



ALLEGHENY COUNTY AIRPORT AUTHORITY
PITTSBURGH INTERNATIONAL AIRPORT
ALLEGHENY COUNTY AIRPORT

REQUEST FOR PROPOSALS
PITTSBURGH INTERNATIONAL AIRPORT
TERMINAL MODERNIZATION PROGRAM
PROFESSIONAL ARCHITECTURAL AND ENGINEERING DESIGN AND CONSTRUCTION
PHASE SERVICES

The Allegheny County Airport Authority (ACAA) is soliciting Proposals from interested and qualified firms to enter into a contract with the ACAA to provide Professional Architectural and Engineering (A/E) Design and Construction Phase Services for the Terminal Modernization Program (TMP) Landside Projects at Pittsburgh International Airport (PIT).

The ACAA has decided to break the project into two distinct design contracts. The first design contract has been awarded to Gensler+HDR in association with luis vidal + architects for the design of the “Terminal Projects”. In the first contract, the Gensler+HDR in association with luis vidal + architects team will develop a concept for the garage and site work to be provided to the selected TMP Landside Projects A/E team for the schematic and design development, completion of final construction documents, provision of bidding phase and construction administration phase services.

This solicitation is for the second design contract, for TMP Landside Projects A/E Design and Construction Phase Services. The TMP Landside Projects will include the following major elements:

1. Design of the approximately 3,500-space parking multi-use garage;
2. Design for the new parking exit plaza;
3. Wayfinding services for the garage and rental car ready returns;
4. Design of the rental car customer service facility;
5. Design of the Ground Transportation Center (GTC);
6. Design of the Quick Turnaround (QTA) facility for rental cars;
7. Design of the rental car ready return lot;
8. Close-in, long-term surface public parking lot;
9. Design of commercial vehicle lot;
10. All associated utilities and equipment.

For clarity of Scope of Work (SOW), **Exhibit 1** provides a Site Plan for the approximate split of the A/E SOW between the two contracts in the TMP Terminal and Landside design packages. The TMP Landside Projects SOW includes the design of the service

and/or secondary (interior) roads, such as from the return lot to QTA, QTA to the airport return road, and others as shown on **Exhibit 1**.

The TMP Landside Projects A/E Design and Construction Phase Services is being solicited concurrently with the procurement of the Construction Management (CM) Services Contracts for the Terminal and Landside Projects.

Conflict of Interest Preclusions

The prime team members of the Gensler+HDR in association with Luis Vidal + Architects team are precluded from pursuing the TMP Landside Projects A/E Design Services, as well as the CM services for both the Terminal Projects and the Landside Projects. However, any other lower tier subs may pursue the TMP Landside Projects A/E design services and/or the CM services for the Terminal or Landside projects as a prime or as a sub-consultant.

However, a proponent is precluded from performing CM services for an element for which any member of the firm is performing design services for the same package. A firm is not precluded from providing CM services on a package for which that firm is not providing design services. For example, if Firm X is part of the design team for the Terminal Design package, it is precluded from performing CM services for the Terminal work. Firm X may submit a proposal for CM Services for the Landside Projects package provided it has no role on the Landside Design Team.

More succinctly stated; a firm cannot be part of a team, as a prime or sub, that would be construction managing its own design work.

ACAA reserves the right to evaluate individual situations of potential proposers and based on the input of the ACAA's Solicitor or Special Counsel, make a final determination on a case by case basis.

TMP Background

The TMP will relocate the Landside Terminal and related ground-side functions to a new terminal complex that will be constructed adjacent to the existing Airside Terminal. After the new terminal complex is constructed and fully operational, the existing Landside Terminal may be demolished or adapted for re-use. The TMP includes:

- A three-level, approximately 632,000-square foot terminal facility consisting of:
 - Ground level: Includes airline and airport support, such as baggage operations, explosive baggage detection systems and building utilities;
 - Concourse level: Includes airline operations and all passenger and public spaces such as ticketing, baggage claim, security screening checkpoint and concessions;
 - Mezzanine level: Includes ACAA administrative offices and conference space;
- Refurbishment of the existing Airside Terminal concourses;
- A six-story parking garage connected to the Landside Terminal addition by two pedestrian bridges. The garage structure will house approximately 3,500 public

parking spaces, rental car customer service counters, ready return spaces, and Ground Transportation Center (GTC);

- A separate rental car Quick-Turn-Around (QTA) facility;
- Paved lots for commercial vehicle staging and a cell phone lot; and
- New roadway system to support the new terminal complex.

