



Raleigh-Durham  
Airport Authority

# Construction Manager-at-Risk/Design Consultants Request for Qualifications Pre-Submittal Conference & MW/SB/DBE Workshop

---

**Business Opportunity Workshop: Wednesday, August 23, 2023**



# Agenda

---

- RDU Team Introductions
- About RDU
- Project Opportunities
  - CMAR
    - Terminal 2: Bathroom Refresh (Airside)
    - Terminal 2: Hold Room Flooring Replacement
    - Terminal 1 & 2: Concessions Operator Model Phase 3
    - Terminal 1: Bathroom Addition (Airside)
    - Campus Roof Repairs (AOC, MX Building, Cargo Buildings)
    - Terminal 2: Automatic Door Overhaul (Enplanement Deck/Departure)
    - Terminal 2: TSA Entry Gate/Exit Gate Repairs/Replacement/Security Doors
  - Design Consultants
    - Campus Building Assessments
- MWSB/DBE Program
- RFQ Requirements
- Questions



Raleigh-Durham  
Airport Authority

# RDU Team Introduction

---





# RDU Team Introductions

---

- Jaymes Carter: VP, Buildings + Building Systems
- David Mathias: Director, Buildings + Building Systems
- Carrie Blevins: Project Manager
- Thiane Carter: Director of Small Business Programs









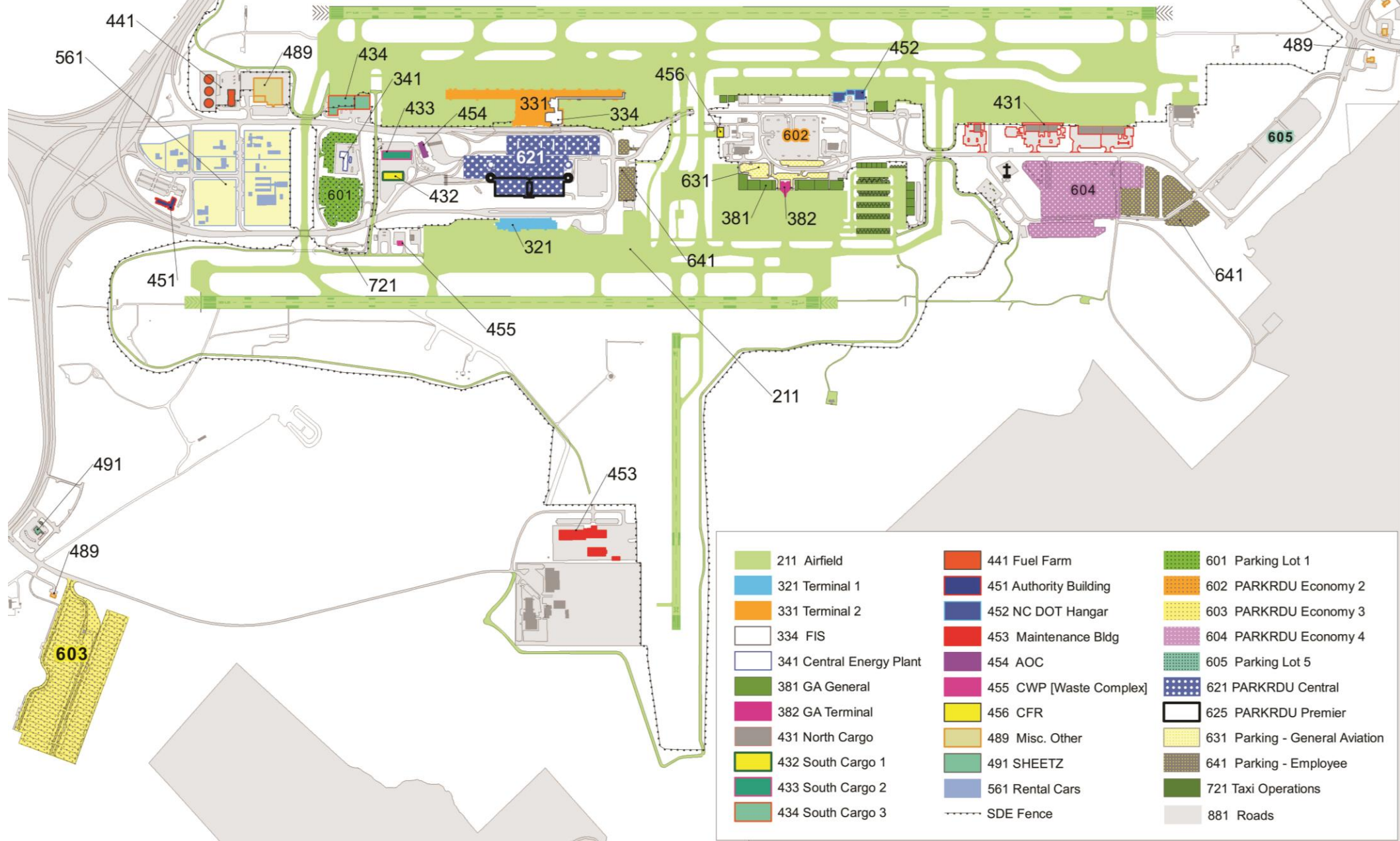








# RDU KEY COMPLEX BUILDING NUMBERS







Raleigh-Durham  
Airport Authority

# Terminal 2: Bathroom Refresh

---

**Airside Bathrooms (Concourse Level)**



# Terminal 2: Concourse Level Bathrooms



- 23 Public-Facing Bathrooms (Airside)
- Estimated Square Feet of Renovation: 15,000 SF+/-
- Bathroom Type: Men, Women & Family Bathroom
- Estimated Cost: \$25M
- Phasing, Demolition, Architectural Finishes, Specialties
- Plumbing, Mechanical, & Electrical
- Signage

