

Kerrville-Kerr County Airport Board Request for Design/Build Qualifications for Aircraft Hangar

The Kerrville-Kerr County Airport Board intends to engage qualified firms to provide design-build services for the construction of T-Hangar's at the Kerrville-Kerr County Airport at Louis Schreiner Field.

GENERAL TERMS AND CONDITIONS OF THE REQUEST FOR QUALIFICATIONS AND INTEREST

Documents containing evaluation criteria **must be received** by the Airport Manager, Kerrville-Kerr County Airport, 1877 Airport Loop, Kerrville, Texas 78028 no later than **September 5, 2013 at 11:00 A.M.**

*The contract, when awarded, will have the provision of the Aviation Safety and Capacity Expansion Act of 1990, which provides that preference be given to steel and manufactured products produced in the United States when funds are expended pursuant to grants. This will maintain compliance with Federal Grant Assurances.

*Minimum wage rates have been predetermined as required by law and will be set forth in the contract document for construction services.

***DBE REQUIREMENT**

The Disadvantaged Business Enterprise (DBE) goal requirement for the design and construction is set at seven percent (7%)

1. PROJECT SCOPE

The Kerrville-Kerr County Airport Board (owner) seeks qualifications from qualified firms to provide design-build services for the design and construction of T-hangars, to be located at the Kerrville-Kerr County Airport. The Design Builder shall reference the Aviation Division General Construction Contract Provisions, volume dated June, 2005, (Available at http://www.txdot.gov/publications/aviation/general_provisions.pdf) for all general contract provisions during the construction phase. Use latest version of referenced Advisory Circulars.

WORK INCLUDED:

This item shall consist of providing all labor, tools, equipment and materials for the design, furnishment, installation, and erection of aircraft Hangar(s) on site. The items of work include, but are not limited to the following: design of hangar, foundation(s), excavation as necessary for construction of hangar foundation(s), purchase and erection of pre-fabricated metal hangar(s) including doors and hardware, purchase and installation of electrical devices, connection of all electrical utilities, and other accessories and utility connections as shown and indicated on plans.

Construction of Pre-engineered metal building(s) and accessories for Hangar(s). Metal building(s) to have gabled roof and steel frame type construction, and is to be a completely integrated system according to specified dimensions and as shown on plans.

Unless otherwise specified within this section, all aspects of the building system including design, details, materials, fabrication, quality criteria, tolerances, marking and identification, methods and procedures are governed by the building system manufacturer's standards. The building manufacturer shall use standards, specifications, recommendations, findings, and/or interpretations of professionally reorganized groups such as AISC, AISI, AAMA, AWS, ASTM, TDLR, or IBC as the basis for establishing design, drafting, fabrication, and quality criteria, practices, and tolerances.

Construction of concrete foundation(s) designed for pre-engineered metal building(s) signed and sealed by a Professional Engineer licensed in the State of Texas.

Paving needed to be supplied by Airport Board.

All materials used will conform to the 2004 publication of the Texas Department of Transportation's Standard Specifications for Construction and Maintenance of Highways, Streets and, Bridges or the appropriate specification from Federal Aviation Administration Advisory Circular 150/5370-10F. All materials, to include any Hot Mix Asphalt Concrete (HMAC) or Concrete batch design, will be submitted to the TxDOT Aviation Division for approval prior to use or installation.

- 1.1. The scope of services for the Aircraft Hangar is intended to provide a complete and useable facility for the Kerrville-Kerr County Airport Board which can be put into operation immediately after acceptance by TxDOT Aviation and the Airport Board.
- 1.2. The scope of services includes all aspects of design and construction, including but not limited to the following:

Project Orientation & Program

1. The selected design/builder will be required to furnish a Performance Bond and Payment Bond, each in the full amount of the construction costs, executed by a surety company or surety companies authorized to execute surety bonds under and in accordance with the laws of the State of Texas.
2. Meet with local government and Airport officials to gain a detailed understanding of the project requirements and general parameters under which the project will be designed and constructed.
3. Based on discussions in the initial meeting(s), formulate schematic designs for review and approval.
4. Prepare project budget and cash flow projections.
5. Prepare FAA Form 7460-1, Notice of Proposed Construction or Alteration, and supporting documents as necessary.

6. Develop project schedule.

Design Development and Construction Documents

1. Generate construction documents.
2. Coordinate construction plans with the Owner.
3. Submit completed construction documents to Texas Department of Licensing and Regulations (TDLR) for Texas Accessibility Standards (TAS) review, in accordance with the International Building Code and American Disabilities Act.
4. Submit completed construction documents to owner for review and approval.
5. Obtain required construction permits.

Construction/Construction Administration

1. Complete construction.
2. Administer weekly progress meetings and prepare and distribute minutes of the meetings.
3. Prepare and submit pay applications on a monthly basis.
4. Schedule any special inspections as required by City/County ordinances and TDLR.
5. Arrange for required City/County code inspections.
6. Perform testing of all building systems.
7. Compile, review and submit project closeout documentation, including as-built drawings.

