

ADDENDUM NO. 1

**GMIA – Airport Operations Center (AOC) Design**

PROJECT NO. A253-18009

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 19, 2018

PROPOSAL DUE: 4:00 P.M., Friday April 13, 2018

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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.

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

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Receipt of Addendum No. 1, consisting of forty six (46) pages, for GMIA – Airport Operations Center (AOC) Design, at General Mitchell International Airport, Milwaukee, Wisconsin, dated March 19, 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 Airport Operations Center (AOC) Design for General Mitchell International Airport in Milwaukee, Wisconsin. Amend this RFP as follows:

1. Pre-Proposal Attendees Sheet is attached.
2. Plans for Building #220 are available in paper format.
3. Assume no work will need to be done in abandoned OPS space in terminal.
4. City of Milwaukee review fees should be part of the design contract.
5. Include CA (Construction Administration) in proposal.
5. Do not include CM (Construction Management) in proposal.
6. Current 2019 construction budget: \$1,435,000.00
7. No shower(s) are required for new AOC location.
8. Pre-Proposal Power Point presentation is attached.

**GENERAL MITCHELL INTERNATIONAL AIRPORT**

**Pre-Proposal Conference**

**Project Name:**  
**GMIA- AIRPORT OPERATIONS CENTER (AOC) DESIGN**

**Project No. A253-18009**

Hardie Conference Room  
Thursday, March 15th @ 10:00am

**Attendees**

NAME	FIRM	PHONE	EMAIL
1. TIM KIPP	GMIA-Engr.	414 747 5716	TKipp@ mitcheIIairport.com
2. Natalie Stohm	Quorum Architects, Inc.	414-265-9265	natalie@ quorumarchitects.com
3. Brian Dougan	Faith Group	314-443-8798	brian@faithgroupllc.com
4. JOSEPH AVRAM	<sup>TBE</sup> MELHOUSE ENGINEERING	312 965 5029	javram@milhouseinc.com
5. IRINA RAGOZIA	MEAD & HUNT	414, 935-4247	IRINA.RAGOZIA@MEAD, HUNT CO.
6. LAURIE WHITNEY	MEAD & HUNT	608.443.0558	LAURIE.WHITNEY@ MEADHUNT.COM
7. GREG STERN	"	608.712-2486	greg.stern@ meadhunt.com
8. STEVEN HILL	GHAFARI ASSOCIATES	312, 984, 2300	shill@ghafari.com adouvikas@ghafari.com
9. GREG HULNE	Miller Dunwiddie	612.860.9721	GHULNE@millerdunwiddie.com
10. AMBER BURKE	IBC ENGINEERING	262-522-4416	AMBER@IBCENGINEERING COM
11. MARTY CHREN	FRA Arch.	414 410 2077	mchren@ frarch.com
12. Andrew Boen	Boen Architects, Inc.	414-223-3353	aiboen@boenarch. COM

Pre-Proposal Conference held Thursday, March 15th 2018 @ 10:00 am  
 Project Name GMIA- Airport Operations Center (AOC) Design  
 Project No. A253-18009  
 Attendees List

