

ADDENDUM NO. 1

GMIA – Terminal Finish Upgrade

PROJECT NO. 5051-18012

GENERAL MITCHELL INTERNATIONAL AIRPORT
Milwaukee County, Wisconsin

Prepared By: MILWAUKEE COUNTY DEPARTMENT OF ADMINISTRATIVE SERVICES
ENGINEERING DIVISION
Airport Engineers - Telephone 414-747-5320
5300 South Howell Avenue
Milwaukee, Wisconsin 53207

DATE OF ADDENDUM: March 23, 2018

PROPOSAL DUE: 4:00 P.M., Friday April 20, 2018

TO RFP PROPOSER:

Each firm shall read this Addendum in its entirety to determine to what extent his proposal and the contract conditions will be affected. This Addendum to the RFP is issued to modify, explain, or correct the original documents and is hereby made part of the Contract Documents.

RECEIPT - Sign the following receipt and attach to submitted RFP.

Receipt of Addendum No. 1, consisting of sixty nine (69) pages, for GMIA – Terminal Finish Upgrade, at General Mitchell International Airport, Milwaukee, Wisconsin, dated March 23, 2018 is acknowledged.

Date _____

Firm _____

Per _____

Address _____

CHANGES

The Milwaukee County Department of Transportation is requesting proposals for professional consulting services for the development of Terminal Finish Upgrade for General Mitchell International Airport in Milwaukee, Wisconsin. Amend this RFP as follows:

1. Pre-Proposal Attendees Sheet is attached.
2. Pre-Proposal Power Point presentation is attached.
3. When relocating FIDS (Flight Information Display System) the consultant is responsible to design mounting system. Any IT connections to ComNet software will be done by the airport.
4. Provide separate proposals for each area of work effort: Ticketing, Terminal Mall & D Concourse.
5. If any additional areas are added to the ticketing proposal the design time will be extended another 3 months.
6. Previous ticketing study is attached.
7. In ticketing project scope overhead sign band, bulkhead and lighting should be include in project work effort.
8. Ticket counter signage example is attached.
9. Include C & D Concourse TSA checkpoints in the terminal mall work effort.

GENERAL MITCHELL INTERNATIONAL AIRPORT

Pre-Proposal Conference

Project Name:
GMIA- TERMINAL FINISH UPGRADE

Project No. 5051-18012

Sijan Conference Room
Thursday, March 22nd @ 10:00am

Attendees

NAME	FIRM	PHONE	EMAIL
1. Andrew Boer	Boer Architects, Inc	414-223-3353	aboer@boerarch.com
2. Martin Charen	PFA	414-410-2977	mcharn@pfaarch.com
3. DAN EFFENHEIM	PFA	414-410-2801	daffenheim@pfaarch.com
4. MONICA HARTBERG	MILLER DUNWIDDIE	612-278-7694	MHARTBERG@MILLERDUNWIDDIE.COM
5. GREG HULNE	MILLER DUNWIDDIE	612-278-7778	GHULNE@millerdunwiddie.com
6. Stephanie Sherman	Chemistry in Place	414-422-3080	marketing@chemistryinplace.net
7. Olivia Algiers	Chemistry in Place	262-224-5057	admin@chemistryinplace.net
8. JIM OTTO	JAMES G. OTTO ARCHITECT	262-628-4572	JOTTO@JGOTTOARCHITECT.COM
9. ANDY BACKES	OTIE	414-607-6784	ABACKES@OTIE.COM
10. MIKE SOB	CONTINUUM	414-220-9640	MIKE.SOB@CONTINUUMARCHITECTS.COM
11. Amy Morrison	Continuum	414-220-9640	amy.morrison@continuumarchitects.com
12. ANONA NEMCEK	ALLUME	262-720-9702	ANEMCEK@ALLUMEARCHITECTS.COM



Pre-Proposal Conference held Thursday, March 22nd, 2018 @ 10:00 am
 Project Name GMIA- Terminal Finish Upgrade
 Project No. 5051-18012
 Attendees List

NAME	FIRM	PHONE	EMAIL
13. Kaitlyn Lamere	Allume Architects	825-4707 202 6121	klamere@AllumeArchitects.com
14. Scott Bequinger	IBC ENGINEERING.	262-549-1190	scottb@ibcengineering.com
15. KAREN GRANGER	IBC ENGINEERING	(262) 549-1190	karen@ibcengineering.com
16. SARAH PONTO	ENGBERG ANDERSON	414-944-9000	Sarahp@eadp.com
17. JEFF HANEWALL	" "	" "	jeffh@engberganderson.com
18. KURT ZIMMERMAN	ZIMMERMAN ARCHITECTURAL STUDIOS	414 225 0839	kurt.zimmerman@zastudios.com
19. Michael Fekko	MKE	(414) 747-3722	mfekko@mtchellairport.com
20. Jim Grava	MKE-OPS	747-5575	Jgrava@mtchellairport.com
21. GARY WASZAK	MKE - MAINT	747-5535	gwaszak@...
22. Kashor Dault	MKE - OPS	747-4658	kdault@mtchellairport.com
23. Shawn Nadolny	MKE - OPS	747-3883	Snadolny@mtchellairport.com
24. KEITH KENT	MKE - MAINT.	769-3920	KKENT@MITCHELLAIRPORT.com
25. Sean Quinn	MKE Property	747-4776	SQuinn@mtchellairport.com
26. Tom Stastny	MKE Ops & Mke	747-5328	tstastny@mtchellairport.com

