



DALLAS/FORT WORTH INTERNATIONAL AIRPORT

REQUEST FOR QUALIFICATIONS STATEMENTS FROM
DESIGN-BUILD FIRMS

CENTRAL TERMINAL AREA EXPANSION
TERMINALS C and A

CONSTRUCTION CONTRACT # 9500761

APRIL 19, 2021

TABLE OF CONTENTS

1. SOLICITATION SCHEDULE and NOTICE: CONFLICT OF INTEREST 4

2. NOTICE TO DESIGN-BUILD FIRMS..... 7

3. PROJECT DESCRIPTION/ SCOPE OF WORK..... 10

4. ENVIRONMENTAL..... 15

5. DESIGN REQUIREMENTS 15

6. SELECTION PROCEDURES 16

 Statement of Qualifications (Phase One) 16

 Evaluation and Selection (Phase One)..... 22

 Request for Additional Information and Interview (Phase Two)..... 23

APPENDIX 29

Advertisement

The Dallas/Fort Worth International Airport Board will receive Statement of Qualifications for the following items at the location stated below until the due date and time stated:

SOLICITATION: 9500761, Central Terminal Area Expansion Terminals C and A
PRE-QUALIFICATIONS CONFERENCE: April 26, 2021 2:00 PM (Central Time), **via GoToMeeting**
QUALIFICATIONS DUE DATE AND TIME: May 18, 2021 2:00 PM (Central Time)
MINORITY/WOMEN BUSINESS ENTERPRISE (M/WBE) GOAL: 25% Design
MINORITY/WOMEN BUSINESS ENTERPRISE (M/WBE) GOAL: 20% Construction

CONTACT: Sr. Contract Administrator Debbie Daniels (972) 973-1733 or ddaniels1@dfwairport.com and Contract Administrator Suzanne DeVasher (972)973-1749 or jdevasher@dfwairport.com
STATEMENT OF QUALIFICATIONS DROP OFF LOCATION: DFW International Airport Board, Design, Code and Construction Offices, 3003 South Service Road, DFW Airport, TX 75261.

Additional information is available on the Dallas Fort Worth International Airport website at <https://sites.dfwairport.com/business/solicitations/>

The DFW Airport, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all respondents or offerors that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

1. SOLICITATION SCHEDULE

Solicitation Schedule
CENTRAL TERMINAL AREA EXPANSION TERMINALS C AND A
CONTRACT NO. 9500761

Advertisement Dates	April 18 and 25, 2021
Request for Statement of Qualifications available on website	April 19, 2021
Pre-Qualifications Conference - via GoToMeeting or Call Access Code: https://global.gotomeeting.com/join/344542533 You can also dial in using your phone. United States (Toll Free): <u>1 877 309 2073</u> United States: +1 (646) 749-3129 Access Code: 344542533	April 26, 2021 2:00 pm Central Time
Deadline for Questions	April 30, 2021 4:00 pm (Central Time)
Issue Addenda (if applicable)	May 7, 2021
Statement of Qualifications Due	May 18, 2021 2:00 pm (Central Time)
Committee Review	May 24 to June 7, 2021
Notification of Shortlisted Firms and Request for Additional Information	June 14, 2021
Additional Information Preparation by Firms	June 14 – June 21, 2021 2:00 pm (Central Time)
Committee Review	June 21 – July 2, 2021
Tentative Interview Dates and Ranking of Firms Tentative Interview Dates - via GoToMeeting. Meeting link information will be provided to finalist firms once those firms are identified.	July 7 – July 8, 2021
Notification of Selected Respondent	July 9, 2021
Airport Board Action	August 5, 2021
Estimated Notice to Proceed	August 31, 2021
Contract Term (Duration thru Construction)	4 ½ Years

Statement of Qualifications in response to this RFQS must be received by DFW Board's Contract Administrator,

Suzanne DeVasher, at the following address: Design, Code and Construction Department, 3003 South Service Road, DFW Airport, Texas 75261, no later than listed due date and time above. Any Qualifications Statement received after this time will not be considered and will be rejected and returned.



The pre-bid sign-in sheet is located at URL <https://bit.ly/3cvy8gH> or QR Code  Please use this URL to fill out the short form.

Solicitation Questions – All emails must be addressed to Debbie Daniels AND Suzanne DeVasher include in the Subject Line “Questions Regarding Agreement No. 9500761 Central Terminal Area Expansion-Terminals C and A”. Questions received after the designated submittal date will not be considered.

NOTICE– CONFLICT OF INTEREST

Conflict of Interest: It is the responsibility of the Respondent to fully examine and investigate their team’s current contracts and engagements with the Board. The Board is aware of the below known conflicted contracts or pending contracts:

- a. 8500329: Program Management/Construction Management Services – Facilities
- b. 8500386 and 8500393: Program Management/Construction Management / Program Integration Office Services
- c. 8500331: Commissioning Services
- d. 8500381: Commissioning Services
- e. 8500348: Code Inspection and Plan Review Professional Services
- f. 8500351: Indefinite Delivery of Professional Structural Inspection Services
- g. 8500359: Estimating, Cost Management and Scheduling Services
- h. 8500394: Estimating, Cost Management and Scheduling Services (planned Request For Qualifications in development for release on April 19, 2021)
- i. 8500363: Material Testing and Inspection Services
- j. 8500376: Master Planner and Master Architect Services
- k. 8500382, 8500388, 8500389 and 8500390: Quality Assurance Inspection Services

Subconsultants/Subcontractors to the above listed contracts are not conflicted from engagement in this Solicitation/Contract No. 9500761. However, a subconsultant /subcontractor under one or more of these contracts may be required to choose which contract it will remain on, or withdraw from, if it is part of the subconsultants awarded under Contract No. 9500761.

For transparency, all Statements of Qualifications must include a list reporting any existing contracts the prime consultant and its proposed subconsultants / subcontractors have with the Airport or have been awarded by the Airport (contracts in development). The list must include the Airport contract number, contract name and current expiration date (if applicable). This information shall be provided in the Statement of Qualifications, Part 2, “Contents of Qualification Statements/Required Submittals”, Section 2, Subsection 3 “Detailed Information Requirements” Item iii.

