



ALLEGHENY COUNTY AIRPORT AUTHORITY
PITTSBURGH INTERNATIONAL AIRPORT
ALLEGHENY COUNTY AIRPORT

INDUSTRY DAY 1 – QUESTIONS AND RESPONSES

Revision 1 – January 24, 2018

The comments and/or questions received on the December 8, 2017 ACAA Industry Day Presentation have been correlated and summarized in the categories as outline below. Answers are provided within the context of the current organizational and management framework that ACAA is considering. This framework and the process is subject to change as the Terminal Modernization Program (TMP) progresses. **Revision 1 includes updated information that is highlighted below:**

RFQ Process:

- ***How will Design Team(s) procurement process be structured - RFQ and RFP***
 - ***Can firm be prime on one submittal and sub on another***
 - ***Will SF330 be required***

Selection of the Architectural Engineering (A/E) Design Team will be a two-step process consisting of identifying a short-list of firms based on qualifications, followed by a technical proposal for those A/E Design Team(s) that are short-listed, and then an interview for A/E Design Team(s) that are short-listed to the final round of selection.

ACAA is not prohibiting firms from submitting with multiple teams either as Prime or as a sub consultant. However, firms awarded design services will be precluded from selection for Project Management services to be provided by the Program Management Office, except in instances where the ACAA determines that there would be no conflicts between potential roles.

The qualifications, technical proposal formats and requirements will be detailed in the solicitations.

- ***Will there be one Design Team or multiple:***

ACAA may award a multiple A/E Design Team services contracts. The selected A/E Design Team(s) will possess the expertise and experience to address specific design elements that comprise the Terminal Modernization Program (TMP) and have participation of local and WBE/DBE firms.

- ***What is the Model for PM/CM procurement:***

ACAA may procure a PM/CM by requesting qualifications, identifying a short-list of firms based on qualifications, and then conducting interviews with those firms/teams that are short-listed. If appropriate, ACAA may request Technical Proposals from the short-listed PMs/CMs.

- ***How many PM's and CM's will be procured;***

This determination has not yet been made but will likely involve multiple firms contributing key staff to the Program Management Office.

- ***Will there be separate Teams procured for:***

- ***Design Manager***
- ***Construction Manager***
- ***Inspectors***
- ***Commissioning***

The composition of the Program Management Office has not been determined.

- ***What is role of Construction Team being procured Q2 2019***

- ***Actual construction or PD support:***

The Construction Team noted on slide 45 of the Industry Day presentation refers to the General Construction Contractor(s).

- ***How many contracts overall will be procured:***

This determination will be made at a later date.

- ***Under PA Separations Act – will ACAA use pre-qualification process for procurements from design – PM, CM and GC/construction:***

ACAA may procure a PM/CM by requesting qualifications, identifying a short-list of firms based on qualifications, and then conducting interviews with those firms/teams that are short-listed. If appropriate, ACAA may request Technical Proposals from the short-listed PMs/CMs.

- ***Has ACAA considered any hybrid delivery methods under PA Separations Act:***

- ***CM@R/Progressive Design-Build***
- ***Soliciting Contractor to provide early pre-construction services***

At this time, ACAA has determined that CM@R/Progressive Design-Build is not an appropriate delivery vehicle for the terminal element under the PA Separations Act. While the terminal building will follow the traditional design-bid-build process approved under the PA Separations Act, no decision has been made regarding delivery method for the non-vertical and simpler vertical facilities comprising the TMP.

TIMING:

- ***Schedule for additional Industry Days and DBE event:***

ACAA intends to schedule a local Small Business/DBE Industry Day to be held on March 13, 2018 to allow local Small Business/DBEs an opportunity to meet and interface with short-listed A/E Design Team Firms. NOTE: Only firms listed on the Pennsylvania Unified Certification Program (PA UCP) database will be considered for DBE participation (www.paucp.com).

Other Industry Days may address:

- Construction Management Services
- Contractors/Construction Companies
- Small Business/Construction Companies
- Equipment/Service Providers

No dates or timeframes have been established for these events.

- ***When will Design RFQ be issued:***

The RFQ for Professional A/E Design Services for the Terminal Modernization Program (TMP) is anticipated to be issued January 25, 2018.

- ***Will PM/CM be issued concurrently: and What is timeframe for PM and CM RFQ's – will there be multiple RFQ's over Time:***

RFQs for project and design management services are anticipated to be issued during the first and second quarters of 2018. RFQs for construction management services may be issued no later than the first quarter of 2019.

- ***Will enabling projects – such as relocating airlines be included in this process or performed under different structure:***

That decision has not yet been made.