NAME	FIRM	PHONE	EMAIL
13. MARK ERNST	ENBERG ANDERSON	944.9000	mark@enberganderson.com
14. MIKE SOTO	Continuum Architects Planners	414-220-9600	MIKE.SOTO@CONTINUUMARCHITECTS.COM
15. TERRY FOSTER	GRAEF	414.266.9194	terry.foster@graef-usa.com
16. MARK BABICH	HIMALAYAN CONSULTANTS, LLC	262-502-0066	mbabich@himalayanllc.com
17. KATHIE DAVID	MKE - OPS	414-747-4658	kdauid@mitcheairport.com
18. Phil Byrd	MKE Security	414-747-3882	pbyrd@mitcheairport.com
19. KEITH KENT	MKE MAINT	414-769-3970	kkent@MITCHELLAIRPORT.COM
20. GARY WASZAK	MKE MAINT	414 747 # 5535	gwaszak@...
21. Tim Einwelter	GRAEF	414-266-9124	tim.einwelter@graef-usa.com
22. Lori Rosenthal	GRAEF	414-266-9096	lori.rosenthal@graef-usa.com
23. HAMID NOUGHANI	ASSEMBLAGE	608 827 5047	Noughani@assemblyarchitects.com
24. GOPAL K. ADHIKARY	HIMALAYAN CONSULTANTS, LLC	262 502 0066	gadhikary@himalayanllc.com
25. Jim Grava	MKE - OPS	414-747 5575	jgrava@mitcheairport.com
26. JIM PIWONI	AMERICAN DESIGN	414-263-5020	JIMP@AMERICAN-DESIGN.NET

Pre-Proposal Conference held Thursday, March 15th 2018 @ 10:00 am  
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 Attendees List

NAME	FIRM	PHONE	EMAIL
27. NATHAN ELLIOTT	AMERICAN DESIGN	414-263-5020	nathane@american-design.net
28. Sam Badami	Avantti Design Group	414-391-2797	sbadami@avantti-group.com
29. Chad Wetzel	IBC	262-549-1190	chad@ibceengineering.com
30. JOHN FRY	IBC	262-522-4423	JOHNF@IBCEENGINEERING.COM
31. Zachary Nielson	OTIE	414-607-6736	ZNielson@Orie.com
32. JEFF HANEWALL	ENGBERG ANDERSON	414 944 9149	jeffh@engberganderson.com
33. Janine Kolbeck	Engbers Anderson	414 944 9114	janinek@engberganderson.com
34. JASON ALLEN	HENNEMAN ENG	608 282 5489	Jallen@henneman.com
35. Tom Stastny	tstastny@mitchell airport.com	414 747-5328	GMIA
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Pre-Proposal Meeting  
Airport Operations Design  
(AOC)

MILWAUKEE COUNTY'S



G E N E R A L  
**MITCHELL**  
INTERNATIONAL AIRPORT

- Please sign the attendance sheet



# AGENDA

1. Introduction
2. Overview of project
3. Current conditions
4. Project timetable
5. Walk Thru-Existing OPS & Building #220
6. Questions

- *DBE Participation-17%*  
*Have to B2G Tracking Software for*  
*payments*  
*Any Questions contact Brian Engel*  
*(414) 278-4803*