Pre-Proposal Conference held Thursday, March 22nd, 2018 @ 10:00 am
Project Name_GMIA- Terminal Finish Upgrade
Project No. 5051-18012
Attendees List

NAME	FIRM	PHONE	EMAIL
27. IRINA RAGOZIA	MEAD & HUNT	414-935-4247	IRINA.RAGOZIA@MEADHUNT.COM
28. Mary Turner	MKE Engineering	414-747-6233	MTURNER@mitchellairport
29. JIM PIXON	AMERICAN DESIGN, INC.	414-263-5020	JIMP@AMERICAN-DESIGN.NET
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CONCEPT RENDERING



CONCEPT RENDERING

Option 1 (\$1.69M)
 Replace existing floor with terrazzo.
 New LED can lighting, new linear LED lighting at ticket counter.

GMIA TICKETING REMODEL

DATE: 12-04-2015
 PROJECT #: 15006.00

James G. Otto Architect, LLC

KINDNESS
 architecture+



CONCEPT RENDERING



CONCEPT RENDERING

Option 1A (\$2.11M)

- Replace existing floor with terrazzo.
- Replace existing concealed spline ACT at centrally located dropped ceiling.
- Remove dropped ceiling above ticket counter.
- Replace existing curved ceiling with linear ACT ceiling clouds.
- Replace existing ticketing dropped ceiling with linear ACT ceiling clouds.
- Adjustment of HVAC to new ceiling layout.
- New LED can lighting in ACT clouds, new linear LED lighting at ticket counter.

GMIA TICKETING REMODEL

DATE: 12-04-2015
PROJECT #: 15006.00

James G. Otto Architect, LLC

KINDNESS
architecture+



CONCEPT RENDERING



CONCEPT RENDERING

Option 1B (\$2.14M)

- Replace existing floor with terrazzo.
- Replace existing concealed spline ACT at centrally located dropped ceiling.
- Replace existing curved ceiling with sloped ACT ceiling clouds.
- Replace existing ticketing dropped ceiling with linear ACT ceiling clouds.
- Adjustment of HVAC to new ceiling layout.
- New airline bulkhead signage.
- New LED can lighting in ACT clouds, new linear LED lighting at ticket counter.

GMIA TICKETING REMODEL

DATE: 12-04-2015
 PROJECT #: 15006.00

James G. Otto Architect, LLC

KINDNESS
 architecture+



CONCEPT RENDERING



CONCEPT RENDERING

Option 1A* (\$2.25M)

- Replace existing floor with terrazzo.
- Remove dropped ceiling above ticket counter.
- Remove metal bulkhead and extend ACT ceiling through entry area. Adjust deluge system.
- Replace existing concealed spline ACT at centrally located dropped ceiling.
- Replace existing curved ceiling and ticketing dropped ceiling with linear ACT ceiling clouds.
- Adjustment of HVAC to new ceiling layout.
- New way finding signage.
- New LED can lighting in ACT clouds, new linear LED lighting at ticket counter.

GMIA TICKETING REMODEL

DATE: 12-04-2015
PROJECT #: 15006.00

James G. Otto Architect, LLC





CONCEPT RENDERING



CONCEPT RENDERING

Option 1B* (\$2.28M)

- Replace existing floor with terrazzo.
- Replace existing concealed spline ACT at centrally located dropped ceiling.
- Remove metal bulkhead and extend ACT ceiling through entry area. Adjust deluge system.
- Replace existing curved ceiling with sloped ACT ceiling clouds.
- Replace existing ticketing dropped ceiling with linear ACT ceiling clouds.
- Adjustment of HVAC to new ceiling layout.
- New airline bulkhead signage and way finding signage.
- New LED can lighting in ACT clouds, new linear LED lighting at ticket counter.

GMIA TICKETING REMODEL

DATE: 12-04-2015
PROJECT #: 15006.00

James G. Otto Architect, LLC

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CONCEPT RENDERING



CONCEPT RENDERING

Option 2 (\$1.22M)

Replace existing floor with large format tile with rectified edge.
 New LED can lighting, new linear LED lighting at ticket counter.

