received after this time will be considered non responsive and returned unopened. Proposal and Statement of Qualifications will be evaluated only from those firms that meet the minimum criteria as set forth in the complete Request for Proposal and Statement of Qualifications document.

The Request for Proposal and Statements of Qualifications document may be obtained at the Project Management Office, 3289 Cooley Mesa Road, Gypsum, CO 81637 during the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday by calling personnel at (970) 328-8880, by facsimile request to (970) 328-3539, or by return e-mail only.

Eagle County, Colorado
REQUEST FOR PROPOSAL AND QUALIFICATIONS
PRECONSTRUCTION SERVICES
FOR
EAGLE COUNTY REGIONAL AIRPORT
BAGGAGE HANDLING SYSTEM / CHECKED BAGGAGE INSPECTION SYSTEM (CBIS)
GYPSUM, COLORADO

Eagle, Colorado, May 19, 2011

I. PROJECT DESCRIPTION

Eagle County Regional Airport is installing a new in-line Checked Baggage Inspection System (CBIS). Checked Baggage screening operations currently occur in the terminal lobby and curbside areas of the airport. Screened bags from these areas are placed on one of six (6) appropriate conveyors which are then transported to the baggage make-up room for loading and delivery to the appropriate aircraft. In 2007 EGE expanded its terminal by constructing a roof over the baggage make-up room. As part of the expansion, a 4,800 square foot mezzanine was designed and constructed with the sole intent of housing an in-line screening operation.

The new In-line Checked Baggage Inspection System has been designed to occupy the mezzanine as previously envisioned, in 2007. Modifications to the mezzanine and terminal building will be required to facilitate the installation of the CBIS. The CBIS installation will also require a new back-up generator and upgrade to the existing electrical service.

The Building Construction Plan for the lower and upper level are illustrated in Exhibit(s) A & B. Drawings of the existing conditions and proposed construction for the Baggage Handling System can be seen in Exhibit(s) C, & D, respectively.

Construction of the new CBIS will include but not be limited to the following:

1. Modify existing Airline Ticket Office (ATO) walls to accommodate the new/revised Baggage Handling System (BHS) right-of-ways.
2. Provide new wall penetrations in existing walls to accommodate new Baggage Handling System right-of-ways at the curbside and baggage make-up areas.
3. Reconfigure the existing curbside area to accommodate the revised BHS design.
4. Expand the existing mezzanine one (1) bay (approximately 760 sq. ft.).
5. Enclose the mezzanine and provide associated climate control and ventilation
6. Construct two rooms on the mezzanine to house TSA's On-Screen Resolution (OSR) screening location and Baggage Handling System control room.
7. Remove existing stair and provide new access to mezzanine
8. Modify mezzanine and roof structure to provide Baggage Handling System right-of-ways
9. Install overhead trolley for Explosive Detection System (EDS) equipment removal.
10. Provide a new back-up generator
11. Upgrade existing electrical service from 208v to 480v.

II. OBJECTIVE OF THE REQUEST

The objective of the request is to select a highly-qualified Construction Manager/General Contracting (CM/GC) firm to provide design, budget and schedule review/comment in order to validate the design approach, budget and schedule assumptions. Eagle County desires to hire the CM/GC during the final design phase of the project in order to benefit from the firm's estimating and building experience and expertise. The firm selected will be required to work closely with Eagle County, BNP Associates, Inc. and TSA in reviewing and validating the plans developed by BNP Associates, Inc. and to develop cost estimates and schedules. Preconstruction Services will include review, assessment, and comment on design, budget and schedule progress including the 70% and 100% design developments, along with the CM/GC's input addressing any possible value engineering and assessment of potential constructability or schedule issues. The Request for Proposal and Statement of Qualifications documentation submitted and possible consultant team interviews shall serve as the basis for selection.