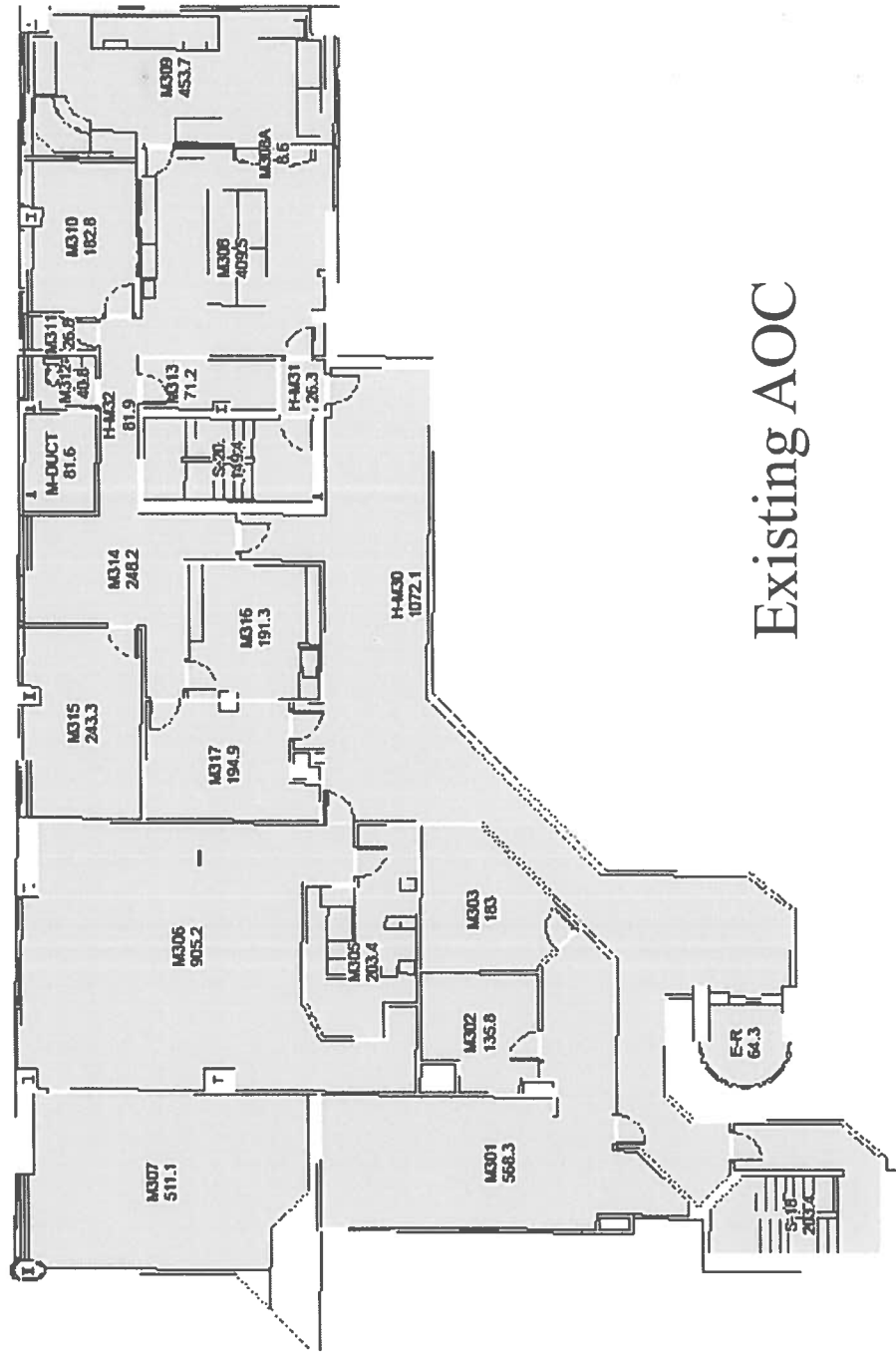
- Security Requirements-Badging for all employees will be required.
- Allow 3 to 4 hours to obtain badging.
- Cost: \$100.00 for fingerprinting  
\$50.00-badging renewal

## Scope of Services

The airport is seeking a consulting firm to provide services associated with planning and design of a new Operations Control Center (AOC). Major points to consider:

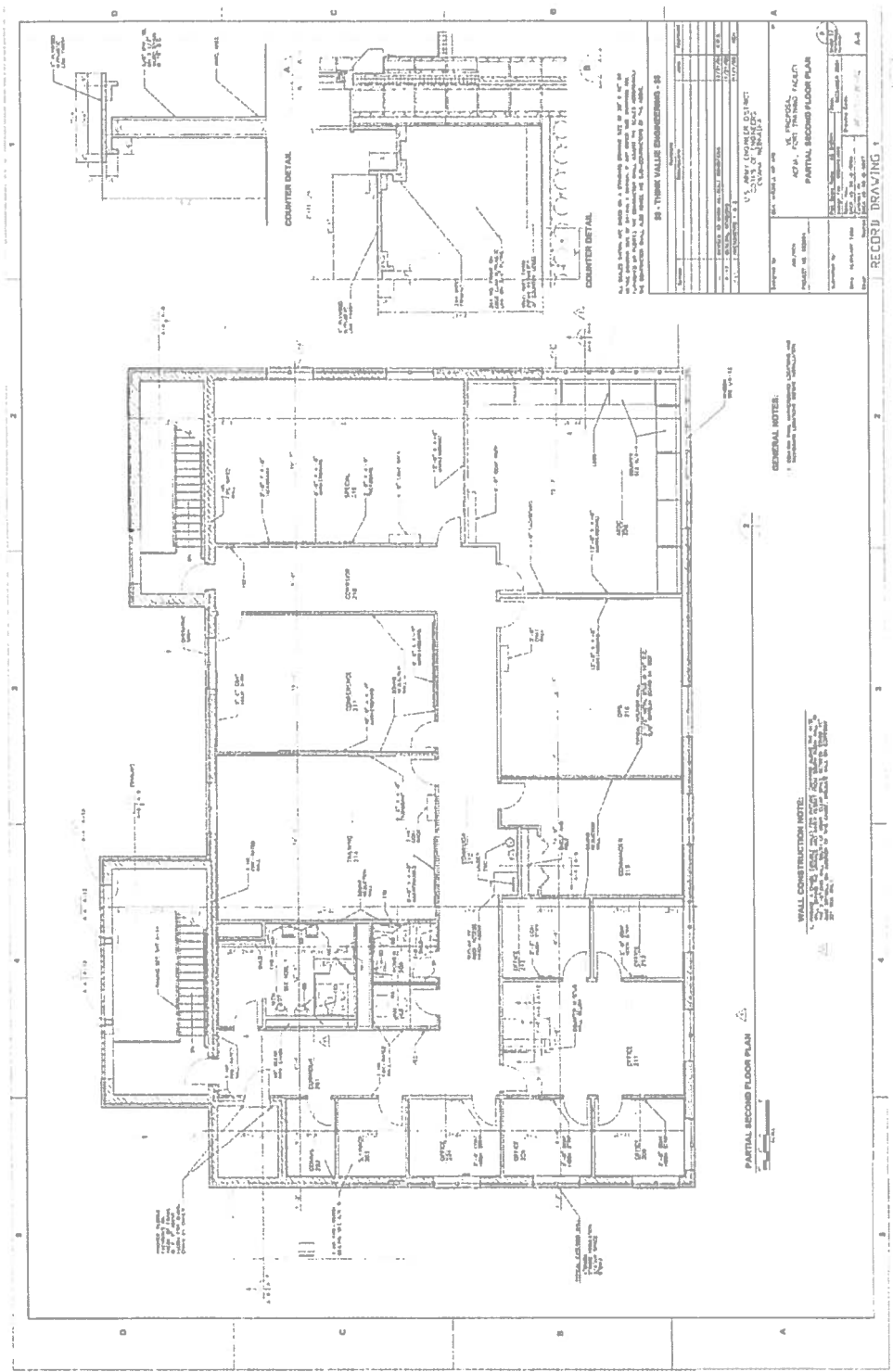
- Perform a space analysis on the AOC & EOC including county Office of Emergency Management (OEM) also include parking space needs for varying situations.
- Primary location to relocate OPS is Building #220 located in the MIKE Business Park.
- Owner will do hazardous material assessment.

- Building #220 site & any other recommended location should be evaluated for adequacy of supporting infrastructure.
- This would like include electrical, emergency generator, fiber optic, fire alarm, security, paging, HVAC and other ancillary systems, interior space requirements-office, kitchen, restrooms & meeting rooms.
- Building #220 has a facility assessment report prepared in August 2016 outlining the condition of major building components.
- Landside operations has to maintain an office in the terminal.
- Include project phasing for OPS switchover.

