

REQUEST FOR PROPOSAL (RFP)

Design and Build Services for the Central Plains Regional Airport Terminal Building Town of Akron, Colorado



1. Introduction

The Town of Akron, Colorado, invites qualified design-build teams to submit proposals for the design and construction of a new terminal building at the Central Plains Regional Airport (1201 N Ceder, Akron, CO 80720). The location of the new terminal building is shown on the attached aerial map. The new terminal will complement the addition of a midfield apron, which was completed in November, 2024, and will serve as a key facility for the airport, providing amenities for passengers, pilots, and staff.

2. Project Overview

The project involves the design and construction of a terminal building of approximately 3,000 square feet, including a designed and fully engineered site plan for the parking lot area and surrounding landscaping. The facility will include the following features:

1. Lobby
2. Restrooms
3. Snack/break area
4. Meeting space for 15-20 people
5. FBO counter/office
6. Mechanical room
7. Building maintenance storage space
8. Corporate pilot rest area

The terminal building design should be modern and attractive to both visitors and users, with an emphasis on functionality and aesthetics. The project will include shovel ready site development (full package engineered drawings) that incorporate parking for visitors and staff. The Town also desires viewing windows to provide a clear view of airport activities. The parking and exterior site work will be considered a second construction phase of this project. The first phase is to complete the construction of the terminal building. The design must also use resilient materials that ensure the building's durability and longevity.

This project will be awarded as a design-build contract with a not-to-exceed price of \$1,000,000.00. The scope includes all architectural, engineering, and construction services necessary to complete the building in accordance with local regulations.

3. Project Scope

The selected design-build firm will be responsible for:

1. **Design:** Preparing preliminary designs, detailed architectural and engineering plans, and construction documents. The design must include: a geotechnical report, building foundation, plumbing and electrical design, along with parking and landscape design and engineering.
2. **Permitting:** Securing all necessary permits and approvals. All work shall be designed to the most current building, electrical and plumbing codes.

3. **Construction:** Providing all labor, materials, and equipment necessary to complete the construction of the terminal building.
4. **Coordination:** Working with Town of Akron staff and relevant stakeholders throughout the design and construction process.

4. Key Design Considerations

The design should prioritize:

1. A modern, welcoming aesthetic that appeals to both visitors and users.
2. Viewing windows for enhanced user experience, providing unobstructed views of airport activity.
3. Resilient materials for durability and reduced maintenance costs over time.
4. Parking layouts integrated with the overall design to ensure convenience and accessibility.
5. ADA compliance
6. Energy efficiency
7. Sustainability and environmental impact
8. Security and safety standards for small rural airport facilities

5. Budget and Cost Requirements

The project budget is capped with a not-to-exceed price of \$1,000,000.00. The proposal should include a detailed line-item budget covering:

1. Design fees
2. Construction costs
3. Materials and equipment
4. Labor
5. Overhead costs (project management, insurance, bonds, etc.)
6. Contingencies
7. Any other relevant expenses

6. Project Milestones

To ensure timely delivery, the following project milestones must be achieved:

1. **Contract Award**
2. **Project Kickoff Meeting**
 1. Kickoff meeting with Town of Akron staff and stakeholders within 2 weeks of contract award.
3. **Preliminary Design Submission**
 1. Submission of preliminary design plans, including parking layouts and viewing window designs, within 6 weeks of project kickoff.
4. **Final Design Approval**
 1. Approval of final architectural and engineering designs by the Town of Akron within 16 weeks of project kickoff.
5. **Permit Acquisition**
 1. All necessary permits secured within 20 weeks of project kickoff.
6. **Construction Start**
 1. Groundbreaking and commencement of construction within 24 weeks of project kickoff.
7. **50% Construction Completion**

1. Achieve 50% completion of construction within 36 weeks of project kickoff, including the shell of the building, installation of utilities, and rough framing.
8. **Substantial Completion**
 1. Achieve substantial completion of construction (interior work, mechanical systems, and exterior finishes) within 48 weeks of project kickoff.
9. **Final Completion and Handover**
 1. Achieve final project completion and handover to the Town of Akron within 52 weeks of project kickoff.

7. Timeline

The project is expected to begin in August, 2025 and be completed by August, 2026. The design-build firm must submit a detailed project timeline incorporating the above milestones, including:

1. Design phase duration
2. Permitting phase duration
3. Construction start and completion dates
4. Milestone achievement deadlines

8. Submission Requirements

Interested firms should submit the following:

1. **Company Information:**
 1. Name and contact details of the firm.
 2. Overview of the firm's experience with similar projects.
2. **Team Qualifications:**
 1. Resumes of key personnel assigned to the project.
 2. Relevant certifications and licenses.
3. **Past Experience:**
 1. Examples of completed design-build projects of similar size and scope, particularly in airport or municipal settings.
 2. References from previous clients.
4. **Project Approach:**
 1. A narrative describing your approach to the design and build of the terminal building, with a focus on modern design elements, resilient materials, and the integration of viewing windows and parking concepts.
5. **Line-Item Budget:**
 1. A detailed breakdown of the project costs, including design, materials, labor, and other expenses, ensuring the total remains within the not-to-exceed project price.
6. **Proposed Timeline:**
 1. A timeline outlining the key phases of the project, including milestones for design, permitting, and construction.
7. **Bonding Company Reference:**
 1. Provide the name, address and phone number of the firm's bonding agent. Provide a letter from the bonding agent indicating whether the firm's bonding capacity is adequate to undertake this project relative to the firm's current, committed backlog.
 2. Performance bond in an amount equal to 50% of the contract price.
 3. Payment bond in an amount equal to 50% of the contract price.

