

**NOTICE OF REQUEST FOR PROPOSALS FOR
PROFESSIONAL CONSTRUCTION MANAGER AT RISK (CMAR)
FOR
PROJECT GATEWAY AT QUAD CITIES INTERNATIONAL AIRPORT**

The Metropolitan Airport Authority of Rock Island County, Illinois (MAA) is issuing a Request for Proposals (RFP) for a Construction Manager at Risk (CMAR) for Project GATEWAY, a terminal modernization and renovation program at the Quad Cities International Airport (the "Project"). The MAA has embarked on the Project which is a multi-year, multi-phase terminal capital program focused on updating, enhancing and refreshing the passenger experience at the Quad Cities International Airport. Instructions for obtaining an RFP package are noted below.

It is anticipated that the MAA will require the services of a CMAR for both Pre-Construction and Construction Services immediately upon selection. The selected CMAR will contract directly with the MAA under a Guaranteed Maximum Price (GMP) delivery method.

The selected CMAR shall provide Pre-Construction Phase Services and Construction Phase Services and will be required to furnish all materials, equipment, tools, and labor as necessary to complete the assigned Pre-Construction and Construction Services. The CMAR shall cooperate and work with the MAA and the Project Team, including the design professionals to complete each assigned task in accordance with the MAA's Project schedule and in a manner consistent with the interests of the MAA. The schematic design phase of the Project is just beginning and is anticipated to be complete by May 2022.

Ideal CMAR firms shall:

- Embrace an integrated project team model which will include the airport, the architect, specialty consultants, and key subcontractors that are focused solely on the best interest of the Project, airport tenants, passengers, and stakeholders.
- Provide high quality pre-construction consulting services including scope and budget alignment, cost estimating, scheduling, phasing logistics, value engineering, constructability reviews, collaboration with the design consultants, and assistance in the selection of materials and building systems.
- Solicit and manage subcontractor and supplier bidding to maintain identified project budgets and determine the best strategy to execute each phase of the project.
- Provide high quality construction services to deliver a high-quality project, safely, on time, and on budget.

Companies responding to this RFP must include:

1. Experience in providing Pre-Construction services on similar projects, including references.
2. Experience in serving as a construction manager on projects of similar size and

complexity while keeping the existing facility open and operating. Particular weight will be given to experience on similar projects in an airport environment.

3. Demonstrated capacity to provide labor, and material and performance bonds equal to the amount of the contract sum, currently estimated to be approximately \$20-40 million.
4. Fees and Rates on the required form.

The RFP includes a scope of services for the Pre-Construction and Construction Phases, the Proposal format with submission guidelines, and selection criteria, along with other information helpful in preparing the submission.

Qualified submittals in response to the RFP will be reviewed by the MAA and a shortlist of the best responses will be notified of their invitation to an interview with the MAA for purposes of the final selection of a CMAR for the Project.

Beginning on **August 25, 2021**, RFP packages may be requested in PDF Format from Brooke Rutledge via email: BRutledge@QCAirport.com

A Pre-Submittal Conference will be held on Wednesday, **September 8, 2021 at 10:30 a.m.** in the Airport Administrative Offices of the Quad Cities International Airport. Attendance at the Pre-Submittal Conference is **optional** for all prospective submitting parties and/or their representatives. A review of the RFP is highly encouraged prior to the conference.

All questions pertaining to this RFP will be entertained by the MAA until **5:00 p.m.** local time on Friday, **September 10, 2021**. All questions or requests for clarifications will be considered for response at the sole discretion of the MAA. Questions must be submitted via email to the attention of:

Brooke Rutledge
Executive Assistant (309) 757-1725
BRutledge@QCAirport.com

Questions received prior to the **September 10, 2021** deadline listed above will be consolidated and a response to all relevant questions issued via email to all companies who requested an RFP or via online posting in accordance with RFP provisions contained herein by Wednesday **September 15, 2021**.

Completed proposals must be received in the offices of the MAA no later than **3:00 p.m., September 30, 2021**. Material received after that time will not be considered.