Eagle County's objective is to forge a productive and effective relationship between the County, BNP Associates and TSA, and the selected Preconstruction Services CM/GC. Although familiarity with the project will be a criterion of importance when selecting a CM/GC for the Construction Services, Eagle County does not represent that the Project will be constructed or that the CM/GC selected for the Preconstruction Services will be the CM/GC in the event of construction. Additionally, it is anticipated that all or a portion of the compensation for the Preconstruction Services will be reimbursed to the County in the form of an offset to the Contractor's Fee in the event the Project does proceed to construction with the same CM/GC. In such an event, the compensation for Preconstruction Services should be considered a part of the Contractor's fee for the Project construction. Accordingly, the County is seeking cost estimates for both 1) Preconstruction Services if the CM/GC is not selected to also perform Construction Services and 2) Preconstruction Services if the CM/GC is later selected to also perform Construction Services.

General information is provided to prospective firms concerning the Proposal and Statement of Qualifications and the awarding of the agreement for Preconstruction Services for the Airport Baggage Handling System / Checked baggage inspection system (CBIS). The Request for Proposal and Statement of Qualifications document is not intended to completely define the selection or contractual relationship to be entered into by Eagle County and the successful firm.

The anticipated Scope of Work is set forth below. Any enhancement or development anticipated by proposing firms to the Scope of Work should be detailed in the Proposal and Statement of Qualifications for review and consideration by Eagle County. The final Scope of Work will be collaboratively developed and agreed upon by the selected firm and Eagle County during fee negotiations.

Anticipated Scope of Work

- Consult, advise, and make recommendation to the County and BNP Associates and TSA on all aspects of planning for the project
- Attend Biweekly design development progress meetings
- Provide cost analysis comparisons of various material or design options as requested. Provide value engineering services through technical review and analysis of alternative design. Evaluate alternatives on the basis of cost, schedule, labor and materials availability, construction feasibility, warranties, projected life expectancy, and others as appropriate
- Validate or redefine costs as provided by the design cost estimates at 70% and 100% Design Phase
- Review design details for accuracy and comprehensiveness
- Provide schedule review and sequencing insight. Assist in the development of the Final Construction Schedule

III. SELECTION CRITERIA

Respondents should address each of the evaluation criteria listed below and provide specific examples of projects they have undertaken that demonstrate their qualifications: These criteria are not listed in any order of evaluation priority and are a non-exhaustive list. The County may seek additional information or perform further investigations as it deems necessary.

- A. General Approach to the Project: Provide a narrative or other form to explain the firm's intended approach to the overall project.
- B. Experience: Each firm will be evaluated based on its overall experience providing Preconstruction and Construction Services for public building projects, experience with construction practices and procedures in mountain environments and experience with local, Transportation Security Administration (TSA) and federal government projects/regulations. Evaluation of experience will include the following:
 1. Resumes of the proposed members of the project management team who will be committed to the project, both for Preconstruction services and for possible Construction Services. Resumes must include a description of the person's qualifications and past experience with similar projects; and
 2. The firm's experience in the preconstruction and construction process of public building facilities. Provide specific examples of similar or larger projects and all applicable contact information, including owner, contractor and other parties.
- C. Schedule and Budget Constraints: Provide detailed recent history of project cost estimates, change order history and schedules similar in scope. Identify your ability to undertake and complete the project in a timely manner. The project review will commence with 70% design budget and schedule review approximately 06/27/11 and 100% review approximately 07/25/11. The goal is to commence Phase I construction on approximately August 29, 2011 with construction completion by January 2012 or sooner. Phase II to follow and complete mid-year 2012.
- D. Practices and Procedures: Describe the firm's construction project management approach; quality control and assurance procedures; safety record and program; and any other pertinent factors as deemed appropriate for a project of this scope.

- E. Familiarity with Eagle County: Provide a narrative describing familiarity with Eagle County and Airport type projects with local, TSA and FAA construction conditions, codes and practices.
- F. Legal Issues: Are any lawsuits; Federal, State or Local tax liens; or any potential claims or liabilities pending against you, your team members or the officers of the team firms at this time? If yes, please explain. Please disclose any and all claims in the past 5 years.