2. FEE STRUCTURE AND BUDGET

- 2.1. It is anticipated that the final contract will be based on a Lump Sum Fee.

3. AIRPORT BOARD RESPONSIBILITIES

- 3.1. Provide to the successful respondent all information in possession of the Sponsor which relates to the City's/County requirements for the project or which is relevant to the project. Airport Board to supply excavation for site preparation and paving.

4. SPECIFIC TERMS AND CONDITIONS OF THE REQUEST FOR QUALIFICATIONS AND INTEREST

4.1. EVALUATION CRITERIA

4.1.1. The following criteria will be used in the evaluation of qualifications for development of the shortlist and/or selection of the most qualified firm/team for hangar design-build. Respondents are required to address each evaluation criterion in the order listed and to be specific in presenting in their qualifications.

- ❖ **Composition of design-build team members (20 points).** This section should clearly state the key participants comprising the design-build team, indicate any contractual arrangements between-among the members, and provide their roles within the design-build team. Experience with similar airport projects, especially pervious design/build experience, and availability of team members should be provided. Additionally provided educational backgrounds, work experience, areas of expertise, and specific experience with design/build and/or construction of similar kinds of facilities and prior experience of the team working together.
- ❖ **Recent experience of the project team with comparable projects within the last five years (20 points).** Prior experience must include contact reference information for a minimum of three (3) previously completed airport hangar projects, and the year in which each was constructed. Firms without previous experience building at least three hangars will not meet qualifications and cannot be considered.
- ❖ **Firm's technical approach to the project. (40 points).** Provide evidence of the firm's/team's understanding of the project and any unique architectural or engineering aspects associated with this proposed project. Describe specific problems and considerations to be addressed. Detail how the process of design/build would be managed and would be handled. This section, including the illustration pages, may include conceptual drawings of the proposed site plan and proposed facility, but they are not required. Address project oversight for the entire process, design through construction, and coordination with the airport sponsor. Information on suppliers and /or materials should be addressed in the proposal. Describe how changes, modifications and corrections would be addressed.
- ❖ **Project Schedule. (20 points).** Provide in weeks the proposed schedule from the notice to proceed through construction of the facility. This schedule should not include any review time from the airport sponsor. It should address the direct time that the design/build team needs to be able to design and build the facility, ready for occupancy.

5.1 SELECTION PROCEDURE

5.1.1 An evaluation team composed of the Airport Board and the Airport Manager will review and evaluate all responses to the RFQ and rank order them in accordance with the criteria referenced above.

The evaluation team will then engage in individual discussions with up to a maximum of three respondents based upon the selection criteria for Phase 1. Each of the respondents deemed to be best qualified will be requested to make a formal presentation to the evaluation team. Repetitive informal interviews will be permissible. Such respondents will be encouraged to elaborate on their qualifications and performance data or staff expertise pertinent to the proposed project, as well as alternative concepts. At the discussion stage, the evaluation team will discuss non-binding estimates of total project costs. At the conclusion of discussion, on the basis of evaluation factors published in the Request for Qualifications and all information developed in the selection process to this point, the evaluation team will select in order of preference, two or more respondents whose professional qualifications and proposed services are deemed most meritorious. Negotiations will then be conducted, beginning with the respondent ranked first.

Every effort by the top ranked respondent must be made to complete negotiations within a reasonable amount of time. If the respondent ranked first does not show adequate effort to complete negotiations within 60 calendar days of notification by the Owner to begin negotiations, the Owner may decide to disqualify the respondent ranked first and begin negotiations with the respondent ranked second. If a contract satisfactory and advantageous to the Owner can be negotiated at a price considered fair and reasonable, a recommendation will be made to the Governing Body to award a design/build contract to that respondent. Otherwise, negotiations with the respondent ranked first will be formally terminated and negotiations conducted with the respondent ranked second, and so on until such a contract can be negotiated at a fair and reasonable price. Should the evaluation team determine in writing and in its sole discretion that only one respondent is fully qualified, or that one respondent is clearly more highly qualified and suitable than the others under consideration, a contract may be negotiated and awarded to that respondent.

6 REFERENCES

6.1.1 The Qualifications must include references and contact information for a minimum of three (3) previously completed airport hangar projects, and the year in which each was constructed. References of the top ranked shortlisted respondents will be contacted. The Owner reserves the right to contact references other than, and/or in addition to, those furnished by a respondent.

6.1 BASIS FOR AWARD

6.1.2 Information and/or factors gathered during interviews, negotiations and any reference checks, in addition to the evaluation criteria stated in the RFQ, and any other information or factors deemed relevant by the Owner, will be utilized in the final award.

6.2 FURTHER INFORMATION

6.2.1 If there are any questions, please contact Bruce McKenzie, Airport Manager, at 1-830-896-9399.