

PROJECT: Departures Terminal Expansion and Modernization
LOCATION: Norfolk International Airport
DATE: April 29, 2025
PROJ #: RFQ-FY25-100-04

The Norfolk Airport Authority (NAA) is seeking Qualifications and Proposals from a qualified General Contractor or Team (Offeror) interested in providing Construction Manager at Risk (CMR) to execute the construction of the Departures Terminal Expansion and Modernization Project at Norfolk International Airport (ORF) in Norfolk, VA. The selected Offeror will be tasked with providing preconstruction services in collaboration with the Owner and Design Team as well as Construction Services.

The RFQ/P documents including subsequent Addenda will be posted at the following locations:

- ORF website: <https://flyorf.com/airport-business/>
- The Norfolk Builders & Contractors Exchange: <https://bceva.com/>.
- eVA: <https://eva.virginia.gov/>

NAA's procurement policy for CMR solicitation is a two step process which will require Offerors to respond to a Request for Qualifications (RFQ) resulting in a shortlist followed by a Request for Proposal (RFP).

A pre-proposal conference and site tour is scheduled for the time, date and location noted in the Procurement Schedule provided in the RFQ documents. Attendance is highly encouraged, but not mandatory. The purpose of the conference is to discuss the RFQ requirements and to familiarize each Offeror with the site and

THE PROJECT INCLUDES BUT IS NOT LIMITED TO:

Terminal Expansion and Modernization:

- Two-story horizontal expansion of the existing Departures (Ticketing) Building
 - Level 1 approximately 33,000 sf is of expansion is occupiable
 - Level 2 approximately 12,000 sf is occupiable with the remaining "open to below"
- Multiple new restroom banks
- New vertical circulation including elevators and escalators
- Renovations to existing ticketing areas
- Renovations and construction of various office spaces

Centralizing Security Checkpoint:

- Relocating the two existing security checkpoints from Concourses A & B to a single consolidated location in the existing Departures Building (Ticketing Hall Level 2)
- Interior renovations to the entirety of the Departures Building Level 2 and existing concourse checkpoints
- Provide sprinkler to the entirety of Departures Building
- Multiple new restroom banks

Concourse Modernizations:

- Interior renovations to all public spaces including walls and ceiling assemblies
- Rework and coordination of existing concession and tenant spaces
- Rework of lighting, electrical, and mechanical systems throughout both concourses

Outbound Bag Makeup Renovations:

- Expansion and Renovations to existing outbound bag makeup space
- Rework and expansion of conveyor systems and new sortation devices
- Construction and consolidation of bag screening rooms

New Shipping and Receiving:

- Building Expansions and renovations to the existing Departures Building to include new landside loading dock, refuse and recycling functions, goods storage areas, and staff security screening functions

Administration Offices Adaptive Re-use:

- Demolition of existing offices and conference spaces in the existing Departures Building
- Construction of new offices and conference spaces in the existing Arrivals (Bag Claim) Building.
- Large structural elevated second level slab infill within the existing Arrivals Building.
- Level 1 approximately 9,600 sf
- Level 2 approximately 10,550 sf

Site, Roadway, and Site Utility rework:

- Modifications to the South Departures curbside roadway and short-term parking lot
- Utility relocations and phasing as required to support the project

Additional Improvements (Not shown in RFQ Exhibit H):

- Remove and re-roofing of entire existing Arrivals Terminal roof assembly with a single ply roof membrane assembly system
- Remove built-up aggregate roof assembly on Departures Terminal and re-roof with a single ply roof membrane assembly system
- Arrivals Terminal ceiling and light improvements in areas over bag claim devices
- Expansion of Arrivals Terminal Mezzanine walkway by approximately six feet

Refer to RFQ Exhibit H of the RFQ/P documents for concept drawings available at the time of posting this RFQ. Scope is subject to change however, Offerors should anticipate the final project scope to be similar to what is documented in the noted exhibit.

Refer to Section 1 - Solicitation of the RFQ/P documents for Representations, Conditions, Authority Requirements and Federal Provisions.

Refer to RFQ Exhibit A of the RFQ/P documents for Special Provisions for Federal Construction Contracts which are provided in Exhibit E of the Agreement.