Program Objectives

The TMP shall embody and further the ACAA's vision, mission and strategic priorities for PIT; which are:

- Vision: *"To transform Pittsburgh's airports to reflect and serve the community, inspire the industry, and advance the region's role as a world leader."*
- Mission: *"A global aviation leader driving innovation, regional growth, and prosperity by investing in our employees, customers, airlines, and partners."*
- Strategic Priorities:
 - Operational Excellence
 - Employee Engagement
 - Cost Competitiveness
 - Customer Service

The five principles that guide the TMP are available on the TMP website, www.pittransformed.com, and are listed below:

1. Stable airline costs;
2. Building Pittsburgh's airport;
3. Becoming environmentally sustainable;
4. Enhancing the experience for all customers;
5. Providing value to our community.

The ACAA intends that the TMP will position PIT as an industry leader in airport design, operation and management and that the new facilities will provide best-in-class passenger experiences. The ACAA intends to select key entities who will partner with the ACAA to bring both a local sensibility and national/international best practices to deliver the TMP to the community.

Selection Process

It is ACAA's intent that the selected TMP Landside Projects A/E Team be available to begin work no later than the end of the Conceptual Design Phase of the TMP, anticipated to be completed by the end of January 2019.

ACAA is scheduling an Industry Day #3 on September 13, 2018 to maximize the opportunity for firms intending to propose as a Landside Projects A/E prime or prime team member to connect with small, local, and veteran-owned firms, along with Disadvantaged Business Enterprises (DBE), Minority Business Enterprises (MBE), and Women Business Enterprises (WBE). The ACAA is requesting that all interested small, local, and veteran-owned firms, along with DBE, MBE, and WBE firms register for

Industry Day #3 on the www.pitttransformed.com website. The ACAA will provide a list of registered firms for the Landside Projects A/E prime or prime team member firms who have registered their interest in submitting a proposal at TMPProcurement@flypittsburgh.com.

Any firm/team interested in submitting a Proposal as a Prime is strongly encouraged to register the following information at TMPProcurement@flypittsburgh.com, **no later than Tuesday, September 11, 2018** in order to have a station at the Industry Day Event:

- Firm name
- Point of Contact (POC) at firm
- Address
- Telephone number
- E-mail address of POC

To foster an opportunity for respondent firms to meet and develop teaming options with local, small businesses, veteran-owned, DBE, MBE, and WBE firms, the ACAA will post and update the list of interested prime firms on www.pitttransformed.com.

The ACAA will select the preferred TMP Landside Projects A/E Team as follows:

- Evaluate/Score the RFP response submissions and rank the firms based on the RFP submissions;
- Potential short-listing of TMP Landside Projects A/E Teams based on the ranked scoring of the firm's/team's responses to the RFP;
- Interviews of the top ranked or short-listed TMP Landside Projects A/E Teams;
- Selection of preferred TMP Landside Projects A/E Team; and
- Negotiation with the preferred TMP Landside Projects A/E Team and award of contract.

Scope of Work

The role of the selected TMP Landside Projects A/E Team will be to:

- Advance the TMP Landside Project elements from a Conceptual/Partial Schematic Design to complete Schematic Design (SD) and then Design Development (DD);
 - The ACAA has prepared a PDD for the TMP, which generally represents a conceptual level of design.
 - Gensler+HDR in association with Luis Vidal + Architects will further develop this concept and develop up to two additional comprehensive overall concepts of the Terminal Projects and the Landside Projects for ACAA review. All three concepts will generally incorporate the building program included in the PDD.
 - The ACAA intends to select one of those three concepts for advancement as the desired scheme to be developed thru SD, DD and CD's. Once selected, the concept will be provided to the successful proponent of this solicitation.