GMIA TICKETING REMODEL

DATE: 12-04-2015
 PROJECT #: 15006.00

James G. Otto Architect, LLC

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CONCEPT RENDERING



CONCEPT RENDERING

Option 2A (\$1.64M)

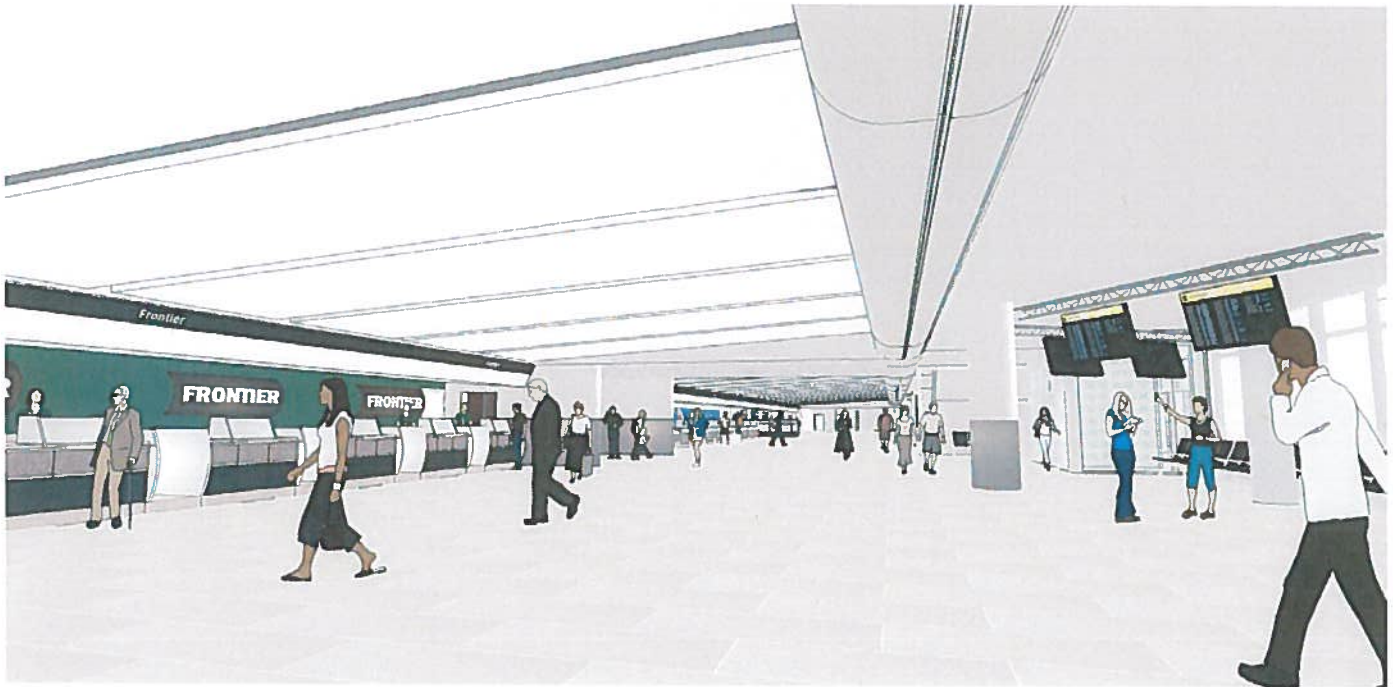
- Replace existing floor with large format tile with rectified edge.
- Replace existing concealed spline ACT at centrally located dropped ceiling.
- Remove dropped ceiling above ticket counter.
- Replace existing curved ceiling with linear ACT ceiling clouds.
- Replace existing ticketing dropped ceiling with linear ACT ceiling clouds.
- Adjustment of HVAC to new ceiling layout.
- New LED can lighting in ACT clouds, new linear LED lighting at ticket counter.

GMIA TICKETING REMODEL

DATE: 12-04-2015
PROJECT #: 15006.00

James G. Otto Architect, LLC

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CONCEPT RENDERING



CONCEPT RENDERING

Option 2B (\$1.67M)

- Replace existing floor with large format tile with rectified edge.
- Replace existing concealed spline ACT at centrally located dropped ceiling.
- Replace existing curved ceiling with sloped ACT ceiling clouds.
- Replace existing ticketing dropped ceiling with linear ACT ceiling clouds.
- Adjustment of HVAC to new ceiling layout.
- New airline bulkhead signage.
- New LED can lighting in ACT clouds, new linear LED lighting at ticket counter.

GMIA TICKETING REMODEL

DATE: 12-04-2015
PROJECT #: 15006.00



CONCEPT RENDERING



CONCEPT RENDERING

Option 2A* (\$1.78M)

- Replace existing floor with large format tile with rectified edge.
- Remove dropped ceiling above ticket counter.
- Remove metal bulkhead and extend ACT ceiling through entry area. Adjust deluge system.
- Replace existing concealed spline ACT at centrally located dropped ceiling.
- Replace existing curved ceiling and ticketing dropped ceiling with linear ACT ceiling clouds.
- Adjustment of HVAC to new ceiling layout.
- New way finding signage.
- New LED can lighting in ACT clouds, new linear LED lighting at ticket counter.