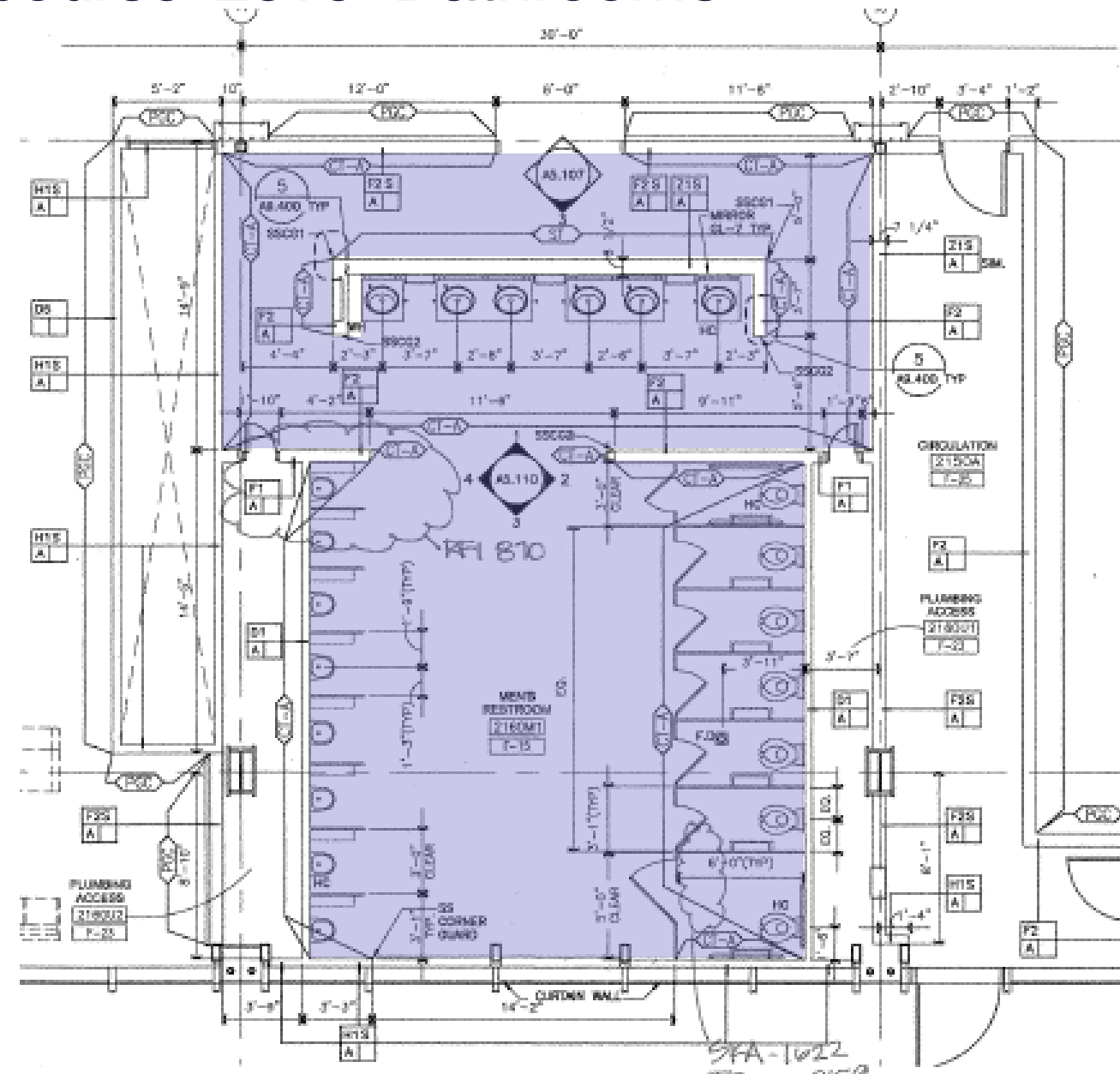


Architectural floor plan showing a large central hall (green) and a family room (blue). The plan includes dimensions for rooms and corridors, as well as labels for various fixtures and equipment. Key areas include:

- Central Hall (Green):** Large open space with multiple columns and corridors. Dimensions include 30'-0" and 30'-0" for the main hall area.
- Family Room (Blue):** Located on the right side, featuring a fireplace, TV, and seating area. Dimensions include 12'-5" and 10'-11".
- Restrooms:** A women's restroom is located on the left side. Other restrooms are indicated by symbols and labels like "F-3".
- Storage and Utility:** Includes a janitor's closet (JANITOR 2105J1 F-3), a storage area (STORAGE 2105J2 F-3), and a storage room (STORAGE 2105J3 F-3).
- Other Rooms:** Includes a room labeled "SKA-1020 TB-B-059 5.21.08" and another labeled "SKA-1021 TB-B-059 5.21.08".
- Structural Elements:** Columns are labeled 10, 11, and 12. Walls are shown with various thicknesses and materials.
- Handwritten Notes:** Several rooms contain handwritten notes, such as "SKA-1020 TB-B-059 5.21.08" and "SKA-1021 TB-B-059 5.21.08".