2. NOTICE TO DESIGN-BUILD FIRMS

Statements of Qualification for the design and construction (design-build delivery method) of the Central Terminal Area Expansion Terminals C and A project, located at Dallas/Fort Worth International Airport (DFW), Texas, will be received at the DFW Design, Code and Construction offices, 3003 South Service Road, DFW Airport, Texas 75261 until **2:00 p.m. (Central Time) on May 18, 2021.** All submittals will be publicly opened, and the names of the Respondents will be read aloud.

A Pre-Qualifications Conference- via GoToMeeting or Call Access Code will be held at the at **2:00 p.m. CST on April 26, 2021.** The deadline for questions from prospective Respondents will be **4:00 p.m. (Central Time) on April 30, 2021.**

The project will include the design and construction of new DFW Central Terminal Area (CTA) Expansion at Terminals C and A. This overall expansion of Terminals C and A inclusive of two additional double loaded piers, each with approximately 110,000 to 140,000 sf total floor area, however the square footage of each pier shall not exceed 140,000 sf. This is an approximation for information purposes only and the final area may not be at or near this size. The CTA Expansion – Terminals C and A project will increase gate capacity by nine (9) net incremental gates, one double-loaded pier (9 gates total, 4 incremental Gates) on Terminal C plus one double-loaded pier (10 gates total, 5 incremental Gates) on Terminal A. This effort will also renovate the overlapping area between Terminal C base building and the Pier, approximately 4-5 domestic gates, C27-C31 gates, including the renovation and expansion of the ticketing hall, security checkpoint, reconfiguration of departure and arrival levels, bag claim hall, Baggage Handling System (BHS) inbound and outbound and associated support facilities. It will also renovate the Terminal A area impacted by the Pier, approximately 4-5 domestic gates, A13-A17, and may include other minor modifications in Terminal A (limited expansion of security checkpoint and bag claim). The Owner will identify a suitable site location with adequate acreage on the east side of the airport for the Modular Design Fabrication with proximity and access to the Airfield. The Design-Build firm will be responsible for necessary permitting and improvements of fabrication yard. Pier C construction is anticipated to commence October 2022 and be operational by October 2024. Pier A construction is anticipated to commence May 2023 and be operational by June 2025. All design activities must support the construction schedule.

The project will also include the design, construction and delivery of a Project Management Office/Design Build (PMO-DB) Building to accommodate DFW project management, CTA Expansion Program general contractors, designers and subcontractors responsible for the delivery of the project. In addition, the Facility may house DFW project management, general contractors, designers and subcontractors from teams performing adjacent work at Terminal

C, Terminal A and surrounding areas to facilitate coordination between projects.

The PMO-DB office building is anticipated to be approximately 40,000 sf, with 220 parking spaces, and be fully furnished. The building will be located as per Exhibit E and built to Southgate Plaza Design Standards. The Design/Builder will be responsible for delivering access to the building including but not limited to roadway(s), parking, and utility connections. The facility, access, and utilities will remain after the project is complete. The Design of the PMO-DB Building will begin at contract execution and building must be operational within 18 months. A Program for the Facility will be made available prior to NTP. The Facility is expected to include but may not be limited to the following: open plan office space, private offices, training and conference rooms, storage rooms, kitchen and breakroom, toilet rooms, janitor closets, mechanical room, comm rooms, electrical rooms, loading dock, fire protection room, UPS room, production and printing room, entry lobby and security desk.

The Minority/Women Business Enterprise (M/WBE) goal for this solicitation/contract is established at **Twenty (20%)** for the construction services (subcontractors, suppliers, etc.) and the Minority/Women Business Enterprise (M/WBE) goal for this solicitation/contract is established at **Twenty-five (25%)** for professional design services (architect, engineer, consultants, etc.). The M/WBE certifications and associated compliance documentation will be required to be submitted with the Statement of Qualifications.

The DFW Board may disqualify a Firm submitting a qualification statement, either as a prime or a subconsultant, as non-responsible and its qualification statement shall not be considered for reasons including, but not limited to, the following:

- i) Where the Prime Firm, or any subconsultant thereof, is in litigation with the DFW Board, or with either the cities of Dallas or Fort Worth, or where such litigation is contemplated or imminent, in the sole opinion of the DFW Board.
- ii) The Prime Firm, or any subconsultant thereof, being in arrears on any existing Contract, Change Order, Delivery Order and/or other Contract Action.
- iii) The Prime Firm, or any subconsultant thereof, having defaulted on a previous Contract.
- iv) Uncompleted work that, in the judgment of the DFW Board, will prevent or hinder the prompt completion of additional work if awarded.
- v) Where the Prime Firm, or any subconsultant thereof, in the judgment of the DFW Board, has failed to perform in a satisfactory manner on a previous contract.
- vi) Where a Prime Firm, or any subconsultant thereof, has failed to disclose a potential conflict of interest or discovered to have a conflict of interest in accordance the DFW Board's Code of Business Ethics.
- vii) Where a Prime Firm, or any subconsultant thereof, or individual officer/principal of the respondent or subcontractor is under criminal indictment or been convicted of a criminal offense.

DFW will conduct a **two-phase process** to shortlist the Best Qualified Design-build firms. After evaluating the Qualification Statements, DFW will shortlist the best qualified Design-build firm (Phase One). The selected shortlisted firms will be provided with supplemental design information (10% design level) regarding the CTA Expansion Terminals C and A project and will be notified to then submit supplemental information for the design and construction of the referenced CTA Expansion Terminals C and A project. After evaluating the additional information from the shortlisted firms, DFW will select the Design-build firm.

After selecting the Design-build firm in Phase Two, DFW will first attempt to negotiate a contract with the selected Respondent. If DFW is unable to negotiate a contract with the selected Respondent, DFW will, formally and in writing, end negotiations with that Respondent and proceed to the next Respondent in the order of the selection ranking until a contract is reached or all proposals are rejected.