GMIA TICKETING REMODEL

DATE: 12-04-2015
PROJECT #: 15006.00

James G. Otto Architect, LLC





CONCEPT RENDERING



CONCEPT RENDERING

Option 2B* (\$1.81M)

- Replace existing floor with large format tile with rectified edge.
- Replace existing concealed spline ACT at centrally located dropped ceiling.
- Remove metal bulkhead and extend ACT ceiling through entry area. Adjust deluge system.
- Replace existing curved ceiling with sloped ACT ceiling clouds.
- Replace existing ticketing dropped ceiling with linear ACT ceiling clouds.
- Adjustment of HVAC to new ceiling layout.
- New airline bulkhead signage and way finding signage.
- New LED can lighting in ACT clouds, new linear LED lighting at ticket counter.

GMIA TICKETING REMODEL

DATE: 12-04-2015
 PROJECT #: 15006.00

James G. Otto Architect, LLC



PROJECT COST MATRIX

COST OPTIONS	1		2		A		B		CEILING		CEILING EXTENDED		LIGHTING		ADDITIONAL		DESIGN CONTINGENCY	SOFT COSTS	TOTAL	Cost/Sf						
	TERRAZZO	TILE	LINER	2 PART SLOPE	REPLACE BULKHEAD	ENTRYWAY	ENTRYWAY	*ACT	DOWN	QUEUING	WALKWAY	ENTRYWAY	MTL BLKHD	TICKETING	TKT EDGE	CENTER					CTR EDGE					
1	\$955,125.50		\$207,948.00	\$227,442.00	\$18,500.00	\$46,305.00	\$4,620.00	\$4,000.00	\$4,000.00	\$4,620.00	\$4,620.00	\$1,013,745.50		10.00%	\$7,139.00	\$1,694,272.85	\$54.15									
1A	\$955,125.50		\$207,948.00	\$227,442.00	\$18,500.00	\$46,305.00	\$4,620.00	\$4,000.00	\$4,000.00	\$4,620.00	\$4,620.00	\$1,262,693.50			\$721,376.80	\$2,110,399.65	\$67.44									
1B	\$955,125.50		\$207,948.00	\$227,442.00	\$18,500.00	\$46,305.00	\$4,620.00	\$4,000.00	\$4,000.00	\$4,620.00	\$4,620.00	\$1,282,187.50			\$732,513.72	\$2,142,919.97	\$68.48									
1A*	\$955,125.50		\$207,948.00	\$227,442.00	\$18,500.00	\$46,305.00	\$4,620.00	\$4,000.00	\$4,000.00	\$4,620.00	\$4,620.00	\$1,347,498.50			\$769,825.89	\$2,252,074.24	\$71.97									
1B*	\$955,125.50		\$207,948.00	\$227,442.00	\$18,500.00	\$46,305.00	\$4,620.00	\$4,000.00	\$4,000.00	\$4,620.00	\$4,620.00	\$1,366,992.50			\$780,962.82	\$2,284,654.57	\$73.01									
2	\$673,506.50		\$207,948.00	\$227,442.00	\$18,500.00	\$46,305.00	\$4,620.00	\$4,000.00	\$4,000.00	\$4,620.00	\$4,620.00	\$981,074.50			\$560,487.86	\$1,639,669.81	\$52.40									
2A	\$673,506.50		\$207,948.00	\$227,442.00	\$18,500.00	\$46,305.00	\$4,620.00	\$4,000.00	\$4,000.00	\$4,620.00	\$4,620.00	\$1,000,568.50			\$571,624.78	\$1,672,250.13	\$53.44									
2B	\$673,506.50		\$207,948.00	\$227,442.00	\$18,500.00	\$46,305.00	\$4,620.00	\$4,000.00	\$4,000.00	\$4,620.00	\$4,620.00	\$1,065,879.50			\$608,936.96	\$1,781,404.41	\$56.93									
2A*	\$673,506.50		\$207,948.00	\$227,442.00	\$18,500.00	\$46,305.00	\$4,620.00	\$4,000.00	\$4,000.00	\$4,620.00	\$4,620.00	\$1,085,373.50			\$620,073.88	\$1,813,984.73	\$57.97									
2B*	\$673,506.50		\$207,948.00	\$227,442.00	\$18,500.00	\$46,305.00	\$4,620.00	\$4,000.00	\$4,000.00	\$4,620.00	\$4,620.00	\$1,085,373.50			\$620,073.88	\$1,813,984.73	\$57.97									
AREAS (sf)																										
FLOORING											CEILING															
					QUEUING/TCKT	WALKWAY	ENTRYWAY	ENTRYWAY	QUEUING	WALKWAY	ENTRYWAY	MTL BLKHD	TICKETING	TKT EDGE	CENTER	CTR EDGE										
					13,831	8,170	9,290	9,290	9,445	6,130	6,615	1,850	4,550	2,166	1,115	206										
FINISHES COST/sf																										
Remove ACT Ceiling					\$1.50																					
Remove Curved Ceiling					\$2.50																					
Remove Metal Bulkhead					\$3.00																					
Remove Carpet					\$1.50																					
Remove Floor Tile					\$3.00	\$20,746.50	\$13,185.00	\$13,185.00	\$13,185.00	\$5,550.00																
Carpet					\$6.50	\$89,901.50	\$53,105.00	\$60,385.00	\$60,385.00	\$185,800.00																
Tile					\$20.00	\$276,620.00	\$183,400.00	\$185,800.00	\$185,800.00	\$236,930.00																
Terrazzo					\$29.00	\$401,099.00	\$269,410.00	\$269,410.00	\$269,410.00	\$33,825.00	\$36,382.50	\$10,175.00	\$25,025.00	\$19,494.00	\$6,132.50	\$103.00										
Flat ACT					\$5.50																					
GWB					\$9.00																					
Acoustic Batt					\$1.50																					
Paint					\$0.50																					
ADDITIONAL MATERIALS																										
Recessed Can (unit)					120	\$450,000.00																				
Strip Lighting (lf)					462	\$4,620.00																				
Paging and Cameras					1	\$20,000.00																				
Deluge Curtain					1	\$20,000.00																				
HVAC Runs					1	\$5,000.00																				
Wayfinding					3	\$6,000.00																				
Airline Signage					1	\$10,000.00																				
SOFT COSTS																										
General Conditions					10.00%																					
Construction Contingency					10.00%																					
Construction Permits					0.60%																					
Subcontractor & Supplier Bonds					1.00%																					
Contractor's Performance & Payment Bond					0.75%																					
Insurance					0.98%																					
Contractor's Fee					8.00%																					
County Factor					1.30%																					
AVE Fee including reimbursables					8.50%																					
County PM Fee					8.50%																					
Airport Factor					7.50%																					
TOTAL					57.13%																					
<p>The following is excluded from the opinion of probable cost:</p> <ul style="list-style-type: none"> FIDS Monitors and Data Support FF&E Public Art Escalation - to mid-point of construction 5% per year GWB Ceilings (this option was eliminated due to cost of the acoustic plaster component) Fire Sprinkler System (per city plan examiner, a new system is not required due to remodeling scope) <p>The opinion of probable costs indicated in this document reflects probable construction costs for this project at the time this budget was created. Information found in this document is developed through standard industry wide practice, professional experience, and information available at the time of creation. This budget is not a prediction of market place bidding.</p>																										