# Terminal 2: Concourse Level Bathrooms





Raleigh-Durham  
Airport Authority

# Terminal 2: Hold Room Flooring Replacement

---

Airside Hold Rooms (Concourse Level)



# Terminal 2: Concourse Level Hold Rooms



- 14 Hold Rooms (Airside)
- Estimated Square Feet of Renovation: 80,000 SF+/-
- Estimated Cost: \$1M
- Phasing, Demolition & Finishes (Flooring)
- Removal & Replacement of Hold Room Furniture



Raleigh-Durham  
Airport Authority

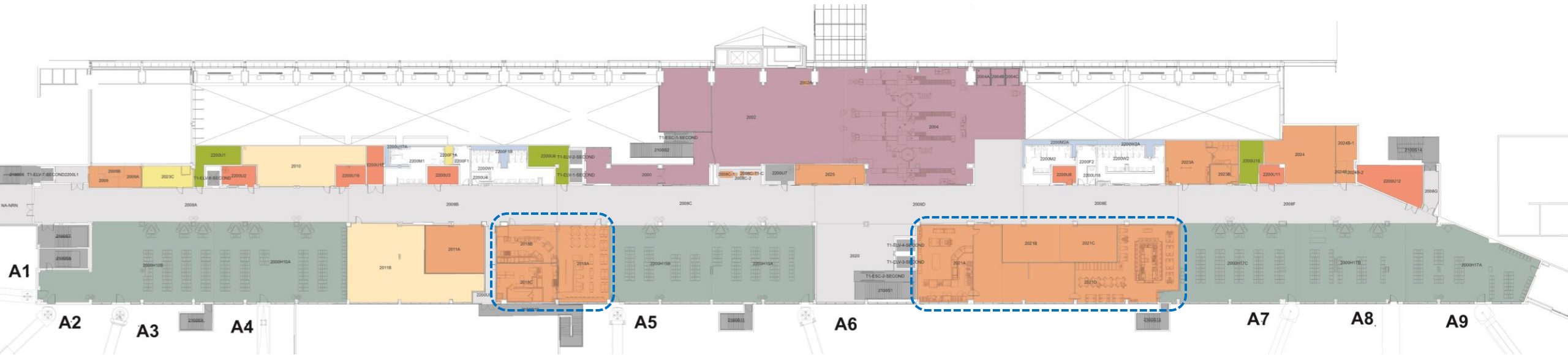
# Terminal 1 & 2: Concessions Operator Model: Phase 3

---

Concessions Spaces (Concourse Level)