Phase One Statements of Qualification (SOQ) will include an introductory letter, business information and history, office locations, list of comparable projects, professional qualifications, ability to meet schedules, familiarity of applicable rules and regulations, safety record, etc.

Phase Two Statements of Qualification (SOQ) will request Additional Information to be submitted for consideration during the selection phase.

The list of qualifications must include three (3) projects that exhibit experience in the following categories:

1. Work in an active, operational airport environment:
 - a. Work should include major renovation work in existing operating airport facilities that are open for business, where passengers may be present, during the construction period.
 - b. Work should exhibit knowledge of phasing in an active airport, maintaining the ongoing operations within a terminal facility as well as active curbside roadway. Also needs evidence of how a positive passenger/stakeholder experience was maintained.
2. Work on the secured side/airside of airport terminal:
 - a. Familiar with airport security requirements and ramp procedures
 - b. Work that demonstrates understanding of airport security standards and coordination with DPS and additional DFW stakeholders.

Refer to DFW Specifications for more information regarding items 1 and 2 on the above list.

Refer to full “REQUEST FOR QUALIFICATIONS STATEMENTS” document on the DFW Airport website noted below.

The Request for Qualifications Statements and additional information will be posted on the DFW Airport website at <https://sites.dfwairport.com/business/solicitations/> under construction contract 9500761 - Central Terminal Area Expansion Terminals C and A.

For additional information contact Debbie Daniels AND Suzanne Devasher, Contract Administrators, ddaniels1@dfwairport.com and jdevasher@dfwairport.com.

The DFW Airport, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all respondents or offerors that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

3. PROJECT DESCRIPTION/ SCOPE OF WORK

The project will include the design and construction of new DFW Central Terminal Area (CTA) Expansion at Terminals C and A. This overall expansion of Terminals C and A inclusive of two additional double loaded piers, each with approximately 110,000 to 140,000 sf total floor area, however the square footage of each pier shall not exceed 140,000 sf. This is an approximation for information purposes only and the final area may not be at or near this size. The CTA Expansion – Terminals C and A project will increase gate capacity by nine (9) net incremental gates, one double-loaded pier (9 gates total, 4 incremental Gates) on Terminal C plus one double-loaded pier (10 gates total, 5 incremental Gates) on Terminal A. This effort will also renovate the overlapping area between Terminal C base building and the Pier, approximately 4-5 domestic gates, C27-C31 gates, including the renovation and expansion of the ticketing hall, security checkpoint, reconfiguration of departure and arrival levels, bag claim hall, Baggage Handling System (BHS) inbound and outbound and associated support facilities. It will also renovate the Terminal A area impacted by the Pier, approximately 4-5 domestic gates, A13-A17, and may include other minor modifications in Terminal A (limited expansion of security checkpoint and bag claim). The Owner will identify a suitable site location with adequate acreage on the east side of the airport for the Modular Design Fabrication with proximity and access to the Airfield. The Design-Build firm will be responsible for necessary permitting and improvements of fabrication yard. Pier C construction is anticipated to commence October 2022 and be operational by October 2024. Pier A construction is anticipated to commence May 2023 and be operational by June 2025. All design activities must support the construction schedule.

The project will also include the design, construction and delivery of a Project Management Office/Design Build (PMO-DB) Building to accommodate DFW project management, CTA Expansion Program general contractors, designers and subcontractors responsible for the delivery of the project. In addition, the Facility may house DFW project management, general contractors, designers and subcontractors from teams performing adjacent work at Terminal C, Terminal A and surrounding areas to facilitate coordination between projects.

The PMO-DB office building is anticipated to be approximately 40,000 sf, with 220 parking spaces, and be fully furnished. The building will be located as per Exhibit E and built to Southgate Plaza Design Standards. The Design/Builder will be responsible for delivering access to the building including but not limited to roadway(s), parking, and utility connections. The facility, access, and utilities will remain after the project is complete. The Design of the PMO-DB Building will begin at contract execution and building must be operational within 18 months. A Program for the Facility will be made available prior to NTP. The Facility is expected to include but may not be limited to the following: open plan office space, private offices, training and conference rooms, storage rooms, kitchen and breakroom, toilet rooms, janitor closets, mechanical room, comm rooms, electrical rooms, loading dock, fire protection room, UPS room, production and printing room, entry lobby and security desk.

The Project consists of a reconfiguration and expansion of the existing C & A Terminals, with the following high-level objectives:

- Provide additional capacity to Terminal C and Terminal A.
- In coordination with other project teams in the CTA Expansion Program, upgrade and reconfigure the existing terminal(s) to meet new capacity objectives, future growth, and current/future market conditions and trends.
- Consolidate and optimize operations.
- Consolidate baggage handling by providing reserve for transition to new bag room and backbone.
- Provide solutions for relocating and replacing existing airside operations impacted by the project implementation.
- Modify existing landside processing capabilities and recommend updates necessary to accommodate additional capacity and meet DFW arrival and departure expectations.
- In coordination with the Terminal C renovation program, increase capacity and minimize disruption to American Airline operations, optimize gate availability, redeployment into service, optimize the size of the construction boundaries to limit impact on active Gates / operations and construction time.

The scope will update and reconfigure/expand (as referenced in the Design Criteria Package, to be provided prior to NTP) all the existing systems to include but not limited to: Architectural, Structural, Civil, Mechanical, Heating, Ventilation and Air-Conditioning (HVAC), Electrical, Plumbing, Fire Protection, Electrical, Plumbing, Fire Protection, Storm

and Sanitary and Grease Drainage, Gas, IT/Data, Low Voltage and Airport Systems, Fire & Life Safety, Security, Airport Systems, Security/CCTV, Access Control, Passenger Boarding Bridges (PBB's), Preconditioned Air units (PCAs), Ramp Markings and Guidance Systems, Glycol Systems, Baggage Handling Systems (BHS), Jet Fueling System, Fueling System, Passenger Systems, Ticketing, Security Checkpoints, Conveyances, Roofing, Environmental, Dynamic Glazing, Restrooms, Signage, Wayfinding, Graphics, Concessions, Interior Finishes, and Skylink.