- The TMP Landside Projects A/E Team will coordinate with the Gensler+HDR in association with Luis Vidal + Architects team during the preparation of the Schematic Design of the Landside Projects to ensure the consistency with the approved conceptual design.
- Upon approval of SD, the Landside Projects A/E Team will provide complete Design Development (DD), Construction Documents (CD), Bidding Assistance (BA) and construction phase services for the new TMP Landside Projects.
- Assist ACAA with formulating separate construction contract packages, which could include such elements of the Landside Projects as the roadways and utilities, the parking garage, GTC, rental car counters, ready return, QTA facility, and cell phone lot.

TMP Landside Projects A/E Team services will include (but not be limited to) the following:

- Proposed work plan approach;
- Site investigations, including surveying, geotechnical studies and soils studies;
- Civil engineering;
- Architectural design;
- Structural engineering;
- Universal design;
- Sustainable design;
- Environmental design including mitigation and permitting for any identified impacts;
- Mechanical, electrical, and plumbing (MEP) engineering, including fire protection;
- Airport electronics/IT systems design;
- Lighting design;
- Fire life safety, alarm, protection system;
- Physical security and access control systems;
- Wayfinding and signage systems design;
- Concession/commercial program planning;
- Art and cultural programs;
- Landscaping;
- Traffic planning, including maintenance of traffic plans;
- Construction cost estimating;
- Construction phasing;
- Permitting/approvals, including local Township Planning Commission, PA Department of Transportation (PennDOT), Stormwater Consistency, PA Department of Environmental Protection (PADEP), and other permits and approvals as appropriate;

- Preparation of high end media to support public outreach programs;
- Design management approach and logistics plan development;
- Design QA/QC program;
- Handover of electronic information conforming to National BIM Standard and Construction Operations Building Information Exchange (COBie) to ACAA;
- Additional design services that may be identified by ACAA on an as needed basis.

The TMP Landside Projects A/E Team's Scope of Work for the Project will be set forth as Task Orders under a Professional Services Contract following selection.

Proposal Content

TMP Landside Projects A/E Teams must provide 15 bound, printed, paper copies and an electronic (pdf) file of their Proposal. Paper copies shall be submitted to:

TMP Procurement
Allegheny County Airport Authority
Pittsburgh International Airport
Landside Terminal, 4th Floor Mezzanine PO Box 12370
Pittsburgh, PA 15231-0370

Electronic files shall either be submitted to TMPProcurement@flypittsburgh.com or via USB Flash Drive with the paper copies of the Proposals.

The Proposals shall not exceed 25 pages, as specified by section below, when printed single sided. Items noted as "not counted" (NC) will not be included in the 25-page limit. If the A/E Teams would like to submit additional information they can do so as an Appendix to the Proposal. The Appendix will be limited to a maximum of 25 pages. Materials submitted as an Appendix may or may not be reviewed and considered by ACAA. The Proposal must be formatted using 11pt font on 8-1/2" x 11" pages with no more than four (4) 11" x 17" fold out pages. The main body of the text should be predominantly 11-point font. Font sizes for graphics and/or organizational charts may vary at the proposer's discretion.

The Proposal shall be organized in the following manner, with each numbered content section separated by a tabbed insert. The Short-list selection will be based on an evaluation of the A/E Teams responses to the elements as listed:

1. Cover (NC);
2. Table of Contents (NC);
3. Transmittal Letter (2-page limit);
4. Prime Consultant (1-page limit);

Provide the following information:

- Legal Structure and the name and address of the legal entity that will contract with the ACAA if awarded the Agreement for the Services. If the A/E Team is a consortium, partnership, joint venture or multi-party entity, a Lead Member of such entity must be identified to ACAA. The Lead Member will be expected to have full authorization from the A/E Team to bind the A/E Team. Once under contract the Lead Member must be fully authorized by the A/E Team

to respond to ACAA's requests, directives or questions in a timely manner. It is ACAA's intent that the Lead Member will be the single point of contact for the A/E Team. A copy of any consortium, partnership, joint venture or other multi-party agreement must be provided to ACAA.

- Name, address, email address and telephone/fax numbers of one individual to whom all future correspondence and/or communications will be directed.

5. Design Team Qualifications/Relevant Experience (8-page limit):

Identify one or more of the following:

- Multi-floor, multi-purpose Parking Garage;
- Ground Transportation Center (GTC);
- Rental car Quick Turn Around (QTA) facility

of similar size and complexity as the TMP Landside Projects at other medium- or large-hub airports completed, or substantially completed, in the last 10 years of similar size and complexity on which the A/E Team Prime/Lead Firm was the Prime A/E or Design Consultant. Identify two additional projects substantially completed in the last 10 years, where the A/E Team Prime/Lead Firm was the Prime A/E or Design Consultant responsible for similar new Landside Projects or expansion/modernization of existing Landside facilities.