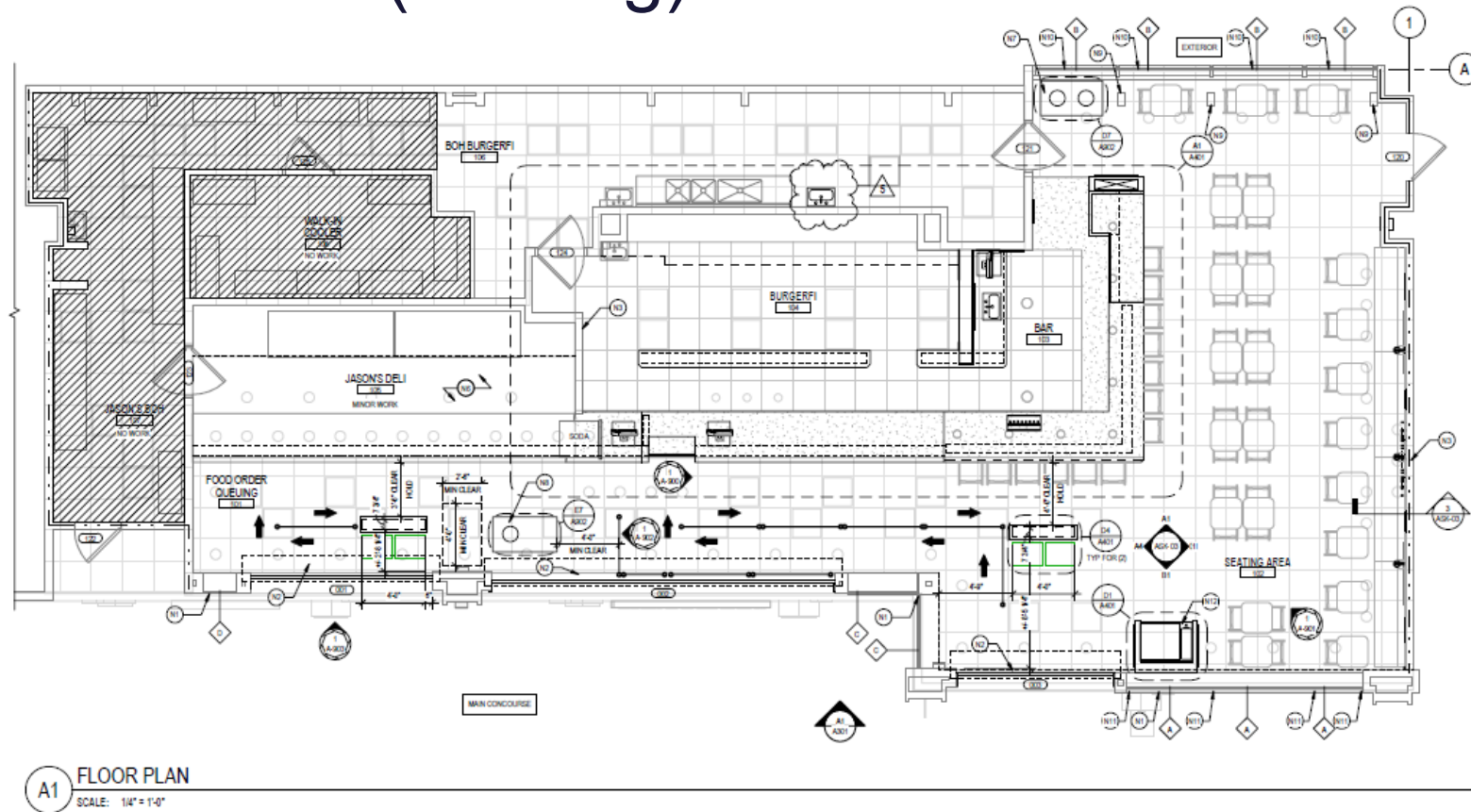


## Terminal 1: Concessions: Concourse Level



- Restaurant Refresh
  - Estimated Square Feet of Renovation: 10,000 SF+/-
  - Estimated Cost: \$12.5M
- Demolition, Architecture, Finishes
  - Mechanical, Plumbing, Electrical, Fire Protection
  - Kitchen Equipment, Data/Telecom

## Terminal 2: Concessions: Concourse Level



- Restaurant Renovation
  - Estimated Square Feet of Renovation: 3,015 SF+/-
  - Estimated Cost: \$6M
- Demolition, Architecture, Finishes
  - Mechanical, Plumbing, Electrical, Fire Protection
  - Kitchen Equipment, Data/Telecom





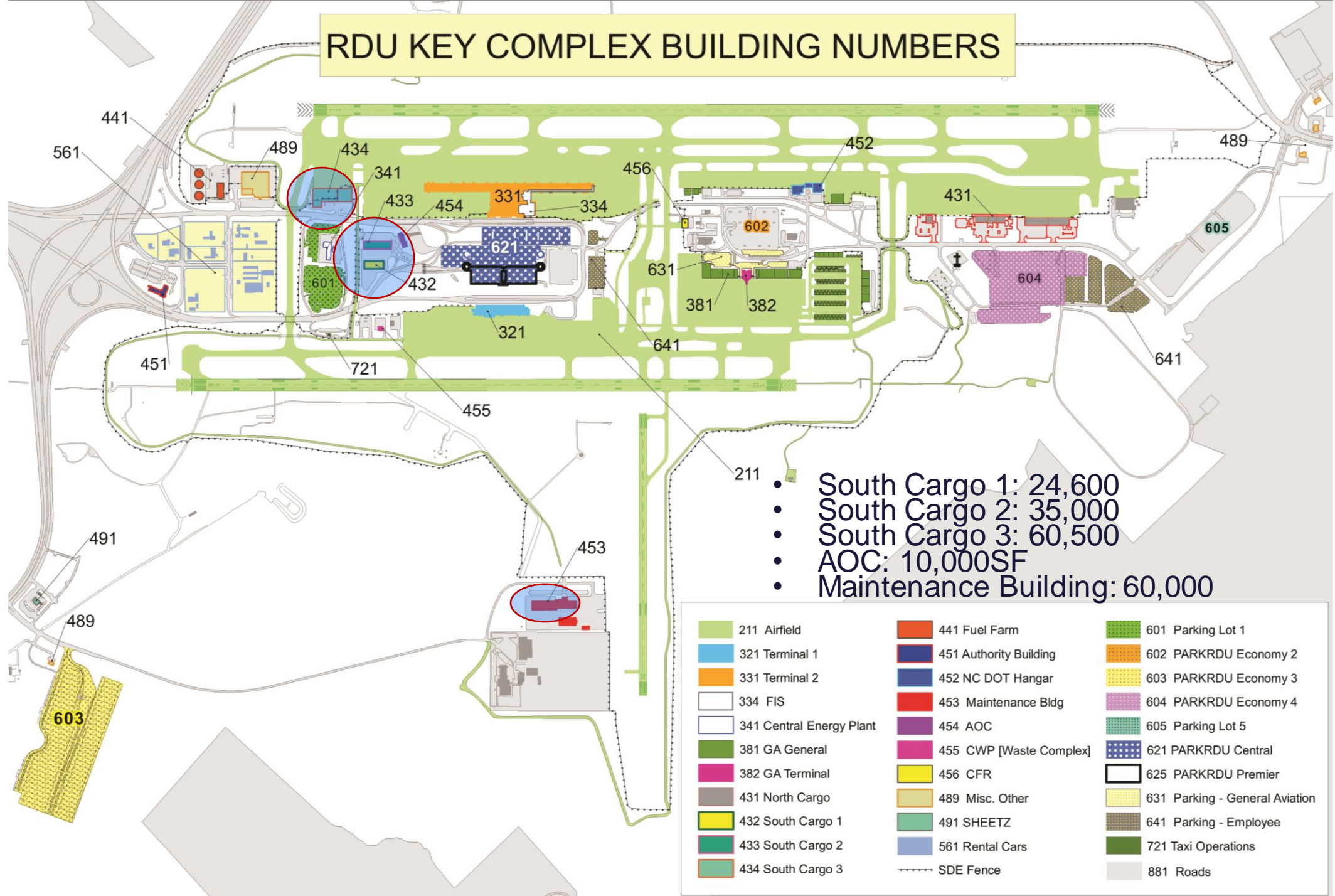
Raleigh-Durham  
Airport Authority

# Campus Roof Repairs

---

Multiple Buildings on Campus

# RDU KEY COMPLEX BUILDING NUMBERS







Raleigh-Durham  
Airport Authority

# Campus Building Assessments

---

Multiple Buildings on Campus

# Campus Building Assessments

---

- 15 +/- Buildings on Campus (Terminals Not Included)
- Code Studies/ADA
- Architectural: Building Envelope and Interior
- Roof Studies
- HVAC/Commissioning
- Plumbing
- Electrical
- Structural
- Fire Protection
- Site/Civil







Raleigh-Durham  
Airport Authority

# MW/SB/DBE Workshop

---

Constructing Your Team & Submitting Your Documentation



# Small Business Programs

---

- RDU sets goals for the participation of MWSB or DBE firms in all contracts.
- Goals are based on the scope of work and the availability of DBE or MWSB firms.
- Goals are calculated as a percentage of the contract, or as a percentage of the Guaranteed Maximum Price (GMP).