This effort is anticipated to have on-going coordination with other DFW project design team(s) and contractors, projects include but not limited to:

- Terminal C Renovations
- Terminal C Parking and Roadways Modifications
- East Airfield Modifications
- Utility Works (Utilidor) Modifications
- Terminal E Gate Swap Modifications
- CTX Recap Project
- International Parkway Modification Project
- Other Airside and Landside Works

The Design-Build firm will share and coordinate construction schedules with other teams performing adjacent work at Terminal C, Terminal A and surrounding areas, to ensure synchronized completion and access to meet the established project completion date, to ensure gate availability and terminal operability at each stage of the project, per DFW and stakeholder requirements. The Design-Build firm will coordinate with all stakeholders including, but not limited to, ETAM, EAD, Operations, DPS, ITS, CX, Concessions, Innovation, Planning, Transportation Business Unit, ARE, DCC, Aviation Real Estate, American Airlines, and other airline partners.

The Design-Build firm will be responsible to ensure coordination and consistency (with the rest of Terminal C) of their design and works with concurrent projects or precedent/subsequent projects at Terminals C and A, with a view to ensure an overall uniformity and coordinated delivery of Terminal C and A Renovations/Modifications.

Design and construction by the contractor will include complete documents for construction and implementation for the following:

1. Terminal C Pier and modifications to the base building, areas impacted by the pier at the departure and arrival levels.
2. Terminal A Pier and modifications to the base building, areas impacted by the pier at the departure and arrival levels.
3. Associated Facilities impacted by the implementation of this effort.

The building will include gate lounges, restrooms, etc., flight information displays, and associated information technology, security systems, mechanical, electrical and plumbing (For information, main electrical incoming supplies will be provided from two (2)

independent power sources). Passenger circulation will consist of the hold room area(s), concessions, restrooms, elevators, escalators, and processing areas (ticketing, SSCP, bag claim). Other functional spaces such as ramp operations offices will also be included. The Project includes modifications and expansions of the baggage handling systems impacted by the Pier addition at both terminals. The physical connection between the existing Terminal and the Pier and other projects may involve partial demolition to enable tie-in.

The Project will also require site improvements that may include, but not be limited to, apron level modified paving with drainage, fire hydrants, fuel lines, chilled water/steam/condensate, control air lines, supply water, sanitary sewer, electric lines, storm water modifications and site lighting, as well as roadway/frontage improvements.

The scope of works includes developing phasing plans for the overall expansion to the existing Terminals C and Terminal A, integrated with the new piers (CTA Expansion Terminals C and A) in coordination with other consultant teams.

Detailed coordination with the Terminal C Renovations design consultant and CMAR team(s) will be necessary to align the reconfigured areas with the additional pier. The overall expansion to existing Terminal C project will provide capacity to meet current and future passenger demand. Coordination of gate availability based on flight schedule will need to be addressed with DFW and American Airlines (AA).

The Design-build firm should also be aware that there will be an early utility works design and the contractor will need to undertake early detailed coordination with the utility design consultant to align the new pier plant locations and the additional utility capacities and load requirements for the reconfigured areas. Coordination will be required with the utilities team to ensure dual feed communications network and main power are achieved to maintain full facility functionality during power outage events. Coordination will also be required with utilities for tie-in to new supply points where applicable.

The Design-build firm must be cognizant of the numerous tie-ins, and integration with the range of building systems, including many that serve live airport areas, and areas of other terminal refurbishment projects. The Design-Build firm must demonstrate a clear design, construction, testing, commissioning and putting to work methodology for achieving system ties ins, both without disruptions to the airport operations, while also ensuring safe occupancy of the premises for all persons. The methodology must be fully coordinated with all the airport and airline stakeholders.

Portion of the Work may be inside the nonsecure, secure (sterile) and Airport's Air Operations Area (AOA); however, the Design-Build firm will be required to propose

construction phasing to create non- AOA project construction areas when and where this provides construction and operational efficiency and must also plan for just in-time delivery due to laydown area size and constraints. The Design-Build firm will be required to adhere to all requirements working within the secure side of airport operations including AOA access and Badging requirements.

The Project should maintain at all times during construction, the optimum level of service to passengers, tenants and stakeholders, per DFW customer satisfaction standards. The Design-Build firm shall establish a detailed phasing plan demonstrating continuity of operations while maintaining customer satisfaction.

As part of the pre-construction services, the Design-Build firm shall complete the NEPA checklist (inclusive of Noise and Emissions) for submission to obtain Environmental Assessment (EA) approval and to provide support to DFW and Authorities having jurisdiction, until the NEPA approval is obtained. The Design-Build firm shall coordinate with DFW EAD and provide necessary information that aids in EA development for NEPA approval prior to construction, no construction activities may occur until EA is approved.

The Project should achieve, at a minimum, DFW Green Building Standards, https://assets.ctfassets.net/m2p70vmwc019/HUIt4QAG5SIGX8msKDnVC/b493cac9c1fe401c52be5a0c0a2d04a4/DFW_Sustainability_DFW_Green_Building_Standards.pdf, and provide a Building Information Modeling (BIM) protocol to achieve a Level of Development (LOD) 500 with complete building report attributes to be used for estimating and maintenance purposes. Cost loaded Primavera earned value method will be required with monthly schedule submissions.

All respondents will be provided the design criteria specific to the project prior to the Notice to Proceed, in appendix the respondents will find general design criteria manual, DFW development design guidelines, and specifications for reference only. The available preliminary design documents will be provided to the proposers prior to Step 2, interviews and negotiations.

Budget: The estimated total Project cost is approximately \$645 million to \$675 million (including all costs; design, mobilization, pre-construction services, construction, abatement and demolition of existing facilities, general conditions, etc.) and may be divided and awarded to multiple contracts, as deemed appropriate by the DFW Board. This is an estimate for information purposes only and the successful Respondent will be required to design and construct within this budget.

