



# Mobile Airport Authority

## ADDENDUM No. 2 REQUEST FOR QUALIFICATIONS RFQ No. 2023-005

**Date:** July 11, 2023

**Project Name:** CMAR Services for the Construction of a Multi-Use Cargo Warehouse

**Addendum No. 2** for the above referenced project has been published. This addendum is available only by electronic delivery on the Mobile Airport Authority website. Please find attached the Documents for the above referenced **Addendum No. 2**.

This Addendum is hereby made a part of the Contract Documents and Specifications of the above referenced project. All other requirements of the original Contract Documents and Specifications shall remain effective in their respective order.

**ACKNOWLEDGE RECEIPT OF THIS ADDENDUM (Page 23) "Attachment D" BY INSERTING THE ADDENDUM # and DATE OF THE ADDENDUM ON THE SIGNATURE & ACKNOWLEDGEMENT AFFIDAVIT FORM.**

### ITEM NO. 1:

**Bid Opening Deadline Date Has Changed.**

1. The Proposal Deadline for this RFQ has been **extended** from Thursday, July 13<sup>th</sup>, 2023, to **Tuesday, July 18<sup>th</sup>, 2023** at 2:00 PM (local time).

### ITEM NO. 2:

**Construction Budget Revision**

1. The estimated construction cost listed in the RFQ for this project has been revised from \$5,654,000.00 to **\$5,102,172.00**.

### ITEM NO. 3:

**Pre-Proposal Conference (See Attachments)**

Sincerely,

**MOBILE AIRPORT AUTHORITY**

Rita L. Barren  
Procurement Officer

Attached: **Pre-Proposal Conference Resume, PowerPoint Presentation & Sign-In Sheet**

cc: Mobile Airport Authority File

- End of Addendum No. 2 -



# Mobile Airport Authority

## PRE-PROPOSAL CONFERENCE RESUME

**CMAR SERVICES FOR MULTI-USE CARGO WAREHOUSE  
MOBILE DOWNTOWN AIRPORT  
RFQ No. 2023-005  
MAA Project No. MB2104  
EDA No. 04-79-07617  
JUNE 27, 2023 at 2:00 PM CDT**

1. **Introduction of Personnel and Sign In:** Everyone in attendance at the pre-proposal meeting introduced themselves. There were not any attendees that were called in to the pre-proposal meeting via the available teleconference credentials. Refer to attached sign-in sheet for attendees.
2. **Project Presentation:** Steve Cornell of Kimley-Horn & Associates, the Engineer on Record for the Project outlined the scope, site, and general project elements along with the proposed Project Schedule. CMAR proposal and submission requirements were discussed as well as specifics regarding the selection criteria. Please see attached Power Point document.
3. **Proposal Deadline, Time, and Location:** **2:00 PM (local time) on July 13, 2023**  
Sealed bids must be received by the Mobile Airport Authority at the Administration Offices located at 1891 9<sup>th</sup> Street, Mobile, AL 36615, by 2:00 PM (local time) on 7/13/23.  
  
The submissions shall be delivered in a sealed envelope plainly marked on the outside with the name and address of the respondent; the name of the project (CMAR Services for Multi-Use Cargo Warehouse) and the time and date due 2:00 p.m. local time, Thursday, July 13, 2023). All submissions must adhere to the requirements outlined in Section XII of the RFQ.
4. **Questions from Bidders to Date**  
None received to-date
5. **Questions from Attendees:**  
There were no questions asked by attendees at the pre-proposal meeting. Any further questions will be received in writing only, via email to [russell@mobairport.com](mailto:russell@mobairport.com). All questions are due no later than 5:00 PM (local time) on July 7, 2023. Responses will be provided in a future addendum.
6. **Closing Comments**  
The meeting was adjourned at approximately 2:45 PM (CDT).

-END-

**REQUEST FOR QUALIFICATIONS (RFQ)**  
**RFQ No. 2023-005**  
**Construction Manager at Risk (CMAR) Services**  
**Warehouse/Hangar Project**

**Pre-Proposal Conference**  
**June 27, 2023**

**For the Construction of a Multi-Use Cargo Warehouse at the Mobile International Airport**  
**U.S. Department of Commerce Economic Development Administration**  
**EDA Award No. 04-79-07617**

Date Posted: Monday June 12, 2023  
Deadline to Respond: Thursday July 13, 2023



# BFM Warehouse/Hangar

## AGENDA

- Introductions
  - Owner: Mobile Airport Authority
  - Design Consultant EoR: Kimley-Horn and Associates
  - Design Subconsultant AoR: KPS
  - Surveyor: GMC
  - Geotechnical Consultant: Terracon
  - Attendees
- Project Description and Location
- Project Elements
- Project Schedule
- CMAR Proposal Criteria
- Q&A / Open Discussion