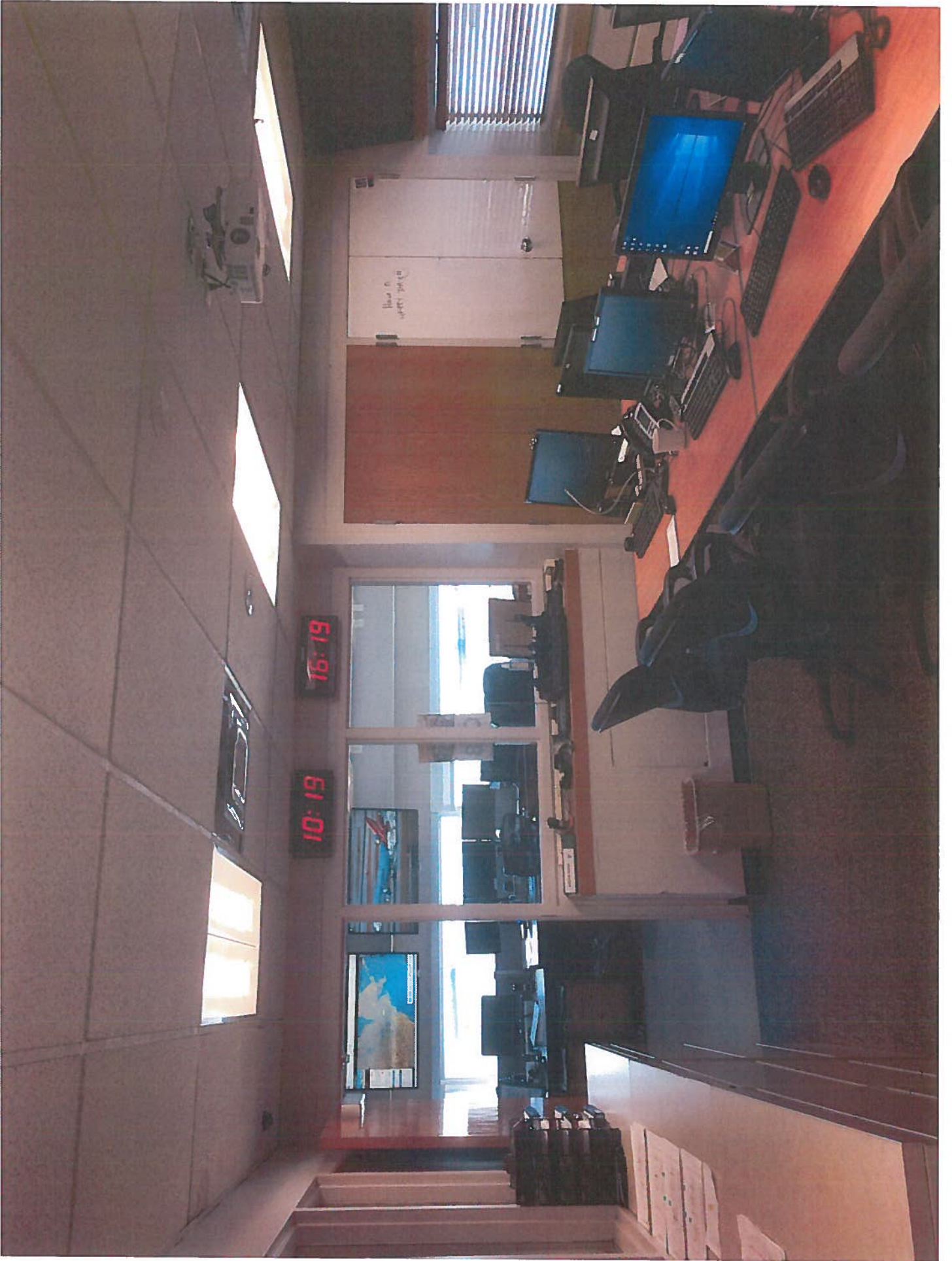


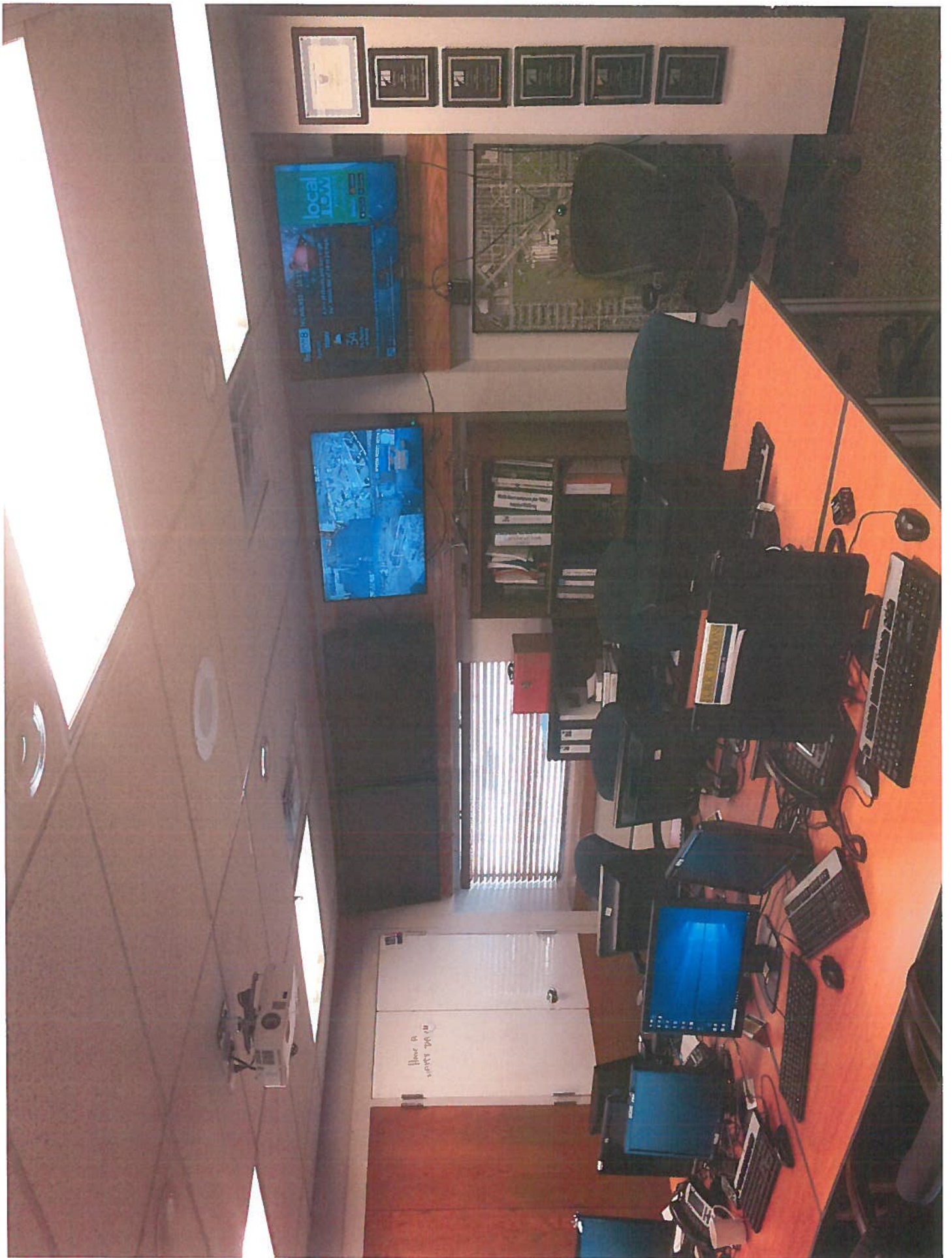
# Existing AOC

1 inch = 15 feet