Schedule: The tentative schedule for the project is:

- 1) Design Start: September 2021
- 2) Preconstruction Services: September 2021
- 3) Anticipated NEPA Approval: October 2022
- 4) Terminal C Construction Mobilization: October 2022
- 5) Terminal C Construction Start: October 2022
- 6) PMO-DB Building Operational Date: December 2022
- 7) Terminal A Construction Mobilization: May 2023
- 8) Terminal A Construction Start: May 2023
- 9) Terminal C Operational Date: October 2024
- 10) Terminal A Operational Date: June 2025
- 11) Final Completion 90 days after Substantial Completion

4. ENVIRONMENTAL

Environmental - The Design-Build Firm shall be responsible for coordination with DFW and EAD, for all governing NEPA and environmental requirements for proposed construction work. This includes identification of hazardous materials to be abated, removed and disposed of per local and governing guidelines. DFW will provide the Design-Build Firm with copies of available hazardous material assessment reports for the facilities to be demolished and or renovated. The Design-Build Firm shall be responsible for identifying the presence of any additional hazardous materials by testing, and if identified, coordinate with DFW EAD to develop an acceptable abatement plan. The Design-Build Firm shall be responsible for the abatement and disposal of the hazardous material. Additionally, the Design-Build Firm shall submit all (electrical, communication, plumbing, etc.) pathway drawings as deliverables at 30% design stage for DFW to review for impacts to any known existing hazardous material.

5. DESIGN REQUIREMENTS

The Design-Build firm shall follow the milestones indicated below:

- NTP for 35% Design and Cost Estimate
- Submission of 35% Design and Cost Estimate
- DFW Review and Cost Validation
- The RFQ respondent shall provide their proposal under the Owner's projected budget. However, the respondent may elect to propose for Owner's consideration modifications to the Owner's Design Criteria Package that further optimize schedule and budget. Such modifications should be submitted as a separate Not to Exceed (NTE) document noted as Alternate Submittal.
- Negotiate with DFW to agree on Guaranteed Maximum Price (GMP) at 35% Super

Schematic Design.

- The Contractor is to fast-track from 35% Super schematic design directly to Issued for Permit (IFP) packages for review and approval by DFW's Authority Having Jurisdiction (AHJ). The Contractor may break out the design into separate Issued for Permit (IFP) to meet an expedited schedule. NOTE: construction can only commence after obtaining necessary permits including, but not limited to NEPA approval, the delivery of the Issued for Construction (IFC) document, construction permit(s), FAA Airspace, SWPPP, etc. This requires a prior design submission for DFW review, followed by incorporation of comments and development of a permit design package.

6. SELECTION PROCEDURES

Statement of Qualifications (Phase One)

The Statement of Qualifications (SOQ) is limited to 30 pages, 10 to 12-point font. The SOQ may be submitted single or double sided, each printed side of any page will count as a numbered page. 11" x 17" paper may be used for large exhibits; each printed side of an 11" x 17" page will count as two (2) numbered pages. Resumes and forms (including attachments to such forms prepared by Respondent) do not count toward applicable page limits.

Submit one (1) original plus seven (7) flash drives of exact copies in PDF format saved to them.

The SOQ must be received at the DFW Design, Code and Construction offices, 3003 South Service Road, DFW Airport, Texas 75261 no later than **2:00 p.m. (Central Time) on May 18, 2021.**

Each SOQ shall contain the following identified tabs with the corresponding tab number and title indicated below:

1. **Cover Letter:** The cover letter must accompany the executive summary and include:
 - a. Respondent's name, address, telephone number and fax number, signed by a person authorized to act on behalf of Respondent.
 - b. The name, title, address, e-mail address, telephone number and fax number of the person signing the letter and to whom all future correspondence and/or communications may be directed by DFW Board concerning this solicitation.
 - c. The type of business entity that proposes to enter into a Contract with DFW Board and the identity of any other business entities that will comprise Respondent.

2. **Executive Summary** – The purpose of the Executive Summary is to provide an overview of Respondent’s and its Subconsultants’/Subcontractors’ qualifications to perform the Services outlined in this RFQ. At a minimum, the Executive Summary must contain the following information:
 - a. Respondent’s name, address, telephone number and fax number, signed by a person authorized to act on behalf of Respondent;
 - b. The name, title, address, e-mail address, telephone number and fax number of the person signing the letter and to whom all future correspondence and/or communications may be directed by DFW Board concerning this solicitation;
 - c. The type of business entity that proposes to enter into an Agreement with DFW and the identity of any other business entities that will comprise Respondent;
 - d. Complete legal name of Respondent and the name of the legal entities that comprise Respondent;
 - e. Respondent must provide the domicile where each entity comprising it is organized, including entity name, brief history of the entity (including services provided), managing and corporate office locations(s) (principal and joint venture firm), number of years in business (individually and joint venture with submitted firm(s)), contact name, address, phone number, email address, as well as the legal structure of the entity and a listing of major satellite offices.
 - f. Respondent must discuss how the team was formed and how the team will function as an integrated unit in providing work to DFW Board.
 - g. Each firm must certify that each professional that is a member of the firm was selected based on demonstrated competence and qualifications, in the manner provided by Section 2254.004.

3. **Overall Experience, Qualifications and Performance on Previous Projects.**
 - a. Provide a description of the general and specific capabilities and experience of Respondent’s team members, including Subconsultants/Subcontractors, concerning the construction and renovation of terminals and design-build projects.
 - b. Identify examples where team members have worked together to complete a similar project and discuss how the team was formed and how the team will function as an integrated unit in providing services to DFW.
 - c. Provide a list of similar or comparable design-build projects at commercial service airport facilities and/or design-build projects utilizing prefabrication techniques completed by the proposed team, and terminal renovation projects at commercial service airport.
 - i. List projects in reverse chronological order beginning with the most recent and include project description, project initial budget, project completed cost, project initial schedule, planned vs actual project duration, facility size

(gross square feet), construction duration, and references with names and telephone numbers.