# BFM Warehouse/Hangar



# BFM Warehouse/Hangar

## PROJECT ELEMENTS

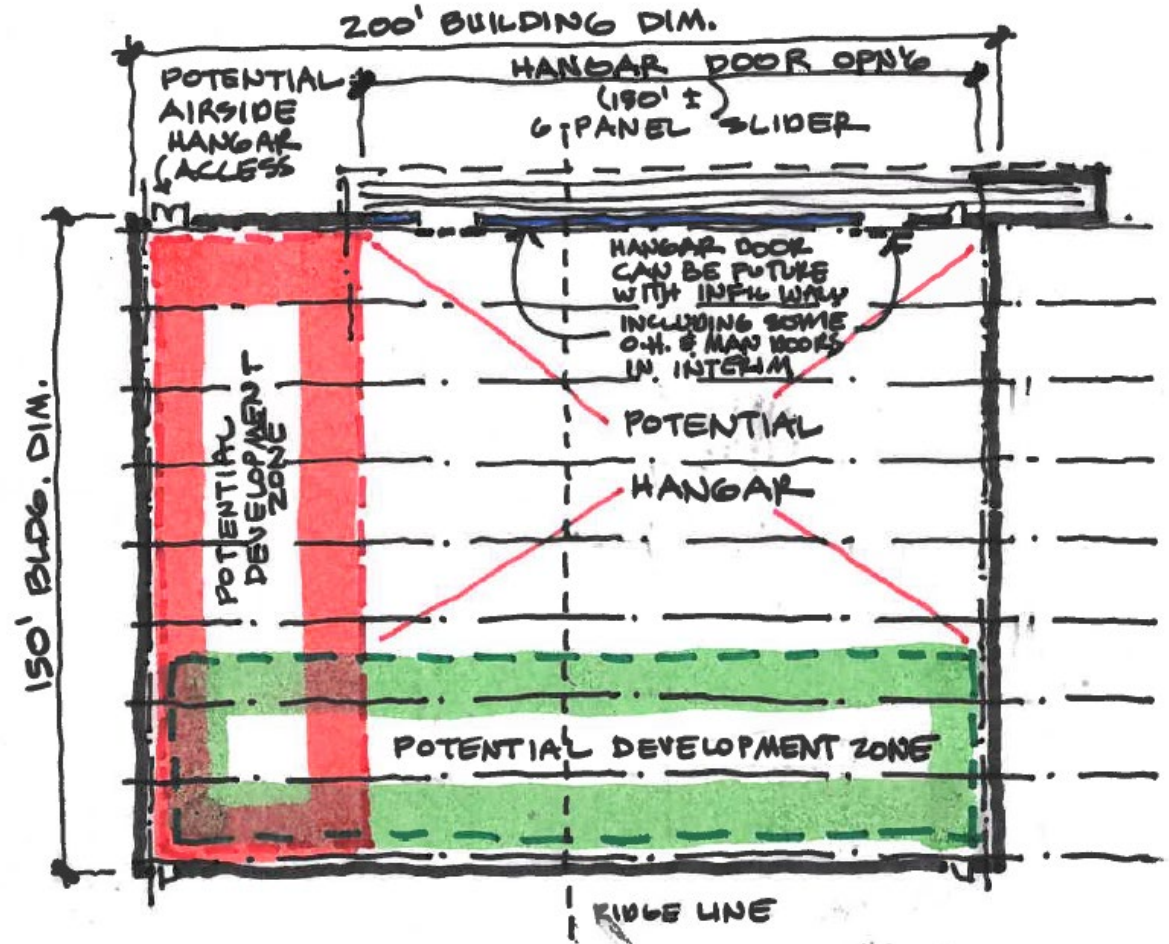
- Site Mass Grading (approx. 7 acres)
- Drainage and Detention Pond
- Site Utility Services
- Entrance Road and Parking Lot
- Loading Dock
- Site Lighting
- Perimeter Security Fence (Airport Operation Area)
- Pre-Engineered Metal Building (30,000 sf)
- Code-Compliant Building Infrastructure



# BFM Warehouse/Hangar

## PRE-ENGINEERED METAL BUILDING CONCEPT LAYOUT

- Clear Span Space
- Structural Frame Foundation
- Gravel In-Fill for Tenant Build-Out Flexibility
- Security Lighting
- Fan Ventilation
- Utility Services to Outside Wall
- Provision for Loading Dock
- Provision for 32 ft High Hangar Door



