

**PROJECT:** ORF Terminal Development Program

**LOCATION:** Norfolk International Airport

The Norfolk Airport Authority (NAA) intends to release a Request for Qualifications and Proposal (RFQ/P) for Construction Manager at Risk (CMAR) Services for the above titled Project on April 29, 2025.

NAA will be seeking Qualifications and Proposals from a qualified General Contractor or Team (Offeror) interested in providing CMAR services to execute the construction of the multiple facilities and programs associated with the Terminal Development Program 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://www.flyorf.com/airport-business/>
- The Norfolk Builders & Contractors Exchange: <https://bceva.com/>
- eVA: <https://eva.virginia.gov/>
- By contacting the Procurement Manager (TBD) directly

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).

**General Project Description includes but is not limited to:**

**Terminal Expansion and Renovations:**

- Two story horizontal expansion of the existing Departures (Ticketing) Building
  - Overall footprint expansion of approximately 33,000 sf
  - 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.

**RFQ & RFP Schedule:**

Provided below is the **tentative** schedule for the RFQ/P. Modifications to the schedule are possible. Potential Offerors are advised to check the NAA business website daily on and after the tentative advertisement date.

NAA reserves the right to adjust the RFQ/P schedule and add or remove specific events to meet the needs of NAA and this Project:

**Step 1: Request for Qualifications (RFQ) Schedule**

Tuesday, April 29, 2025	Advertisement of RFQ/P
Friday, May 9, 2025	Pre-Submittal Meeting and Site Visit at 2:00pm EDT
Friday, May 16, 2025	Questions due by 4:00 pm EDT
Friday, May 30, 2025	RFQ Submittal Package due by 4:00 pm EDT
Wednesday, June 11, 2025	Notify shortlisted firms

**Step 2: Request for Proposals (RFP) Schedule**

Wednesday, July 2, 2025	Contract Redlines/Comments Due by 4:00 pm EDT
Friday, July 11, 2025	RFP Submittal Packages Due by 4:00 pm EDT
Thursday, July 17, 2025	Interviews
Friday, July 25, 2025	Notification of Intent to Award
Friday, August 22, 2025	Contract Executed

This pre-solicitation notice is provided to increase awareness of the RFQ/P Solicitation and aid prospective Offerors in scheduling and planning for meeting attendance. All information herein is subject to change upon release of the RFP/Q documentation.