Please submit at least one airport project/program. Proposers may, as an alternate, identify one or two similar size/complexity projects that are not airport projects.

Provide the following information for each program:

- The name of the program, the Owner, and the program location;
- A description of the program, size and types of facilities comprising the program, and scope services completed by the A/E Team Prime/Lead Firm and/or subconsultants;
- Reference contacts for each program, including contact names, positions, addresses, telephone numbers and e-mails. These reference contacts must be the Owner's staff representatives who oversaw the project for the Owner.
- Key Performance Indicators for each program that demonstrate positive performance (explain reasons for any significant differences):
 - The original and final duration for design services;
 - The original construction bid amount and the final construction contract cost;
 - If DBE/Local participation goals were achieved; and
 - The original and final design contract values.
- Unique challenges and/or opportunities addressed in the performance of the program.

6. Overall A/E Team Composition and Organization (NC)

Provide the following information:

- Organizational chart illustrating the firms comprising the proposed A/E Team and their respective roles;
- Identify in the organizational chart key project management staff and technical lead for firms anticipated to have greater than 10% project participation in terms of fee;
- Statement committing to the level of DBE participation. ACAA currently has a 14% DBE participation goal on contracts and strongly encourages additional participation by small, local, and veteran-owned firms, along with DBE, MBE, and WBE firms. ACAA Industry Day #3 will be held on September 13, 2018 to facilitate the connection between CM Team Proposers and these firms. Only firms listed on the PA Unified Certification Program database (www.paucp.com) will be considered for DBE participation. The ACCA wants to provide our DBE community the best opportunity to participate on the TMP program. Recognizing the limited number of qualified, experienced and certified DBE firms that will be pursuing these opportunities, the ACAA is strongly encouraging that our Prime proposer's community not ask their DBE teaming partners to commit to them exclusively. ACAA is strongly discouraging DBE firms to be exclusive to only one team pursuing the three solicitation opportunities.
- Description of any recent history of firms working together as prime partners or in other capacities; and
- Brief firm overviews not exceeding one-half page per firm. Information pages should be formatted to contain no less than two firms per page.

7. A/E Team Composition Table (NC)

Provide a summary table listing the following information for each firm comprising the A/E Team. This table will be used to cross reference key staff, responsibilities and firms:

- Firm name and technical area(s) of responsibility;
- Anticipated participation in terms of percentage of design fee;
- Whether the firm is a certified DBE firm. Only firms listed on the PA Unified Certification Program database (www.paucp.com) will be considered for DBE participation; and
- Name of key staff person(s) responsible for day to day management of the firm's technical service area(s) and the percentage of time proposed to be allocated to the TMP. Only one key staff shall be named for a technical service area;
 - Include key staff resume(s) and project experience in Section 11

8. Design and Management Approach (8-page limit)

Provide the following information, assuming a design-bid-build procurement for the TMP Landside Projects with possibilities for multiple construction packages and/or phases:

- Describe how the A/E Team will manage the design processes in order to maintain the program schedule;
- Identify key design milestones in the design process and key Owner decisions at each milestone;
- Describe any unique design and/or project management tools that the A/E Team will employ;
- Describe the approach to maximize local firm participation;
- Describe the A/E Team's quality control and quality assurance program for this project; and
- Describe the approach to production, communication and coordination within the A/E Team and with the Terminal Projects A&E Team as well and TMP Program Management.

9. Approach to Controlling Costs (4-page limit)

Describe how the A/E Team would set up processes, controls and reporting systems to regularly and accurately monitor and manage the design for adherence to the program scope, schedule, and budget. Describe the A/E Team's approach to tracking and managing expected construction costs of facilities as design develops to ensure final design is for facilities within established budgets.

Describe the A/E Team's experience with Value Engineering (VE), including:

- Appropriate timing during the design process for VE effort(s) and objectives for VE sessions;
- Approach to reconciling VE options;
- Results from past experience with VE.