SINGLE PEMB BUILDING SHELL CONCEPT  
(for future tenant fit-out)  
~ 30,000 gsf PEMB (150' x 200')

# BFM Warehouse/Hangar





# BFM Warehouse/Hangar



# BFM Warehouse/Hangar

## PRELIMINARY PROJECT SCHEDULE

ID	Task Mode	Task Name	Duration	Start	Finish
42		CMAR RFQ Selection Process	54 days	Thu 6/8/23	Tue 8/22/23
43		Posting delay	2 days	Thu 6/8/23	Fri 6/9/23
44		CMAR Advertisement (1/wk x 3 weeks?)	15 days	Mon 6/12/23	Fri 6/30/23
45		Pre-proposal CMAR Meeting	0 days	Tue 6/27/23	Tue 6/27/23
46		RFIs	6 days	Tue 6/27/23	Tue 7/4/23
47		RFI Deadline	0 days	Thu 7/6/23	Thu 7/6/23
48		Addendums	2 days	Fri 7/7/23	Mon 7/10/23
49		CMAR RFQ Deadline (Submission)	0 days	Thu 7/13/23	Thu 7/13/23
50		Committee Review	5 days	Fri 7/14/23	Thu 7/20/23
51		Interviews (if needed)	1 day	Fri 7/21/23	Fri 7/21/23
52		CMAR RFQ Final Review	2 days	Mon 7/24/23	Tue 7/25/23
53		CMAR Selection / Recommendation	0 days	Tue 7/25/23	Tue 7/25/23
54		(BOARD) CMAR Pre-Selection Approval	1 day	Wed 7/26/23	Wed 7/26/23
55		(EDA) CMAR Selection Approval	19 days	Thu 7/27/23	Tue 8/22/23
56		FINAL Board Approval (MTG 16AUG23)	0 days	Tue 8/22/23	Tue 8/22/23
57		CMAR Notice to Proceed	0 days	Wed 8/23/23	Wed 8/23/23

Multi-Purpose Bldg - BFM v4 2023 Q1.mpp						1st Qu	2nd Qu	3rd Qu	4th Qu								
ID	Task Mode	Task Name	Duration	Start	Finish	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1		EDA Approval	48 days	Thu 5/18/23	Tue 7/25/23												
7		EDA REPORTING	907 days?	Thu 3/31/22	Fri 9/19/25												
36		CMAR PROCUREMENT (RFQ thru selection)	106 days	Wed 3/29/23	Wed 8/23/23												
37	✓	DRAFT CMAR RFQ + internal approval	26 days	Wed 3/29/23	Wed 5/3/23												
38	✓	CMAR EDA RFQ Approval	23 days	Thu 5/4/23	Mon 6/5/23												
39	✓	CMAR EDA Contract Approval	23 days	Tue 4/25/23	Thu 5/25/23												
40		Legal Review	15 days	Thu 5/18/23	Wed 6/7/23												
41		CMAR RFQ	54 days	Thu 6/8/23	Tue 8/22/23												
42		CMAR RFQ Selection Process	54 days	Thu 6/8/23	Tue 8/22/23												
43		Posting delay	2 days	Thu 6/8/23	Fri 6/9/23												
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56		FINAL Board Approval (MTG 16AUG23)	0 days	Tue 8/22/23	Tue 8/22/23												
57		CMAR Notice to Proceed	0 days	Wed 8/23/23	Wed 8/23/23												
58		CMAR PRECONSTRUCTION + Phase 2	109 days	Wed 8/23/23	Tue 1/23/24												
70		DESIGN	418 days	Thu 6/30/22	Mon 2/5/24												
145		CMAR CONSTRUCTION (18 months)	399 days	Tue 12/19/23	Fri 6/27/25												
146		Phase 1 Site - enabling works (starts 29DEC23)	68 days	Tue 12/19/23	Thu 3/21/24												
153		Building + Sitework	331 days	Fri 3/22/24	Fri 6/27/25												

# BFM Warehouse/Hangar

## CMAR PROPOSAL REQUIREMENTS

Firms interested in performing the work will be considered on the basis of a written Statement of Qualifications (SOQ). Proposers must be able to document compliance with the following minimum qualifications to be considered for this Project:

- A brief summary of your company's qualifications in undertaking and delivering projects similar to this including construction in the CMAR role, experience with the Mobile Airport Authority, and experience in managing unforeseen challenges and conditions that are problematic in this type of project.
- A minimum of ten (10) years' experience as a licensed General Contractor and/or Construction Manager for a minimum of three (3) Projects of similar size and scope.
- The Proposer shall certify that the legal entity executing any contract emanating from this RFQ is a duly licensed General Contractor in the Building Construction Classification as required by the State of Alabama. If the Proposer is a joint-venture or other combination of two or more firms, each of the firms must hold the proper license.
- Statement of registration of the firm.
- A list of at least three references from previous clients for CMAR services.
- The Proposer shall provide evidence of their capacity to procure payment and performance bonds and insurance required for an estimated \$20 Million in constructed value.
- Statement of availability and adequacy to perform all other functions needed for the proposed services.
- The proposer shall have full knowledge of Building and Safety building codes as applicable, Alabama building design standards, water and power, and other applicable rules and government regulations.