# How to Achieve MWSB or DBE Goals

---

MWSB or DBE goals will apply to the Construction Manager at Risk (CMR) contract:

- Overall contract goals
- Pre-Construction Activities
- Construction Activities (separate goals for each bid package)
- Additional amendments or contracts
- RDU sets goals for the participation of MWSB or DBE firms in all contracts.
- Goals are based on the scope of work and the availability of DBE or MWSB firms.
- Goals are calculated as a percentage of the contract, or as a percentage of the Guaranteed Maximum Price (GMP).





# Achieving MWSB/DBE Goals

---

- CMR should include MWSB/DBEs in each contract to achieve the overall goal and each contract goal or demonstrate efforts to meet the goals.
- RDU sets goals for the participation of MWSB or DBE firms in all contracts.
- Goals are based on the scope of work and the availability of DBE or MWSB firms.
- Goals are calculated as a percentage of the contract, or as a percentage of the Guaranteed Maximum Price (GMP).





# Achieving MW/SB/DBE Goals

---

- CMR should include MW/SB/DBEs in each contract to achieve the overall goal and each contract goal or demonstrate efforts to meet the goals.

# MWSB Program

---

- Separate goals for the participation of minority-owned small businesses (MB) and women-owned small businesses (WB)
- The goals are determined based on the type of work being performed and the availability of MB and WB firms
- Typically achieve higher participation with CM at Risk projects than “traditional” bid-build
- Multiple certification types are accepted





# Accepted MW/SB Certifications

---

RDUAA accepts various certifications for the MW/SB Program:

- NCDOT – Disadvantaged Business Enterprise – DBE
- SBA 8(a) Business Development Certification – SBA 8(a)
- Women’s Business Enterprise National Council – Women-Owned Small Business – WOSB



