

REQUEST FOR QUALIFICATIONS – CONSTRUCTION MANAGER

The Fort Smith Regional Airport, in accordance with the policies of the Airport Commission, is soliciting responses from qualified firms to provide construction management services for the Additions and Renovations to the Aircraft Rescue & Firefighting Station.

PROJECT DESCRIPTION

The current Aircraft Rescue & Firefighting (ARFF) Station is located within the airfield of the Fort Smith Regional Airport and was constructed in 2017. The proposed 6,700 SF addition will add additional apparatus bays, sleeping quarters, restrooms, and showers in support of the expanded mission of the 188th Wing at Ebbing Air National Guard Base. The facility will then become the central location of all ARFF services. The facility additions will be designed in accordance with DoD Unified Facilities Criteria (UFC) 1-200-01, General Building Requirements and DoD (UFC) 4-730-10 Fire Stations.

PROJECT COST

The total project cost is estimated at \$4.119 million which is funded through the National Guard Bureau. General contractors and design consultants will work with the Fort Smith Regional Airport and Arkansas Air National Guard building committee to advance airport master planning and design principles, as well as DoD sustainability requirements.

ANTICIPATED PROJECT SCHEDULE

Request for Qualifications (RFQ) issued June 25, 2023 (2nd advertisement July 2, 2023)
Statement of Qualifications (SOQ) due July 14, 2023
Shortlisted Firms notified by July 20, 2023
Interviews of shortlisted firms August 8-10, 2023
Airport Commission selection approved August 22, 2023
Contract negotiations August/September 2023

SUBMISSION

The deadline for responses is 3:00 pm local time, July 14, 2023.
All respondents will be notified of the results by E-MAIL, so please provide accurate contact information.

Address one (1) hard copy and one (1) digital copy of responses to:

Michael Griffin, A.A.E.
Airport Director
Fort Smith Regional Airport
6700 McKennon Blvd.
Fort Smith, AR 72903

Digital copies can also be sent via email to michael@flyfsm.com in addition to the printed hard copy.

Statements of Qualifications will be reviewed by a selection committee and a short-list of firms will be invited to interview with the building committee.

CONTENT REQUIREMENTS

To avoid potential conflicts of interest, respondents should not communicate with the airport staff or military about this project. This document provides the relevant information for assembling a Statement of Qualifications. If you have urgent questions, you can send them via email to michael@flyfsm.com.

Include the information below and organize it in an easily accessible manner. It is not necessary to divide the response into chapters exactly matching the description below. Responses that do not include the required licensure information will be disqualified.

1. Proof of licensure in the State of Arkansas
2. Experience of key personnel in Guaranteed Maximum Price (GMP) and fast-track projects
3. Records of management teams on similar projects with timely completion, and with high quality workmanship
4. Current maximum bonding capacity and rate
5. Current and projected workload
6. Specific project experience (within the past five years) with fire stations, airports and military installations.
7. Prior experience constructing projects under nationally recognized sustainable rating systems
8. Prior experience with fully commissioned projects
9. Owner verification and contact information for previous similar projects
10. Statement of diversity in the workforce, if applicable
11. Certificate of women-owned, minority-owned, or service-disabled veteran owned business, if applicable.

PROFESSIONAL SERVICES REQUIRED

GUARANTEED MAXIMUM PRICE/FAST-TRACK MANAGEMENT, ESTIMATING, SUBCONTRACTOR SELECTION, PROJECT AND CHANGE ORDER PRICING, DEMOLITION, SCHEDULE CONTROL, COST REDUCTION AND CONTROL, PROJECT COORDINATION, BUILDING INFORMATION MODELING (BIM), CLOSEOUT, AND WARRANTY.

All materials submitted in response to this Request for Qualifications are subject to the terms of state laws relative to the Freedom of Information Act.