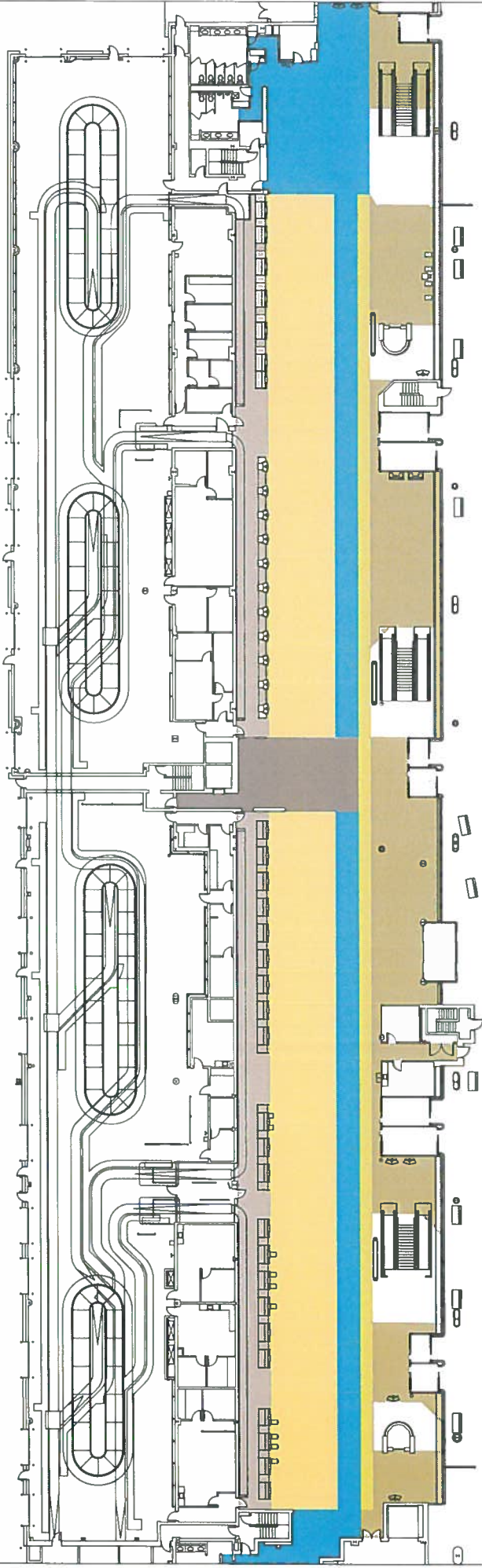
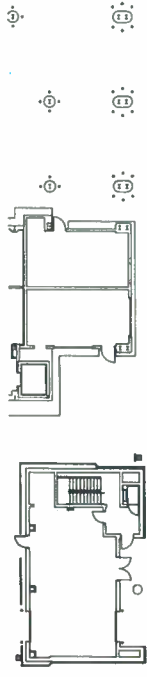
GMA TICKETING REMODEL