- ii. Provide a minimum of three (3) projects that the Respondent and/or its team members have successfully completed, that best demonstrate the ability to apply innovative construction techniques and new use of materials.
- iii. For each project listed, describe each team member's specific contribution.
- d. Provide a description of the procedures/processes Respondent used on previous projects to manage the overall work including, budget, schedule and function. Include a description of any metrics used to measure performance concerning budget and schedule as well as to ensure quality.
- e. Provide a narrative showing understanding of the project scope and challenges and proposal to mitigate risk and ensure successful on time completion.
- f. Provide a proposed detailed schedule for preconstruction services, construction and close-out demonstrating understanding of the phasing requirements of Central Terminal Area Expansion Terminals C and A, in particular regarding gate availability and operability and renovation work in an existing terminal under operations.
- g. Provide a detailed plan for landside construction phasing to minimize impact to airport operations.
- h. Provide innovative solutions and techniques that result in increased efficiency, schedule and cost savings.
- i. Provide a detailed description of Respondent's ability and processes used to work with all involved parties (i.e. owner, contractor, subcontractors, stakeholders). Provide example of projects where the Respondent had to work in coordination with multiple other contractors on concurrent and interlinked projects
- j. Provide a detailed narrative that demonstrates Respondent's capacity to provide work according to applicable schedules and budgets.
- k. Describe the Respondent's ability to meet schedules and commit resources based on current and projected workload.
- l. Describe additional resources to be utilized if they are needed.

4. Technical qualifications and experience of key project team members.

- a. Describe the professional qualifications and experience of key personnel in executing design-build projects utilizing prefabrication techniques (design firm, construction firm, project manager, superintendent) and including renovation works. Key personnel (project senior management) must have a minimum of 5 years' experience in design-build or similar aviation projects.
- b. Describe the Organizational Structure/Staffing Plan. The Respondent's Organizational Structure Section of the Qualifications Statement should introduce the proposed Respondent team (including

Subconsultants/Subcontractors) by:

- i. Providing Respondent's Management Organizational Chart both graphically and in narrative format. The Organizational chart and narrative should provide a description of Respondent's views on how it will organizationally provide the Services, as well as depict the relationship of its key personnel roles to that of the Principal-in-Charge and other key members of the management team.
 - ii. Describing how this organizational structure will facilitate managing the Services requested and how an efficient flow of information will be realized from the organizational structure.
 - iii. Describing how the organizational structure will incorporate the role of Subconsultants/Subcontractors in a well thought out approach to providing the Services.
- c. Provide the names of proposed candidates for each function on the Management Organizational Chart. Indicate architects and/or engineers licensed to practice in the State of Texas.
- d. Consultant Key Personnel/Resumes:
- i. Identify and provide resumes for the individuals that the Respondent (including Subconsultants/Subcontractors) will use to provide the Services.
 - ii. Resumes should be organized as follows:
 1. Name and Title;
 2. Professional Background;
 3. Current and Past Relevant Employment;
 4. Education;
 5. Certifications;
 6. Licenses;
 7. Relevant Knowledge.

4. Capability to perform as demonstrated by past project performances of similar type projects including budget, time management, and project size.

- a. Provide a description of the procedures/processes Respondent (including joint venture firms) used on previous projects to manage the overall Services and discuss budget, schedule and function. Include a description of any metrics used to measure performance regarding budget and schedule as well as to ensure quality.
- b. Provide a detailed description of Respondent's (including joint venture firms') ability and processes used to work with all involved parties (i.e. owner, contractor, subcontractors, stakeholders.)
- c. Provide a detailed narrative that demonstrates Respondent's (including joint venture firms') capacity to provide services according to applicable schedules

and budgets.

5. Current Capacity and Workload Backlog:

- a. Describe the Respondent's (including joint venture firms') ability to meet schedules and commit resources based on current and projected workload.
- b. Describe additional resources to be utilized, in the event they are needed.

6. Knowledge of applicable regulations, professional standards, applicable regulations regarding Airport facility projects.

- a. Describe Respondent's (including joint venture firms') experience in understanding the issues and processes required to provide Services at airport facilities.
- b. Describe Respondent's (including joint venture firms') familiarity with applicable rules, regulations, professional standards, etc. regarding airport facility projects.

7. Safety Program/Quality Control.

- a. Provide the Respondent's (including joint venture firms') safety record on all previous projects within the past five years and describe the team's approach to safety and plan to manage safety as issues.
- b. Describe the Respondent's (including joint venture firms') approach to Quality Control.
- c. Describe respondent's experience in coordinating off-site inspections of ongoing prefabrication construction elements. Include examples of off-site quality control practices, including access for Owner's representatives and inspectors to observe and inspect these elements.

8. Other Requested Information (This information will not be included in the total page count)

Respondent should provide specific information concerning any of the following events that may have occurred in the last five (5) years. Respondent's response should fully describe the circumstances surrounding any events described:

- a. A detailed description of Respondent's litigation history, including the identification of all legal claims, threatened litigation, demands, and lawsuits against Respondent (or any of Respondent's team members, including its subcontractors and subconsultants, and/or any of their respective principals/officers/directors) and their resolution (including the determination of liability and amount of any judgment, settlement or fine/penalty) within the last 5 years.
- b. A detailed description of all investigations, administrative actions or warnings taken, pursued or issued by any federal, state, or local governmental agency

- involving the Respondent (or any of Respondent's team members, including its subcontractors and subconsultants, and/or any of their respective principals/officers/directors) and their resolution (including the determination of liability and amount of any judgment, settlement, or fine/penalty) within the last 5 years.
- c. Whether Respondent has ever filed a petition in bankruptcy, taken any actions with respect to insolvency, reorganization, receivership, moratorium or assignment for the benefit of creditors, or otherwise sought relief from creditors.
 - d. Whether Respondent was subject of any order, judgment or decree not subsequently reversed, suspended or vacated by any court permanently enjoining Respondent from engaging in any type of business practice.
 - e. Whether Respondent was the subject of any civil or criminal proceeding in which there was a final adjudication adverse to Respondent which directly arose from activities conducted by Respondent which submitted a bid, proposal or qualifications statement for the subject project.
 - f. Whether Respondent has been debarred or suspended from the participation in any procurement conducted by any governmental entity or other legal entity engaged in competitive public procurements.