# Building #220-MKE Business Park

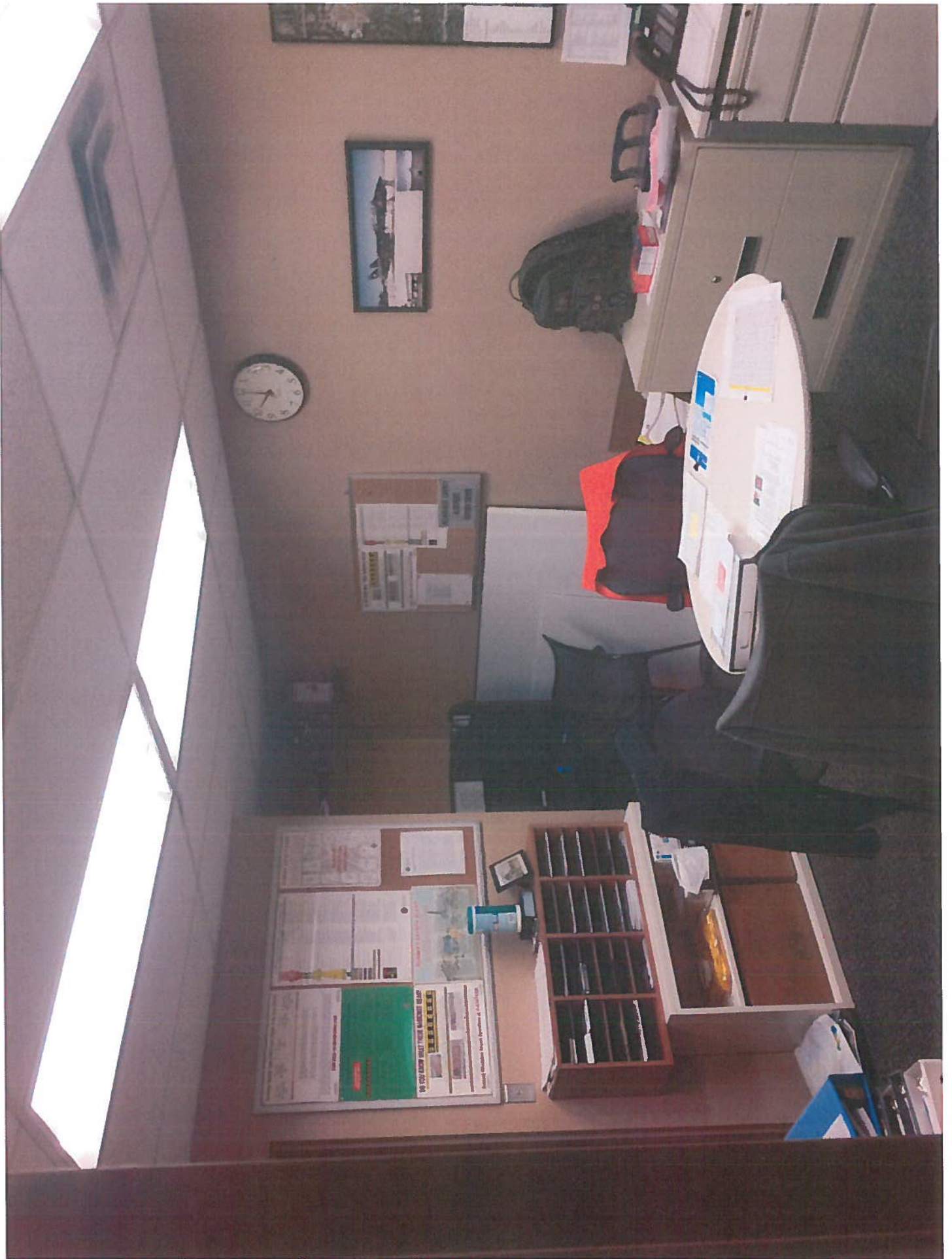












# Landside OPS



Landside OPS