DATE: 12-04-2015
PROJECT #: 15006.00

James C. Oltm Architect, LLC



- CONCEALED SPLINE ACT: 1,115 sf
- EDGE DROPS: 206 sf
- ACT CEILING: 4,550 sf
- EDGE DROPS: 2,166 sf
- QUEUING: 9,445 sf
- WALKWAY: 6,150 sf
- METAL BULKHEAD: 1,850 sf
- ENTRYWAY: 6,615 sf



CEILING MATERIAL TAKEOFF
SCALE: 1/32" = 1'-0"

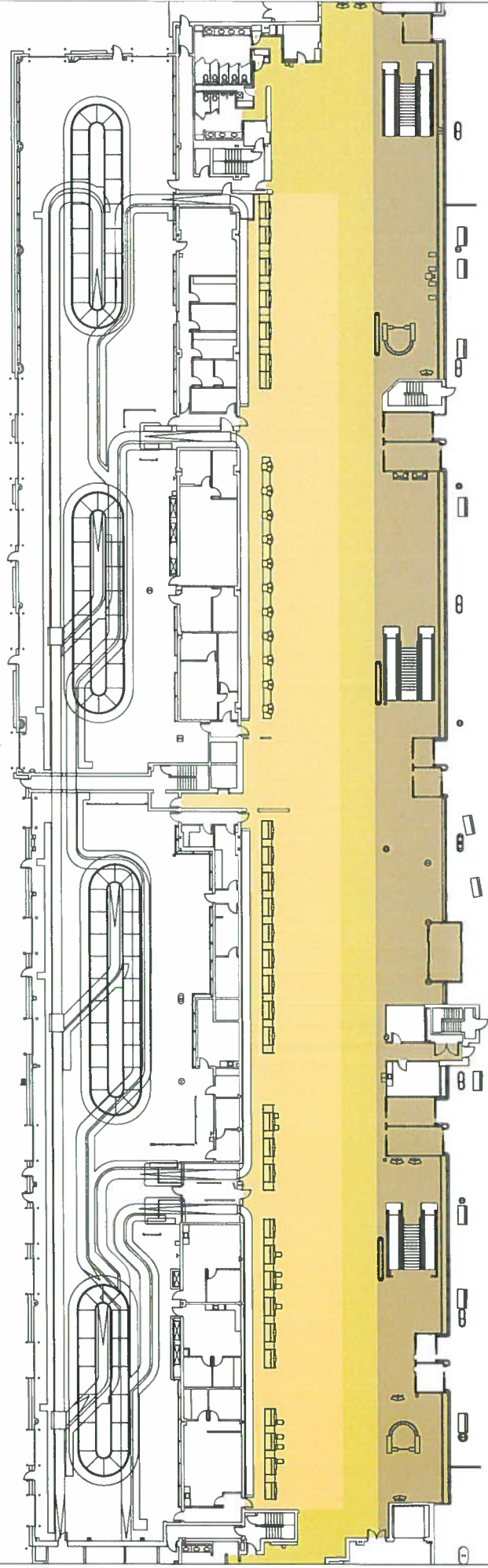
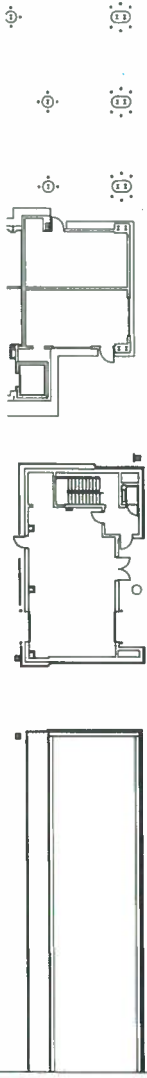
GMIA TICKETING REMODEL

DATE: 12-04-2015
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James G. Otto Architect, LLC



