



REQUEST FOR QUALIFICATIONS/PROPOSALS

for

CONSTRUCTION MANAGER-AT-RISK

for

NEW TERMINAL FACILITY – LANDSIDE IMPROVEMENTS

at

MONTEREY REGIONAL AIRPORT

200 Fred Kane Drive, Suite 200

Partially Funded through

FAA’s Airport Improvement Program

The Monterey Peninsula Airport District (“District”) invites interested Construction Manager-at-Risk (“CMAR”) firms to submit Qualifications/Proposal for pre-construction services and complete construction services for the *New Terminal Facility – Landside Improvements* project (“Project”) at the Monterey Regional Airport (“Airport” or “MRY”). The District seeks a CMAR who will be responsible for the delivery of the Project. The Airport intends to issue one contract to the selected CMAR for the scope of work.

Request for Proposals Issue Date:	April 12, 2024
Statement of Qualifications Due Date:	Thursday, May 9, 2024 at 2:00 PM
Contact Information:	Monterey Regional Airport Planning Department 200 Fred Kane Drive, Suite 200 Monterey, CA 93940 planning@montereyairport.com
Pre-Proposal Conference Date: (Attendance is <u>not</u> mandatory)	Tuesday, April 30, 2024 at 10:00 AM at the Monterey Peninsula Airport District offices on the second floor of the Terminal Bldg. at 200 Fred Kane Drive, Suite 200, Monterey, CA 93940
Deadline to Submit Questions:	Friday, May 3, 2024 at 12:00 PM

Notice is hereby given that the Monterey Peninsula Airport District is soliciting Statements of Qualifications (“SOQ”) from individuals, partnerships, joint ventures, corporations, or other recognized legal entities (“Firm(s)” or “Respondent(s)”) qualified to be a Construction Manager at-Risk (“CMAR(s)”) to perform pre-construction and construction services in connection with the *New Terminal Facility – Landside Improvements* project (“Project”) at the Monterey Regional Airport as further described in *Attachment No. 1 – Scope of Service* and pursuant to a construction manager at-risk structure, as provided by the California Public Contract Code §20146, *et seq.* SOQs will be evaluated to identify highly qualified CMAR entities which may then be invited to participate in the next step of this solicitation process, the Request for Proposals (“RFP”). Unless expressly stated otherwise in this solicitation, experience and qualifications shall be evaluated based upon the combined experience and qualifications of the Respondent’s team.

The District considers all information, documentation and other material submitted in response to this solicitation to be of a non-confidential and/or non-proprietary nature and therefore subject to public disclosure, after a contract is executed in accordance with the California Public Records Act §7920. Unless expressly stated otherwise in this solicitation, Respondents should not request that certain information be treated as exempt, and statements in the SOQs should not be marked as confidential or proprietary.

The District has the discretion to consider, without limitation, any of the information disclosed in accordance with this provision in deciding with which CMAR it will negotiate a contract. This discretion is not limited by the Respondent’s ranking based on the evaluation criteria or by anything to the contrary in this solicitation.

NOTICE TO PROSPECTIVE RESPONDENTS

The *New Terminal Facility – Landside Improvements* project will be funded in part by Federal Aviation Administration (“FAA”) Airport Improvement Program (“AIP”) grant funds, accordingly applicable federal requirements will apply. The estimated construction cost range is \$15M - \$17M.

The selected CMAR will work with the Program Manager, the design Architect/Engineer of Record (“A/EOR”) and the Airport during the pre-construction phase to ensure (1) a complete design, an efficient construction plan, and construction sequencing phasing that provides for continued and unhindered use and operations of the Airport, and (2) to provide complete construction services during the construction phase facilitating the future Terminal construction project.

The District’s intent is to award a single contract to the selected CMAR to complete the pre-construction services and the construction of the Project.

- A. All information regarding this Request for Qualifications (“RFQ”) may be viewed or downloaded from the [ARC Monterey](https://customer.e-arc.com/arcEOC/PWELL_Main.asp?mem=23) at https://customer.e-arc.com/arcEOC/PWELL_Main.asp?mem=23.
- B. Completed SOQs must be delivered to the Airport, no later than Statement of Qualifications [Due Date and Time](#) indicated on the cover page of this solicitation. One (1) original hard copy and one (1) electronic copy in pdf readable format, must be submitted in a sealed envelope.
- C. Proposals must provide the requested information as described in this solicitation. The wet signatures of all persons signing shall be written in longhand. Proposals not submitted in the manner prescribed herein will not be considered.
- D. Alternate proposals will not be considered.
- E. Any proposals received after the [Due Date and Time](#) shall not be considered and shall be returned to the perspective Respondent unopened.
- F. If the District issues addenda to this solicitation, Respondents are solely responsible for and must acknowledge receipt of addenda in the Respondent’s proposal. Any addenda will be posted on the [ARC Monterey](#). Respondents must check for addenda or other relevant new information during the response period. The District is not responsible for the failure of any Respondent to receive such addenda. All addenda so issued shall become a part of this solicitation. Failure to acknowledge and respond to any addenda issued by the District may, at the District’s sole discretion, cause the Respondent’s proposal to be deemed non-responsive and may be rejected.
- G. The District reserves the right to reject any or all proposals or to waive any informalities or minor irregularities in connection with proposals received.
- H. The District assumes no obligation in the solicitation of proposals and any costs incurred in responding to this solicitation shall be the responsibility of the interested party. The District assumes no obligation for such costs.
- I. Reference to “Offeror,” “Contractor” or “Bidder” shall mean “CMAR” or “Respondent”; “solicitation” shall mean “RFQ and RFP”; “bid” or “proposal” shall mean “SOQ” and “Proposal”; “Owner” shall mean “District”.

All questions and inquiries related to this solicitation must be directed in writing to: planning@montereyairport.com and no later than the [date and time](#) indicated on the cover of this solicitation as the Deadline to Submit Questions. Perspective Respondents must adhere to the specified requirements in this solicitation and refrain from contacting District or Airport personnel pertaining to this solicitation outside of the designated process for any inquiries or requests for clarification. The District, at its sole discretion, may offer responses and clarifications to perspective Respondents’ questions and requests for clarification received. Any responses offered by the District will be in writing and posted on [ARC Monterey](#).

Pre-Proposal Conference

A non-mandatory Pre-Proposal Conference is scheduled for the [date and time](#) set forth in the cover of this solicitation. The Conference will be held at the Airport Administrative Offices located at 200 Fred Kane Drive, Suite 200, Monterey CA. The Conference will start promptly at the designated time and is anticipated to last approximately one-hour. An Airport escorted site visit will be offer to attendees directly after the conference. No other site visit will be available to prospective Respondents. The District will provide an overview of the RFQ / RFP requirements, process, and timeline. The purpose of the conference will be to discuss the requirements and objectives of this solicitation. A sign-in sheet will record attendance.

Acceptance of Evaluation

Submission of a Proposal indicates Respondent's acknowledgment and acceptance of the evaluation process and the recognition that subjective judgments must be made by the District during the selection process.

CMAR Process Flow Chart

The following flow chart presents a summary outline of the Project delivery progress mechanism being employed for the New Terminal Facility – Landside Improvements project at Monterey Regional Airport.

Construction Manager At-Risk (CMAR) Flow Chart