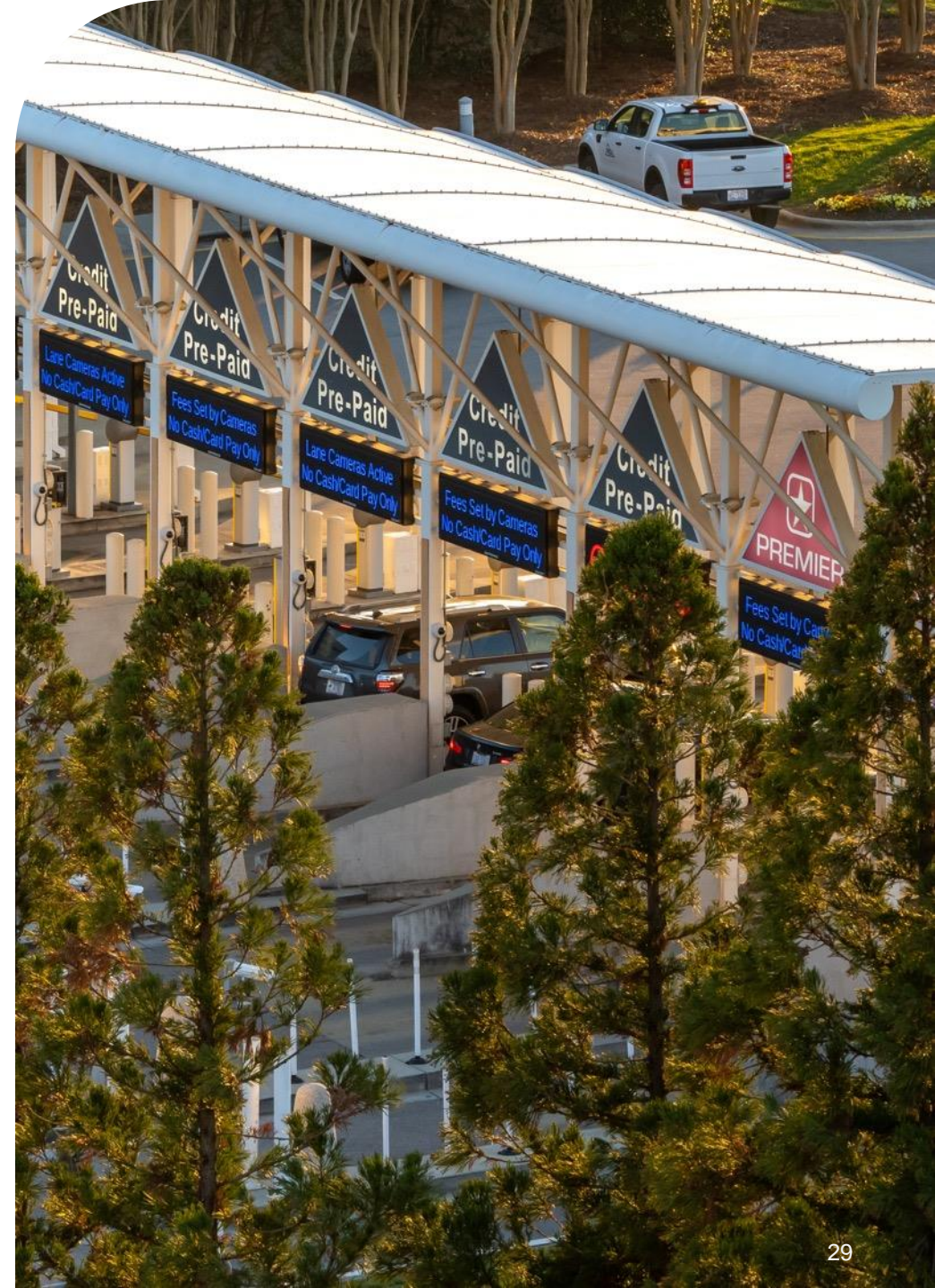


# MWSB Certification Requirements

---

RDUAA must verify business size for these certifications:

- Historically Underutilized Business – HUB
  - Only minority or women-owned HUBs
- Carolinas-Virginia Minority Supplier Development Council – CVMSSDC







# DBE Program Goal

---

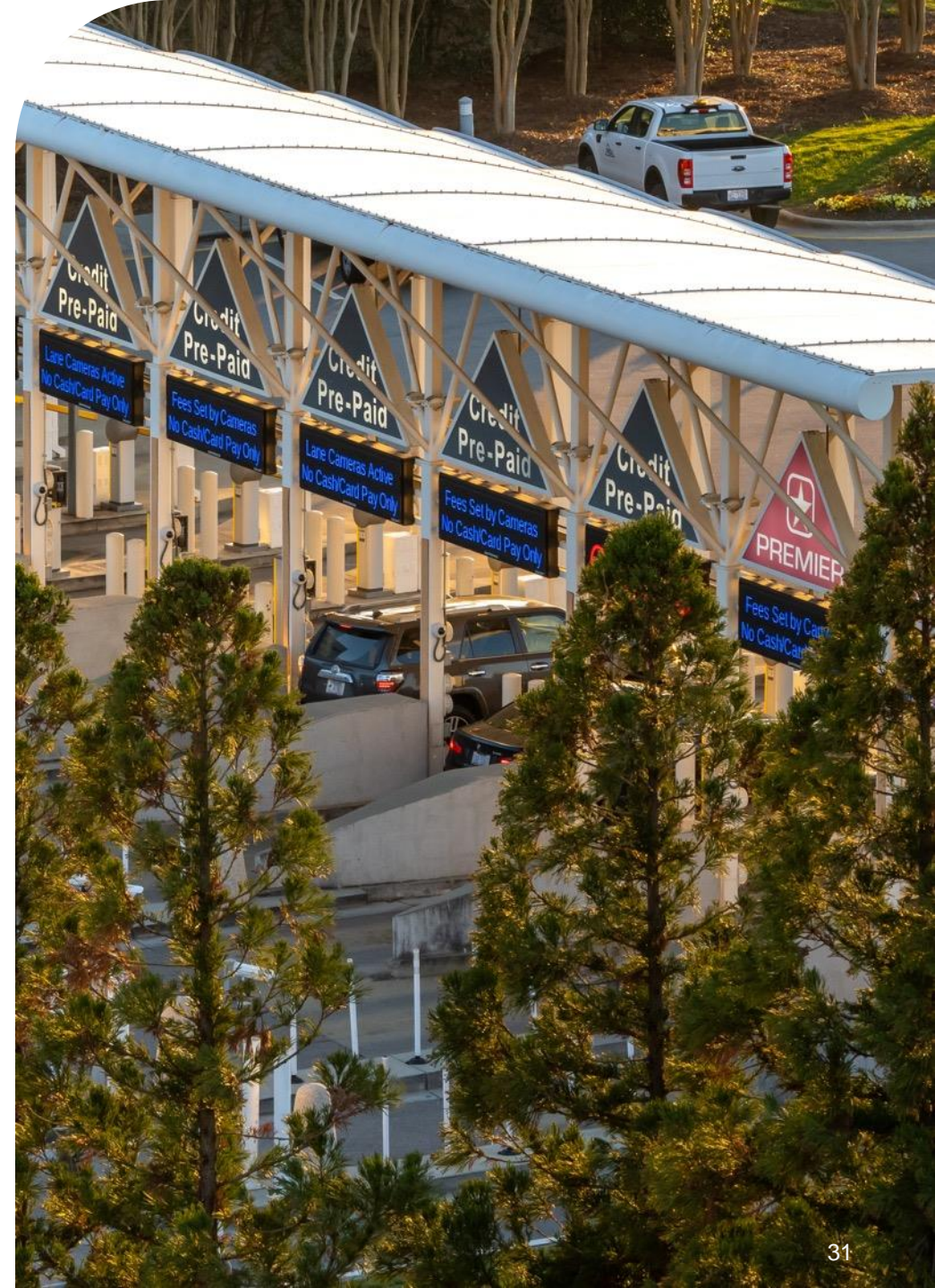
- One DBE goal – combines MB and WB participation
- DBE goal per package based on the scope of work and the availability of DBE firms
- RDU is committed to the inclusion of both **minority-owned** businesses and **woman-owned** businesses



# DBE Certification

---

- Firms that wish to be DBE certified must apply through the NC Dept. of Transportation
- DBE certification is a federal certification which can take up to 90 days
- DBE certification is the only certification which will be accepted for federally-funded projects





# Locating DBE/MWSB Firms

RDUAA certified directory:  
[www.rdu.com/mwsbdirectory](http://www.rdu.com/mwsbdirectory)

*Search for DBE or MWSB firms*

Proposers shall be solely responsible for confirming experience, capacity, and MWSB and DBE eligibility of subconsultants related to this solicitation.