EXCLUSIVITY:

- ***Can firms be considered on more than one aspect of the Design/Management Teams:***
 - ***And/or on more than one Team as prime or sub***

ACAA is not prohibiting firms from submitting with multiple teams either as Prime or as a sub consultant. However, firms awarded design services will be precluded from selection for Project Management services to be provided by the Program Management Office, except in instances where the ACAA determines that there would be no conflicts between potential roles.

- ***Will firms be prohibited from participating in design versus project/construction management:***

Firms awarded design services will be precluded from solicitations for design management services to be provided by the Program Management Office, except in those instances where the ACAA determines that there would be no conflicts between potential roles. However, the selected A/E Design Teams will likely be providing construction administration services in support of the Program Management Office.

- ***Will CM/PM firms be prohibited from submitting on construction inspection contract:***

The only limitation is for firms awarded project and design management services, who will not be able to provide design services as part of the selected A/E Design Team(s), except in those instances where the ACAA determines that there would be no conflicts between potential roles. ACAA has not determined if there is a need for separate construction inspection services.

DESIGN:

- ***Will design include Micro-Grid/Co-Gen powered by natural gas:***

ACAA is evaluating the potential of a micro-grid/CoGen at Pittsburgh International Airport (PIT) independently of the Terminal Modernization Program (TMP). Decisions regarding a micro-grid will be made at a later date.

- ***Signage considerations – temporary/construction and final:***
 - ***Garage parking relationship to ticket counters – pedestrian/vehicle traffic pattern***

The Terminal Modernization Program (TMP) will provide a holistic airport terminal complex experience supported by state of art infrastructure, including permanent wayfinding systems. The A/E Design Team(s) will be responsible for developing an indicative strategy for maintenance of airport operations as part of the construction contract documents, however the final means and methods for maintenance of airport operations during construction will be the responsibility of the General Contractor.

- ***Provide terminal Concept drawings/PDD refinement:***

Following the Master Plan Update (MPU) process, the ACAA broadened its Airport stakeholder and public outreach to refine and document the TMP in preparation for detailed design. Results from the Airport stakeholder and public outreach effort have been compiled into the TMP Project Definition Documents (PDDs). The PDDs will serve as the primary reference document for the Program Management Office and the A/E Design Team(s) and contains an indicative development concept that is the basis of the ACAA's plan for financing the TMP.

The Project Definition Document (PDD) will be provided to those A/E Design Team(s) and PM/CM Teams who are short-listed to assist in the preparation of their Technical Proposals and/or interviews.

- ***Provide SOW for concourse renovation/refurbishment:***

The extent of renovation/refurbishment of the airside terminal concourses will be described as part of the Project Definition Document (PDD) and will be provided to those A/E Design Team(s) and PM/CM Teams who are short-listed to assist in the preparation of their Technical Proposals and/or interviews.

MANAGEMENT STRUCTURE:

- ***Are CM's part of PM Team: and
What is reporting structure for PM and CM***

Program Management Office staff under contract to the ACAA will represent the ACAA and provide project controls, design and construction management services under the leadership of the Program Director. The Program Management Office procurement plan will be finalized in the near future.

- ***How does PM role differ from PD***

The Program Director (PD) will be responsible for organizing and managing the TMP Program Management Office. Project Managers, who will be part of the Program Management Office, will have discrete responsibilities for TMP elements and will report to the PD. The organization of the Program Management Office has not been fully developed.

- ***How will PM/CM teams be structured – will there be a CM for each of 5 GC construction packages***

At this time, ACAA envisions a Program Management Office with capabilities to provide project, design, construction management and commissioning services under the leadership of the Program Director. The Program Director will report directly to the ACAA's SVP Facilities and Engineering and CEO/ACAA Board. Refer to slide 44 of the Industry Day 1 presentation. The organization of the Program Management Office has not been fully developed.

Final determination of phasing and construction packages will likely be determined during detailed design.

- ***Will inspection be part of CM roles or separate proposal packages:***

Construction management and commissioning services will likely be provided by the CM Team(s) and Program Management Office staff. The organization of the Program Management Office, including CMs, has not been fully developed.

- ***What are other “non-ACAA” contracts identified on Org Chart:***

The legend on the TMP Organizational Chart provided in the Industry Day presentation is not clear. The dashed blue lines indicate ACAA Direct Contracts, typically agreements with Prime Consulting A/E firm and General Construction Contractors. The dashed green lines indicate other non-ACAA contracts meaning sub agreements between the A/E Prime and its subconsultants; or General Contractor agreements with vendors and subcontractors.

PROCUREMENT PROCESS – DBE AND VENDORS

- ***How will firms register to be part of process:***

All firms interested in being notified of procurement opportunities regarding the Terminal Modernization Program (TMP) should register on the Business Portal of the program website: pittransformed.com. All registrants will be notified of upcoming procurement and/or bid opportunities on the TMP.

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