IV. METHOD OF AWARD

All Proposal and Statement of Qualifications will be reviewed by Eagle County and any other review as determined to be necessary. Firms may be asked to supplement their initial proposals with additional written material. Eagle County may short-list firms based upon an evaluation of the written submittals. Eagle County may then arrange for in-person interviews with each firm.

Upon selection of a short list of three or more firms the county will provide additional information and instructions for preparation of a proposal for preconstruction services and general condition construction services, profit and other overhead costs for competitive selection.

Eagle County reserves the right to award this Contract to the firm that demonstrates the best ability to fulfill the requirements of the project. The successful firm will be chosen based on the Proposal and Statement of Qualifications, selection criteria evaluation, possible interview, and any other review deemed prudent by Eagle County.

The firm selected will be given the first right to negotiate a Preconstruction Services Agreement acceptable to Eagle County. In the event that an Agreement satisfactory to Eagle County cannot be reached, Eagle County may enter into negotiations with one or more of the remaining firms. The successful firm shall commence work only after execution of an acceptable Agreement and approval of insurance certificates and notice to proceed giving by Eagle County. The successful firm will perform all services indicated in their proposal in compliance with the negotiated Agreement.

V. EAGLE COUNTY GOVERNMENT RIGHTS

Eagle County reserves the right to reject all or portions of any or all Proposals and Statement of Qualifications, to waive irregularities and technicalities, to re-advertise, or to proceed to provide the services otherwise, in the best interest of Eagle County. Eagle County may, at its sole discretion, modify or amend any and all provisions herein. Eagle County will not pay for any information herein requested, nor is it liable for any costs incurred by the participating firm.

Eagle County reserves the right to extend the Proposal and Statement of Qualifications submittal date if needed. All changes and/or clarifications will be distributed to all firms indicating interest in the form of addenda. A list of firms and others who have been issued a Request for Proposal and Statement of Qualifications document will be made available upon request.

VI. INSURANCE REQUIREMENTS

Prior to the commencement of performance, the successful firm shall furnish to Eagle County a certificate of insurance for workers' compensation and general liability, with limits of not less than \$1,000,000.

VII. PROPOSAL MEETING/INQUIRIES

A pre-proposal meeting may be requested by potential respondents at the County's time of convenience for visual observation of the existing site conditions. Any questions related to this request must be directed to the Eagle County Project Management Department, Attention Rick Ullom, Manager, (EMAIL: rick.ullom@eaglecounty.us FAX NO. 970-328-3539). Inquiries must be made in writing and submitted no later than June 1, 2011. Questions answered verbally will be followed up by written addenda as deemed necessary; oral interpretations shall have no effect.

VIII. SUBMISSION CRITERIA:

Consultants interested in performing the professional services requested must submit the following information:

1. Four (4) copies of their Proposal and Statement of Qualifications fully addressing the selection criteria including name, address, and phone number of the firm's submitting project personnel.
2. One CD containing a PDF version of the Proposal and Statement of Qualifications.

Proposals and Statement of Qualifications shall be addressed to:

Mail: Eagle County Project Management Department
ATTN: Rick Ullom
PO Box 850
Eagle, CO 81631-0850

FedEx, UPS, DHL: Eagle County Project Management Department
ATTN: Rick Ullom
3289 Cooley Mesa Road
Gypsum, CO 81637

All proposals shall be received by June 9, 2011, at 3:30pm. Proposals may be sent via US Mail, FedEx, UPS, DHL or hand delivered. Faxed or emailed proposals will not be accepted. Proposals will be evaluated by a selection committee. A limited number of qualified firms may be selected for a detailed presentation of their proposal for review and final consultant selection. Eagle County reserves the right to reject any or all proposals.