QUEUING: 13,831 sf
 CIRCULATION: 8,170 sf
 ENTRYWAY: 9,290 sf



north
 FLOOR MATERIAL TAKEOFF
 SCALE: 1/32" = 1'-0"

GMIA TICKETING REMODEL

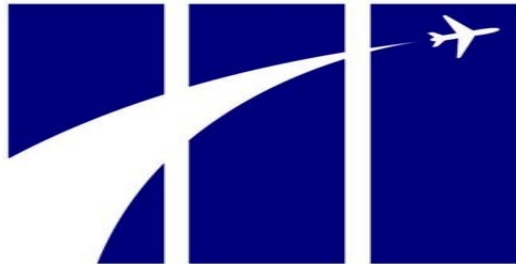
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James G. Otin Architect, LLC



Pre-Proposal Meeting
MKE-Terminal Finish
Upgrade

MILWAUKEE COUNTY'S



G E N E R A L
MITCHELL
INTERNATIONAL AIRPORT

- Please sign the attendance sheet

&

Separate walking tour sheet needs
to be signed-if you want to do view
Concourse D flooring



AGENDA

1. Introduction
2. Overview of project
3. Current conditions
4. Project timetable
5. Walk Thru-Ticketing, Baggage Claim
Terminal Mall & Concourse D
6. Questions

- *TBE Participation-17%*

*Have to B2G Tracking Software for
payments*

*Any Questions contact Brian Engel
(414) 278-4803*

- Security Requirements-Badging for all employees will be required.
- Allow 3 to 4 hours to obtain badging.
- Cost: \$100.00 for fingerprinting
\$50.00-badging renewal

Scope of Services

The airport is seeking a consulting firm to provide services associated with planning and design of Terminal Finish Upgrades. Major points to consider:

□ Three areas will be in the scope:

1. Ticketing-Base Proposal
2. Terminal Mall-Alternate A
3. D Concourse (Stem-Apron & Gate level, Hammerhead-Gate Level)-Alternate B

- ❑ RFP fee costs should be divided into three separate components: Ticketing, Terminal Mall & D Concourse.
- ❑ Ticketing component shall include:
 - Flooring (hard surface)-High traffic areas
 - Ceiling
 - Lighting
 - FIDs screens
 - Backwall electronic signage
 - Signage (both inside/outside) mimic Bag Claim
 - Entryway doors replacement/relocation-Use Bag Claim as example

- ❑ Common use ticket counters backwalls or rotating sign unit above counter position
- ❑ Provide same level of finish as baggage claim, finish information will be provided.
- ❑ Implement LEED standards when obtainable
- ❑ Minor HVAC design work in Ticketing
- ❑ Develop phasing plan for proposed implementation of design.
- ❑ Ticketing Ceiling Cameras-9 total

- ❑ Include plan review fees in proposal
- ❑ Include construction administration
- ❑ No construction management should be included.
- ❑ Address code issues? Door modifications, sprinklers, HVAC, etc.
- ❑ Addendum will be issued: Pre-Proposal sign-up sheet & power point presentaion

TICKETING



Ticketing

volaris 



EXIT



00





EXIT

No Exit

Wind Out

IN EMERGENCY PUSH TO OPEN

IN EMERGENCY PUSH TO OPEN













Southwest
Airline

OneJet
Southwest

Swift Air
Frontier
Apple / Funjet
Southwest


NO Stopping/Standin
ACTIVE
Loading/Unloading
ONLY
Violators Will Be
Ticketed/Towed
NO STOPPING ALLOWED PER 12.1.1.1


NO Stopping/Standin
ACTIVE
Loading/Unloading
ONLY


NO Stopping/Standin
ACTIVE
Loading/Unloading
ONLY

Southwest
Check-in
Kiosk

STOP



NO Stopping/Standing
ACTIVE
Loading/Unloading
ONLY
Violators Will Be
Towed/Ticketed

DOMESTIC
BAGGAGE ONLY

To better serve you,
baggage needs to be
checked 45 MINUTES
before departure.

