

**NOTICE OF REQUEST FOR PROPOSALS FOR
PROFESSIONAL CONSTRUCTION MANAGER AT RISK FOR
LINCOLN AIRPORT TERMINAL RENOVATION AND EXPANSION PROJECT**

The Lincoln Airport Authority (LAA) is issuing a Request for Proposals (RFP) for a Construction Manager at Risk (CMAR) for the Terminal Renovation and Expansion Project at the Lincoln Airport (the “Project”). LAA has embarked on the Project to accommodate additional airline service and to update and refresh the passenger experience at the Lincoln Airport. Instructions for obtaining an RFP package are noted below.

It is anticipated that LAA will require the services of a CMAR for both Pre-Construction and Construction Services immediately upon selection. The selected CMAR will contract directly with the Lincoln Airport Authority (LAA) under a Guaranteed Maximum Price (GMP) delivery method.

The selected CMAR shall provide Pre-Construction Phase Services and Construction Phase Services and will be required to furnish all materials, equipment, tools and labor as necessary to complete the assigned Pre-Construction and Construction Services. The CMAR shall cooperate and work with the LAA, and the Project Team, including the design professionals to complete each assigned task in accordance with LAA’s Project schedule and in a manner consistent with the interests of the LAA. The schematic design phase of the Project has begun and is anticipated to be complete by December 2020, with construction of the building shell having commenced beforehand in a phased manner with total construction completion targeted for early 2022.

In general, Proposals responding to this RFP must include:

1. Experience in providing Pre-Construction services on similar projects, including references.
2. Experience in serving as a construction manager on projects of similar size and complexity while keeping the existing facility open and operating. Particular weight will be given to experience on similar projects in an airport environment.
3. Demonstrated capacity to provide labor and material and performance bonds equal to the amount of the contract sum, currently estimated to be approximately \$20 million.
4. Fees and Rates on the required form.

The RFP includes a scope of services for the Pre-Construction and Construction Phases, the Proposals format with submission guidelines, and selection criteria along with other information helpful in preparing the submission.

Qualified submittals in response to the RFP will be reviewed by LAA and a shortlist of the best responses will be notified of their invitation to an interview with LAA for purposes of the final selection of a CMAR for the Project.

Beginning on March 18th, 2020, RFP packages may be requested in PDF Format from Chad Lay via email: c.lay@lincolnairport.com

A Pre-Submittal Conference will be held on March 30th, 2020, at 10:30 a.m. at the Lincoln Airport. Attendance at the Pre-Submittal Conference is optional for all prospective submitting parties and/or their representatives. A review of the RFP is highly encouraged prior to the conference.

All questions pertaining to this RFP will be entertained by the Lincoln Airport Authority (LAA) until 12:00 p.m. local time on March 30th, 2020. All questions or requests for clarifications will be considered for response at the sole discretion of LAA. Questions must be submitted via email to the attention of:

Chad Lay
Project Manager
(402) 458-2400
c.lay@lincolnairport.com

Questions will be consolidated and a response to all relevant questions issued via email to all companies who requested an RFP.