8. Warranty:

1. Provide a summary of the warranty to be provided.

9. Concept Design:

1. The proposal must include a proposed concept design, including basic floor plan and renderings.

9. Evaluation Criteria

Submissions will be evaluated based on the following criteria:

1. Firm's qualifications and experience with similar projects.
2. Team qualifications and proposed personnel.
3. Past performance on comparable projects.
4. Proposed project approach and design concepts, with special consideration for the integration of modern design, resilient materials, viewing windows, and parking.
5. Cost Effectiveness and value for the proposed budget.
6. Ability to meet milestone deadlines.

10. Submission and Selection Timeline

Submissions must be received by March 31st, 2025 at 4pm. Late submissions will not be considered.

Proposals reviewed and interviews conducted: April 7-11, 2025

Staff recommendation of firm to Board of Trustees: April 21st, 2025

Contract negotiation: April 28 – May 2, 2025

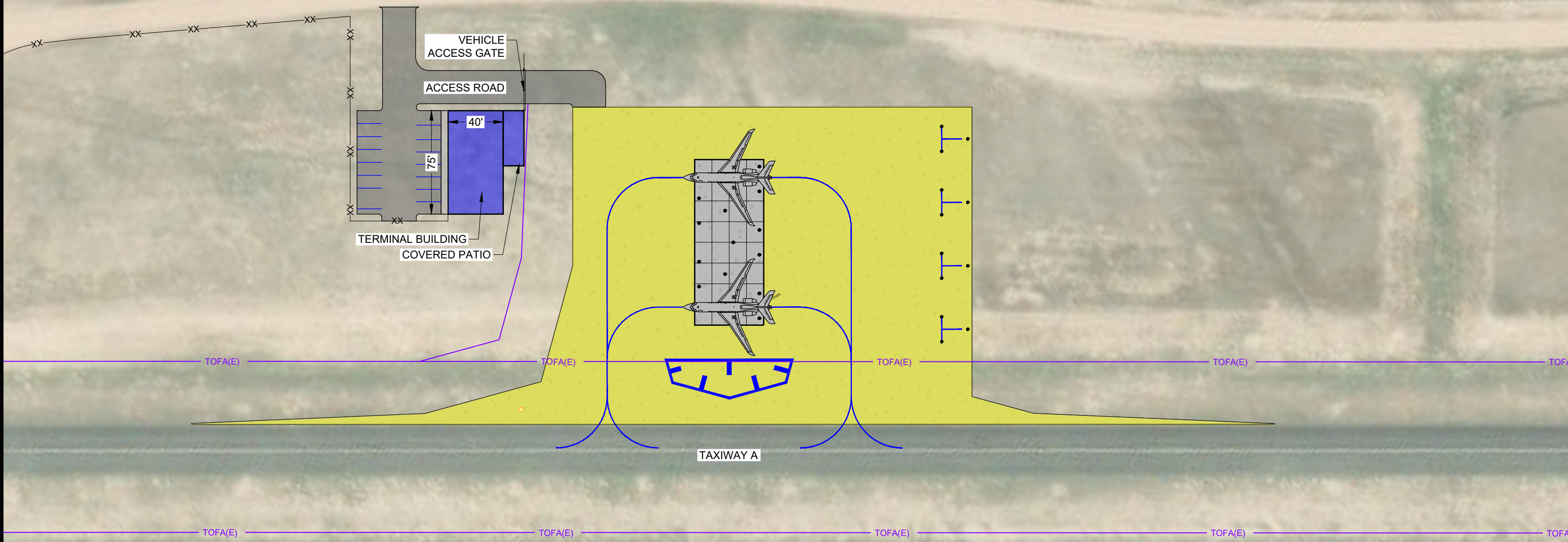
Contract award: May 5, 2025

11. Submission Instructions

Please submit your proposal in PDF format, electronically to:

Gillian Laycock
Town of Akron, Town Manager
glaycock@townofakron.com
970-554-0832

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TERMINAL AREA CONCEPT EXHIBIT



LEGEND			
	FUTURE AIRFIELD PAVEMENT		TOFA TAXIWAY OBJECT FREE AREA
	FUTURE STRUCTURE / FACILITY		TLOFA TAXILANE OBJECT FREE AREA
	FUTURE ROAD / PARKING		UTILITY EASEMENT
	FUTURE MARKING		FENCE
EXISTING (E), FUTURE (F)			

COLORADO PLAINS REGIONAL AIRPORT (AKO) AKRON, COLORADO

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