Evaluation and Selection (Phase One)

Evaluation Factors for Phase One (Statements of Qualification)
Submittals will be ranked on the following factors:

	Evaluation Criteria (Phase One)	Weighting
1	Overall Experience, Qualifications and Performance on Previous Projects in the following categories: a. Work at large major airport facilities. b. Work on the secured side/airside of airport terminal. c. Projects that have utilized innovative techniques to facilitate an efficient and safe construction process. d. Projects that have minimized the number of gates impacted by construction area layout/configuration. e. Projects that have developed a phased approach to redeployment of gates that optimize gate availability and airport operations. f. Enhanced Delivery Schedule	40%
2	Technical qualifications and experience of key project team members in Design-Build Work	25%
3	Capability to perform as demonstrated by past project performances of similar type projects including budget, time management, and project resources.	15%
4	Current Capacity and Backlog – Demonstrate capacity (Current Company Backlog – start date, finish date)	5%
5	Knowledge of applicable rules, professional standards, applicable regulations specific to Airport facility projects.	5%
6	Safety Program/Quality Control, including off-site procedures with Owner’s representatives and inspectors.	10%
	Total	100%

Following evaluation of Statements of Qualification, DFW will rank and shortlist a maximum of five Respondents for Request for Additional Information and Interview (Phase Two).

Request for Additional Information and Interview (Phase Two)

Shortlisted Respondents will be provided with supplemental design information (10% design level) regarding the CTA Expansion Terminals C and A project and will be invited to submit additional information and may be required to interview for final selection. The additional information will be evaluated for a potential final award determination for Construction Contract Number 9500761 (the "Project"). Sealed additional information documents that are addressed to Design, Code and Construction Department, Attention: Suzanne DeVasher must be received on or before **2:00 PM (Central Time) on June 21, 2021** at DFW Design, Code and Construction Offices, 3303 South Service Road, DFW Airport, Texas 75261.

Respondent will not be required to include architectural or engineering designs as part of the additional information, to demonstrate understanding of the design intent. Respondent is encouraged to provide any additional information it deems relevant for consideration, including any qualifications that it believes are relevant to the Project that have not been disclosed previously. Additional information will be limited to 30 pages with 10 to 12-point font. This may be submitted single or double sided, each printed side of any page will count as a numbered page. 11"x17" paper may be used for large exhibits; each printed side of an 11"x17" page will count as 2 numbered pages.

Submit one (1) original plus seven (7) flash drives of exact copies in PDF format saved to them.

Additional information will contain the following identified tabs with the corresponding tab number and title indicated below.

- 1) Project Narrative
- 2) Innovation
- 3) Costing Methodology
- 4) Diversity and Inclusion

Respondent will not be reimbursed for costs related to the preparation of Additional Information or Interview/Presentation. DFW reserves the right to, if it chooses, to interview the Respondents.

Phase Two Additional Information Submission Requirements

The additional information DFW seeks from Respondents is described in each of the four (4) scoring categories below:

A. Project Narrative

Respondent should provide information related to the design and construction of the Project and address all critical items necessary to successfully deliver the project from award through completion, including the following:

- 1) DFW has established an estimated design-build cost in the \$645 to \$675 Million Dollars range. Describe the feasibility of designing to budget.
- 2) Discuss staging of equipment and materials and coordination with terminal management adherence to limited work hours and ensuring completion and departure within work hours to allow airport operations to commence every day as scheduled.
- 3) Provide written observations, based upon previous experiences in similar projects, addressing any anticipated problems and propose solutions.
- 4) Respondent should describe its quality control plan for the Project and how it meets or surpasses DFW's quality control specification.
- 5) Discuss the phasing approach and anticipated coordination and detail how at no time during construction will a terminal be left with more than the allocated gate closures. There must always be enough processing capabilities and adequate gate availability during construction at each terminal.
- 6) Provide narrative and graphics showing proposed concepts and approach to achieve design intent

B. Innovation

Respondent should provide the following information and incorporate innovative solutions where possible for each item:

1) A proposed Project schedule in P-6 format illustrating relevant phases of the Project and how Respondent will successfully complete each phase by the proposed deadline.

a. Address the various phases of design and construction and the number of days following notice-to-proceed the Project would be substantially complete. The current baseline schedule is:

- 1) Design Start: September 2021
- 2) Preconstruction Services September 2021
- 3) Terminal C Construction Mobilization: October 2022
- 4) Terminal C Construction Start: October 2022
- 5) Terminal A Construction Mobilization: May 2024
- 6) Terminal A Construction Start: May 2024
- 7) Terminal C Substantial Completion 1: October 2024
- 8) Project (Terminal A) Substantial Completion 2: June 2025
- 9) Final Completion 90 days after Substantial Completion

b. The Owner desires to deliver this Project on or before the referenced substantial completion dates. However, also of paramount importance to the Owner is to minimize customer inconvenience and thereby minimize disruptions to ongoing airport operations. Describe any challenges to meet the project deadlines. The schedule should detail an approach to best balance and achieve DFW Airport objectives by meeting schedule, quality and cost effectiveness.

- c. Approach using methods for schedule recovery, and its philosophy regarding establishment and use of total float on the Project to achieve the desired substantial completion date.
- d. Approach to design and construction phasing needed to provide anticipated early delivery or fast-tracked design and construction packages.
- e. As part of the schedule, include solution for DFW review and approval durations and milestones for those packages.

2) Other Innovations or betterment alternatives for consideration by Owner

C. Costing Methodology

- 1) Respondent should provide its "costing methodology," addressing the following:
 - a) policies on subcontractor markup;
 - b) definition of general conditions;
 - c) range of cost for general conditions;
 - d) policies on design and construction contingencies;
 - e) expected staffing for administrative duties.

The term "costing methodology" does not include a guaranteed maximum price or bid for overall design or construction.

2) Respondent should provide proof of its financial ability to perform and execute the Project if selected, including proof of available bonding capacity, and audited financial statements for the past 2 years.