# BFM Warehouse/Hangar

## CMAR SUBMISSION REQUIREMENTS

Submittals shall be made on 8 1/2" x 11" paper, side bound with Table of Contents and reference tabs for key sections.

The total submittal shall not exceed forty (40) single-sided pages. All pages are to be consecutively numbered.

- A cover letter.
- TAB 1 – Organizational chart depicting key staff and their roles proposed for the project with Resumes of key personnel with a brief description of responsibilities, accomplishments, and dates of service. Attachment D - RFQ Signature and Authority Affidavit Form, any addenda signature pages. The Signature and Authority Affidavit submitted in response to this RFQ must be signed by the person in the Proposer's organization who is responsible for the decision as to the prices being offered or by a person who has been authorized in writing to act as agent for the person responsible for the decision on prices and services. Failure to provide this forms/information with your bid submittal may disqualify your proposal. *[Forms are not counted in the 40-page submittal limit.]*
- TAB 2 - A statement of qualifications as outlined in Section XI. *[Acknowledgement of Addenda]*
- TAB 3 - List three (3) similar prior projects and three (3) references.
- TAB 4 - Disadvantaged and minority business participation. See Attachment J – Notice of Requirements for Affirmative Action to Ensure Equal Employment Opportunity.

# BFM Warehouse/Hangar

Selection Criteria	Maximum Points
The CMAR's scope of work, methodology, work plan, and budget.	25
The CMAR's general experience, qualifications, and ability to perform timely execution of the project work as evidenced by previous, similar projects.	25
The CMAR's professional credentials in architecture, civil engineering, and cost estimating, including the qualifications, expertise, and experience of individuals assigned to the project.	20
The CMAR's understanding of and experience with Native American theming and/or inclusive design.	10
The CMAR's references.	10
The CMAR's bonding/insurance capacity/history.	5
The CMAR's direct experience with U.S. Department of Commerce, Economic Development Administration (EDA)-funded projects.	5

# BFM Warehouse Hangar

QUESTION & ANSWERS

OPEN DISCUSSION



# Mobile Airport Authority

Construction Manager at Risk for Multi-Use Cargo Warehouse  
RFP No. 2023-005

## PRE-PROPOSAL MEETING SIGN-IN SHEET

DATE/TIME: Tuesday June 27, 2023 / 2PM (Local)

LOCATION: Mobile International Airport  
Terminal Meeting Space  
2455 Michigan Ave Mobile, AL 36615

	Name (Please Print)	Company	Email
1.	Chuck Starling	Kimley-Horn	chuck.starling@kimley-horn.com
2.	DOR SHULL	MMA	DSHULL@MOB AIRPORT.COM
3.	Zane Eubanks	SCI	michael.eubanks@jeic.com
4.	Jacob Franklin	Kimley-Horn	Jacob.Franklin@kimley-horn.com
5.	WES COOKE	PERSONS SERVICES CORP.	wes@personsservices.com
6.	Wright Cor	PERSONS SERVICES CORP	wcor@PERSONSSERVICES.COM
7.	PHILIP DEKEYSER	Bienville Construction Serv	phillip@bienvilles.com
8.	John Edge	Harrison Const.	jedge@harrison-const.com
9.	Leah Dees	Rogers & Willard	LDees@RogersWillard.com
10.	Halina Daurat	MMA	Halina@mobairport.com
11.	Russell Stallings	MMA	russell@mobairport.com
12.	Rita H. Barren	Mobile Airport Authority	Rbarren@MOB Airport.com

Construction Manager at Risk for Multi-Use Cargo Warehouse  
RFP No. 2023-005

**PRE-PROPOSAL MEETING SIGN-IN SHEET**

	Name (Please Print)	Company	Email
13.	Steven Cornell	Kimley-Horn	steven.cornell@kimley-horn.com
14.	Jasper Cornett	AKS	
15.	Stephanie Phillips	MAA	Stephanie@nubairport.com
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