## Vendor Certification

Search and/or join our database of certified vendors

[Search Certified Directory](#)

## System Training

Learn how to fully utilize our system with a live trainer

[Training List](#)

## Business Opportunities

Find a list of current business opportunities available with the Raleigh-Durham Airport Authority.

[View Opportunities](#)

## About the System

Learn more about this system and how it works today

[Information for Vendors](#)

## Account Access

Lookup Vendor accounts or reset user passwords

[Account Lookup](#)

[Forgot Password](#)

## RDUAA Small Business Programs

Find additional information and resources through Raleigh-Durham Airport Authority small business programs webpage.

[RDUAA Small Business Programs](#)

# Proposal Requirements

CMR proposers must submit a written statement that describes the Proposer's plan to meet or exceed the MW/SB Goals or DBE goal or provide documentation of efforts to meet the MW/SB Goals or DBE goal.

- Describes the MW/SB/DBE firms that will participate in the CMR
- Describes in specific detail, the scope to be performed by the MW/SBs/DBEs
- Estimated MW/SB participation (percentage) based on the scope



# Proposal Requirements

- Must include Proposer's commitment to use the MW SB firms listed in the proposal as submitted
- Must include written confirmation from each MW SB stating its scope and intent to participate in the agreement.
- Must include Proposer's commitment to meet the requirements of the Authority's MW SB Program
- May also include the methods by which a Proposer will monitor its participation throughout the contract

# Proposal Requirements

- For the [MWSB Program](#), proposers must meet [both the MB and WB goals](#) or provide documentation of the efforts to achieve the goals.
- For the [DBE Program](#), proposers must meet [DBE goal](#) or provide documentation of the efforts to achieve the goals.
- RDUAA will determine whether the Proposer has provided sufficient documentation
  - If the CMR does not meet the DBE/MWSB goals, good faith effort documentation must be submitted with the proposal





# Good Faith Efforts

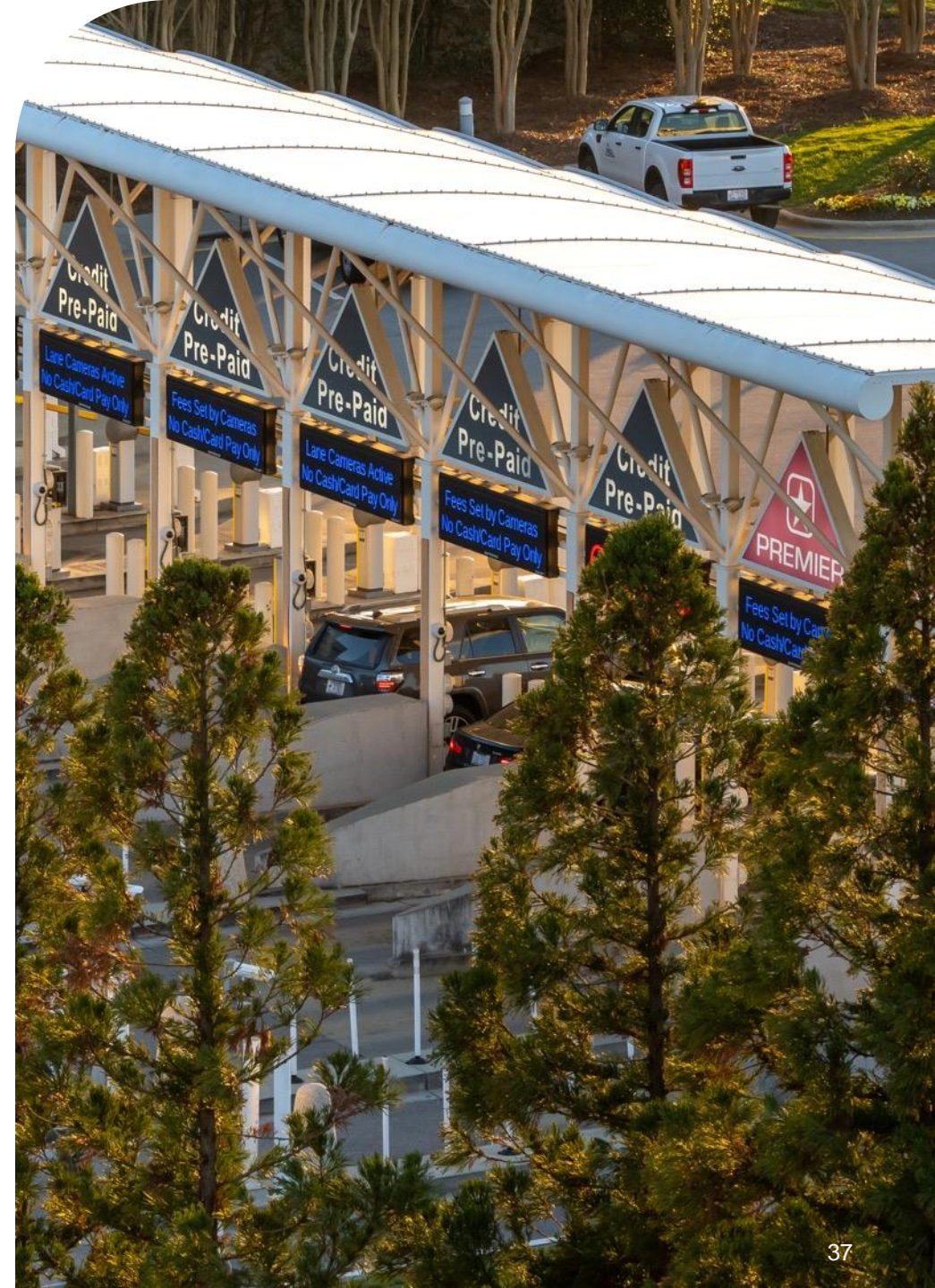
---

- Efforts that are merely pro-forma do not meet the MWSB Program requirements.
- RDUAA considers the quality, quantity and intensity of efforts
- RDUAA reserves the right to reject the proposal of any proposer who fails to make a good faith effort and submit timely, satisfactory evidence of its good faith effort.