D. Diversity and Inclusion

- 1) Respondent should provide a narrative in its Additional Information document describing the following:
 - a) Affirmative Action Plan: Respondent's Affirmative Action Plan and/or policy statement, including goals with respect to hiring staff for the Project. Such plan must include, but not be limited to goals for women and minorities for management and non-management positions.
 - b) Description of Commitment: How will the Respondent manage expectations and commitment to firms that have been identified in the Additional Information that will be utilized to fulfill Respondent's M/WBE requirements? In addition, explain the selection of Respondent's team composition, including diversity within the team and any opportunities given to team members that may be new to Respondent's team and why they were selected.
 - c) Description of Business Development, Technical Assistance, and/or Capacity Building Initiatives: Description of Respondent's commitment to programs,

assistance or support to enhance the capacity or facilitate the participation of M/WBEs, including outreach and a proposed mentoring program.

- d) Private Sector Participation: Describe Respondent’s ability to demonstrate M/WBE participation on private sector work or on contracts that require no goals. How is the overall effectiveness of Respondent’s diversity and inclusion initiatives measured? Is it tied to a goal or metric? If so, what is the goal/metric and how has Respondent performed in relation to the goal historically?
- e) Assurance: What steps will Respondent take to ensure it meets the M/WBE participation goal and does Respondent have a dispute resolution/mediation plan in place for modification, elimination or termination of a M/WBE? In addition, who will oversee Respondent’s M/WBE program and at what level are they within Respondent’s organization? Also describe this individual's commitment to M/WBE programs, assistance or support to enhance the capacity or facilitate the participation of M/WBE firms under the Agreement and any Delivery Orders issued pursuant to it. What systems does Respondent have in place to reach its M/WBE participation and is Respondent familiar with DFW Board's B2GNOW system and, if not, what steps will Respondent take to learn the system?
- f) For the MWBE (Design) goal of 25%, provide a completed Preliminary Schedule of Subcontractors, including submitting appropriate, currently valid, Certification Certificates for all proposed MWBE firms.
- g) For the MWBE (Construction) goal of 20%, provide a completed Compliance Plan.

Phase Two Evaluation Criteria and Process

Following submission of the additional information requested, it may be required to interview for final selection. The additional information submitted, and subsequent interview if required, will be evaluated utilizing the following weighted evaluation criteria:

Evaluation Criteria (Phase Two)	Weighting
Statement of Qualifications	20%
Project Narrative	25%
Innovation	20%
Costing Methodology	15%
Diversity and Inclusion	20%
Total:	100%

Following evaluation of the additional information and interview (if required), DFW will

rank and select the Respondent that offers the Best Value. DFW will attempt to negotiate Not to Exceed with the selected Respondent a lump sum contract inclusive of all design services and construction work to complete the project. If DFW is unable to negotiate a contract with the selected Respondent, DFW will, formally and in writing, end negotiations with that Respondent and proceed to the next Respondent in the order of the selection ranking until a contract is reached or all submittals are rejected.

Phase Two Interview Format

Following submission of the additional information requested, should DFW require to interview for final selection, the interview format and requirements are described below. Respondent may provide additional information in the interview at their discretion, provided the below requirements are also addressed.

Media: Power point presentation online.

Duration: Two-hour total. Consisting of a presentation, questions & answers, and any other section deemed necessary by DFW within the two-hour time allotment.

Interview Outline:

- i) Introductions
- ii) Project team,
 - (a) Any changes since the Qualifications Package submittal.
- iii) Project approach and innovation
 - (a) Describe your understanding of the overall project.
 - (b) Discuss your understanding of Airport security requirements and their impact to project logistics.
 - (c) Describe the overall phasing approach proposed to be followed for the project in order to fulfill operational requirements.
- iv) Schedule
 - (a) Design
 - (b) Permit
 - (c) Materials Ordering / Delivery
 - (d) Construction - Identify any potential advantages or challenges presented in meeting the project schedule
 - (e) Closeout

Questions and Answers

- 1) Has there been any changes to the Project Team since the Qualifications Package submittal and what is your approach to diversity and inclusion?
- 2) How do you incorporate security in your approach for the overall project?
- 3) What is the anticipated Design Schedule?

- 4) What is the anticipated date the Design will be delivered for Permit Review?
- 5) What materials are anticipated to be long lead items and what is the strategy to order materials including anticipated delivery time and where materials would be stored?
- 6) What are the potential advantages or challenges presented in meeting the project schedule or reducing gate closure duration?
- 7) How would your Design-Build Team closeout the CTA Expansion Terminals C and A projects and would your closeout approach benefit the Airport gate closure duration?
- 8) What is your detailed plan for landside construction phasing to minimize impact to airport operations?
- 9) What innovative solutions and techniques that result in increased efficiency, schedule and cost savings are you considering?

Appendix

Provided for reference only.

Provided at <https://sites.dfwairport.com/business/solicitations/> [Contract No. 9500761.](#)

A. Existing Conditions (*For Reference Only*)

https://www.dropbox.com/sh/hfuyp54ebdsvjbe/AACJkd-e1WybGdtmMI_Vw9eva?dl=0

The Following exhibits can be found in the link above:

Exhibit A: Site Area Map (Piers)

Exhibit B: Terminal C Pier Preliminary Guide

Exhibit C: Terminal A Pier Preliminary Guide

Exhibit D: Site Plan (Fabrication Yard)

Exhibit E: Site Area Map (Fabrication Yard)

Exhibit F: PMO building Layout

Exhibit G: Terminal C Preliminary Asbestos Survey

B. Basis of Design (*For Reference Only*)

Design Criteria Manual:

https://assets.ctfassets.net/m2p70vmwc019/61FZQdp6e2USduutkkLwDk/d1cecc260142d335eea3ad5bd128c8df/DFW_Dev_Design_Criteria_Manual.pdf

DFW development design guidelines and Other Resources:

<https://www.dfwairport.com/business/about/development/>

C. Specifications (*For Reference Only*)

Latest Standard Specification Book:

https://sites.dfwairport.com/cs/groups/public/documents/webasset/p3_103954.pdf