10. Familiarity and Experience delivering and supporting BIM and COBie from design/construction to operations and handover to Owner (2-page limit)

- Describe the A/E Team's familiarity and experience using BIM and COBie to exchange and integrate data throughout the design process, involvement during construction phases and final handover to the Owner. Provide the following information for at least one project of reasonably equal complexity: contact names, positions, addresses, telephone numbers, and email addresses. These reference contacts should be the Owner's staff representatives who oversaw the project for the Owner.
- Specifically describe the A/E Team's approach, resources and key staff experience for those who would be responsible for BIM/COBie handover.

11. Key Staff Resumes (NC):

Provide no longer than a two-page resume for key staff listed on the A/E Team Composition Table (Section 7). Resumes shall be organized in the hierarchy shown on the organization chart. Resumes shall be uniformly formatted to include the following information:

Professional Experience:

- Name of key staff person(s), area of technical responsibility
- Firm's name and years with firm
- Education, degrees, professional licenses and industry group affiliations
- Total years of experience / total years of aviation related design or construction programs experience

Project Experience:

Describe two projects where the key staff from the A/E Team has managed one or more parts (design, construction or closeout) of a capital program similar in size and complexity to the TMP. For each project, provide:

- The name of the program, the Owner, and the program location;
- Start and end month/year for design and month/year for beneficial occupancy or commissioning;
- Responsibility of the named key staff member and phase of project during involvement;
- A reference list, including contact names, positions, addresses, telephone numbers and emails. These reference contacts should be the Owner's staff representatives who oversaw the project for the Owner;
- A description of the program.

Schedule for Selection

The anticipated schedule below represents the ACAA's best estimate of the schedule that will be followed in selecting the A/E Team. The length of the contract term for the contract is anticipated to be for a duration of approximately 5 to 5 ½ years.

- ACAA Issues RFP: September 7, 2018;
- Pre-Proposal Meeting: September 13, 2018 8:30 AM at Airport Hyatt;
- Last Date for ACAA to receive questions on RFP: September 17, 2018 by 4:00 PM;
- Target Date for ACAA to respond to RFP questions: September 26, 2018;
- Proposals Due to ACAA: October 12, 2018 by 4:00 PM;
- Notification of interview schedule: October 19, 2018;
- Interviews: Tentatively scheduled for November 6-9, 2018;
- Selection and Negotiations: November – December 2018;
- Contract Award: January 2019;
- Contract Start: Target February 2019.

Questions

Questions will be accepted until 4:00 PM Monday, September 17, 2018 and shall be submitted to the www.pittransformed.com website. Any additional information related to this RFP will be provided on www.pittransformed.com as it becomes available. ACAA reserves the right to answer all or none of the questions submitted.

Communications Requirements

ACAA has established communication requirements applicable to the TMP procurement process and this RFP. The communication requirements will be imposed beginning with the advertisement for this RFP and will end upon selection of the successful A/E Team by the ACAA Board of Directors. The communication requirements prohibit any communications regarding this RFP between:

- A potential A/E Team (which includes vendors, service providers, bidders, lobbyists and consultants) and their representative(s) and the ACAA's staff, except for communications with the ACAA's procurement agent or other supporting procurement staff responsible for administering the procurement, provided the communication is strictly limited to procedural matters;
- A potential A/E Team and their representative(s) and an ACAA Board member;
- A potential A/E Team and their representative(s) and any member of a technical evaluation committee;
- A potential A/E Team and any consultant and/or extension staff at ACAA working on the TMP.

The communication requirements further establish that:

- Entities wishing to do business with the ACAA are discouraged from undertaking any actions that could be construed by the general public as being part of or sponsored by the ACAA or otherwise associated with the Terminal Modernization Program without approval of the ACAA;
- Entities under contract with the ACAA should not undertake any public activity or provide any public communications about the ACAA or Terminal Modernization Program without the approval of the ACAA;
- Unauthorized and/or improper use of ACAA-owned brands, including logos for PITTransformed, PIT or other entities of the ACAA, are strictly prohibited.