# Program Requirements

---

- The successful Proposer's MWSB or DBE commitment will be incorporated into the contract and will be enforceable under the terms of the contract.







Raleigh-Durham  
Airport Authority

# RFQ Requirements

---



# RFQ Requirements

---

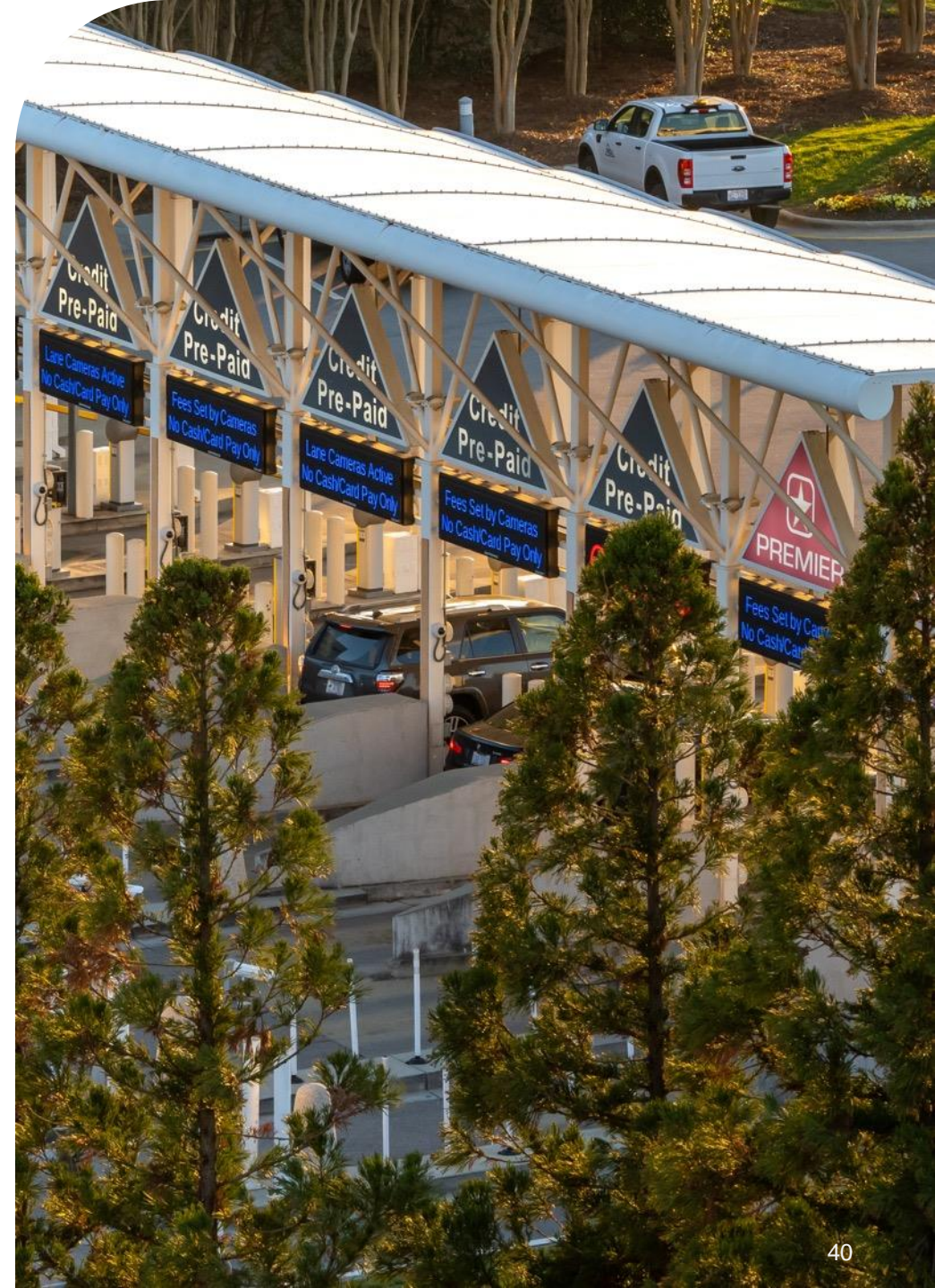
- RFQ requirements
- SOQ contents
- Selection Process:
  - Qualifications
  - Short listed firms invited to interview
- Critical Dates



# Critical Dates

---

- RFQ Release: September 25<sup>th</sup>
- RFQ Questions to the Authority: October 23<sup>rd</sup>
- Responses to RFQ Questions Sent to Proposers October 30<sup>th</sup>
- SOQ's must be received by November 27<sup>th</sup> at 3:00pm
- Shortlisting & Interviews – TBD
- CMAR selections - TBD





# Questions?

---