DELTA

OneJet
Southwest

← All Gates 
← Ticketing/Check In 



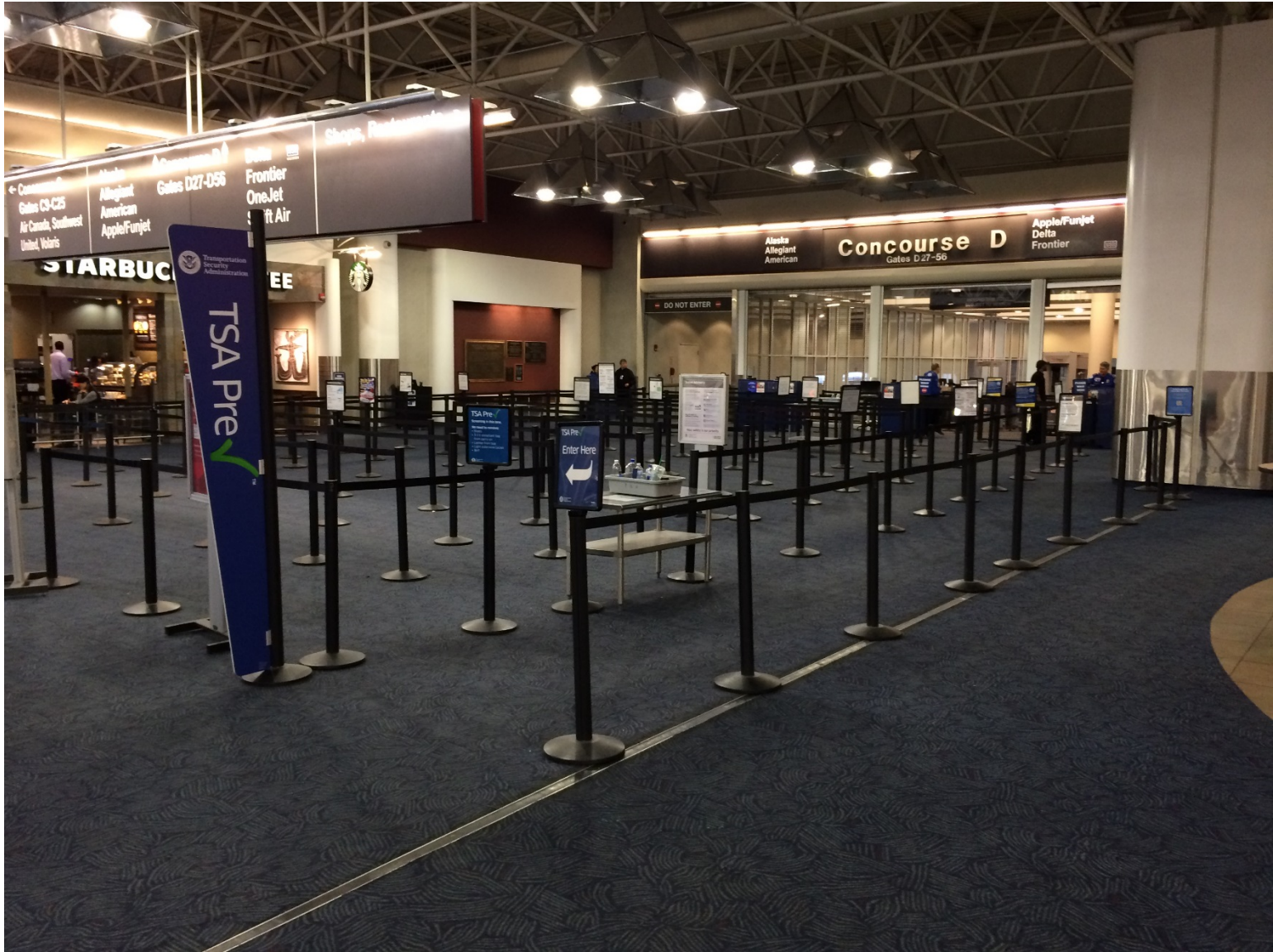




Terminal Mall

TERMINAL MALL





Concourse D













Baggage Claim







EXIT

Exit 4

Courtesy Shuttles





EXIT
Exit 3 Rental Cars, Taxicabs Ground Transportation

Take the MCTS
Route 80
80
MCTC
BMO Harris Bradley Center
Milwaukee Public Museum
Harley-Davidson Museum
Historic Mitchell Street Shopping
Oak Creek Shopping
Catch Route 80
at Bag Claim Exit 2





Rental Cars, Parking Garage P ↑

← 🚌 Hotel Courtesy Shuttles

SuperSaver Parking, Amtrak 🚌 →

to Rental
Parking



Design & Construction Budget

-Ticketing \$2,000,000

-Terminal Mall \$1,500,000

-D Concourse \$892,500

Anticipate 2019 construction start

Project Schedule

- Issue RFP March 14, 2018
- RFP Due Friday, April 20, 2018 @ 4:00pm CST
- Selection Committee Convenes Wk of April 29, 2018 +/-
- Project Award May 7th, 2018 +/-
- NTP June 4th, 2018 +/-
- Construction Documents October 1st, 2018

SUBMISSION REQUIREMENTS

- ❑ Provide six copies of RFP proposal
- ❑ Include TBE Commitment
- ❑ Or Good Faith Effort paperwork
- ❑ Deposit of submittal in the wrong location will be grounds for disqualification.

SITE VISIT

- Ticketing
- Terminal Mall
- Baggage Claim
- D Concourse

ANY QUESTIONS PLEASE SEND EMAIL

TO:

tkipp@mitchellairport.com

MILWAUKEE COUNTY'S



G E N E R A L

MITCHELL

INTERNATIONAL AIRPORT