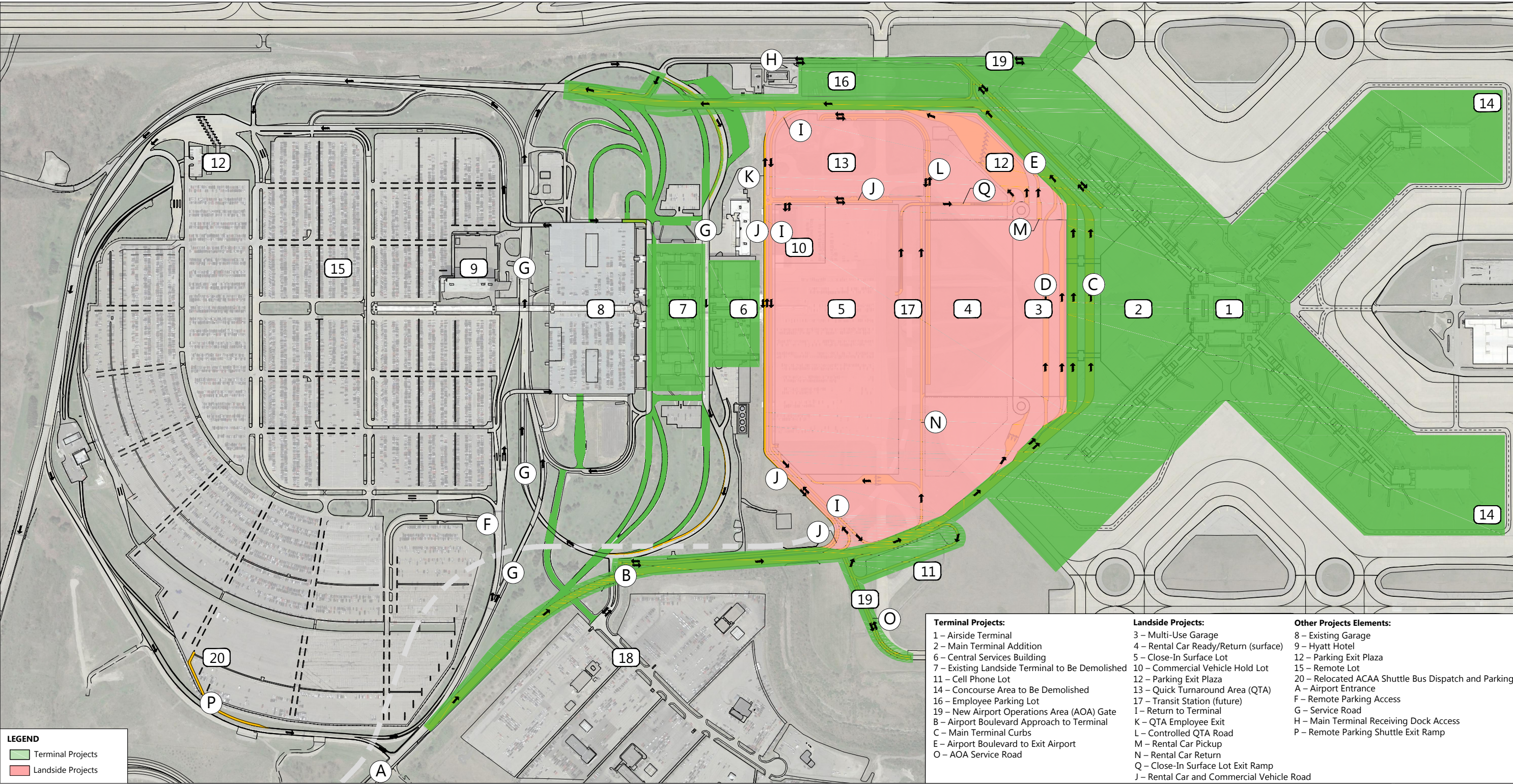
ACAA appreciates your interest in Pittsburgh International Airport and its exciting transformation. ACAA looks forward to finding the right partner as we continue to position Pittsburgh International Airport as an industry leader in airport design, operation, and management.

ACAA is seeking a partner to help create facilities that will provide best-in-class passenger experiences while combining a local sensibility with both national and international best practices to deliver the Terminal Modernization Program to the Pittsburgh community.

Thank you for your interest in joining the ACAA team during this exciting transformation.

Exhibit 1 - Scope Split Site Plan

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SOURCES: Allegheny County Airport Authority, April 2018; Ricondo & Associates, Inc., April 2018.