# Landside OPS





Building #220-MKE Business Park











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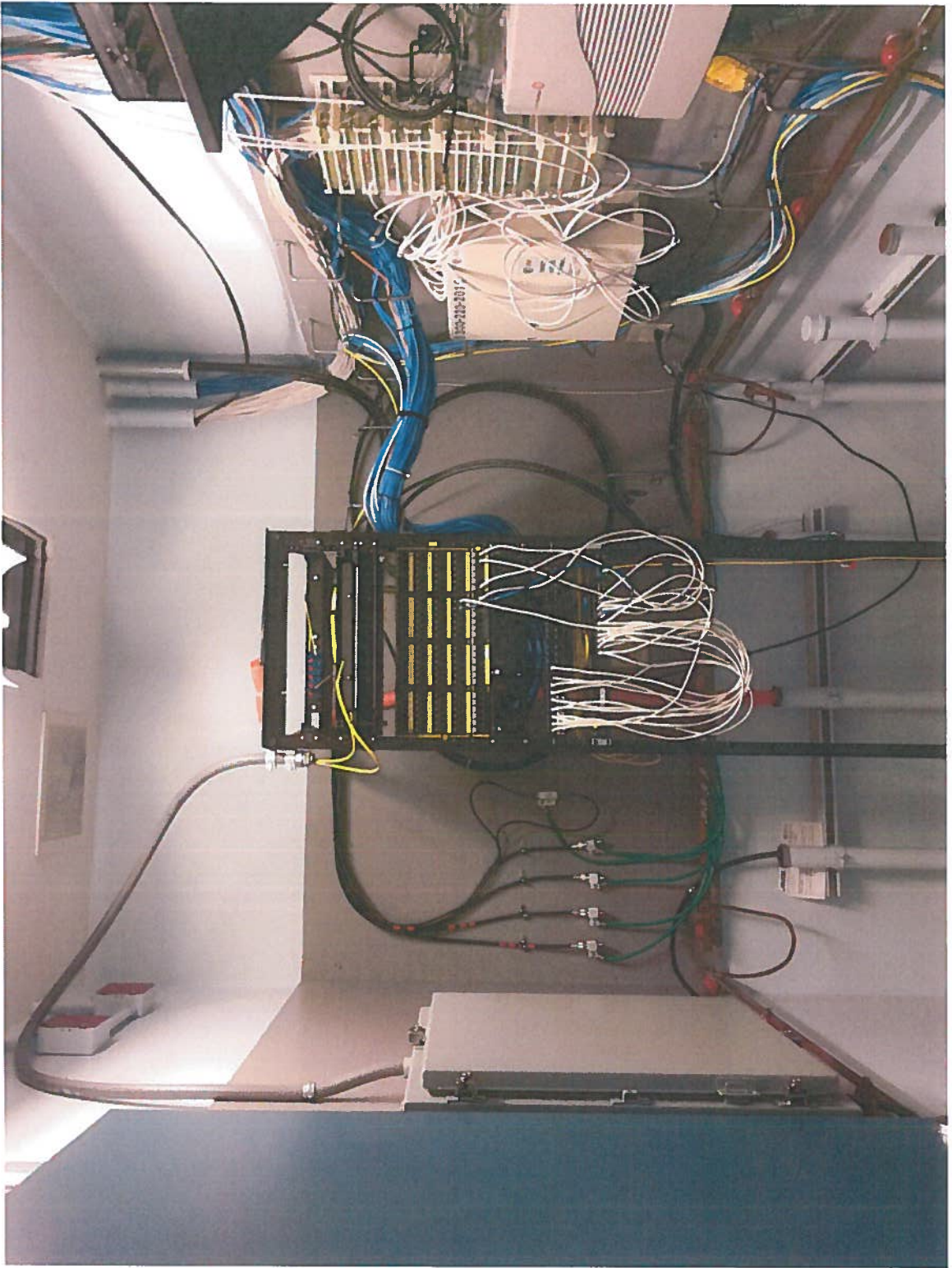
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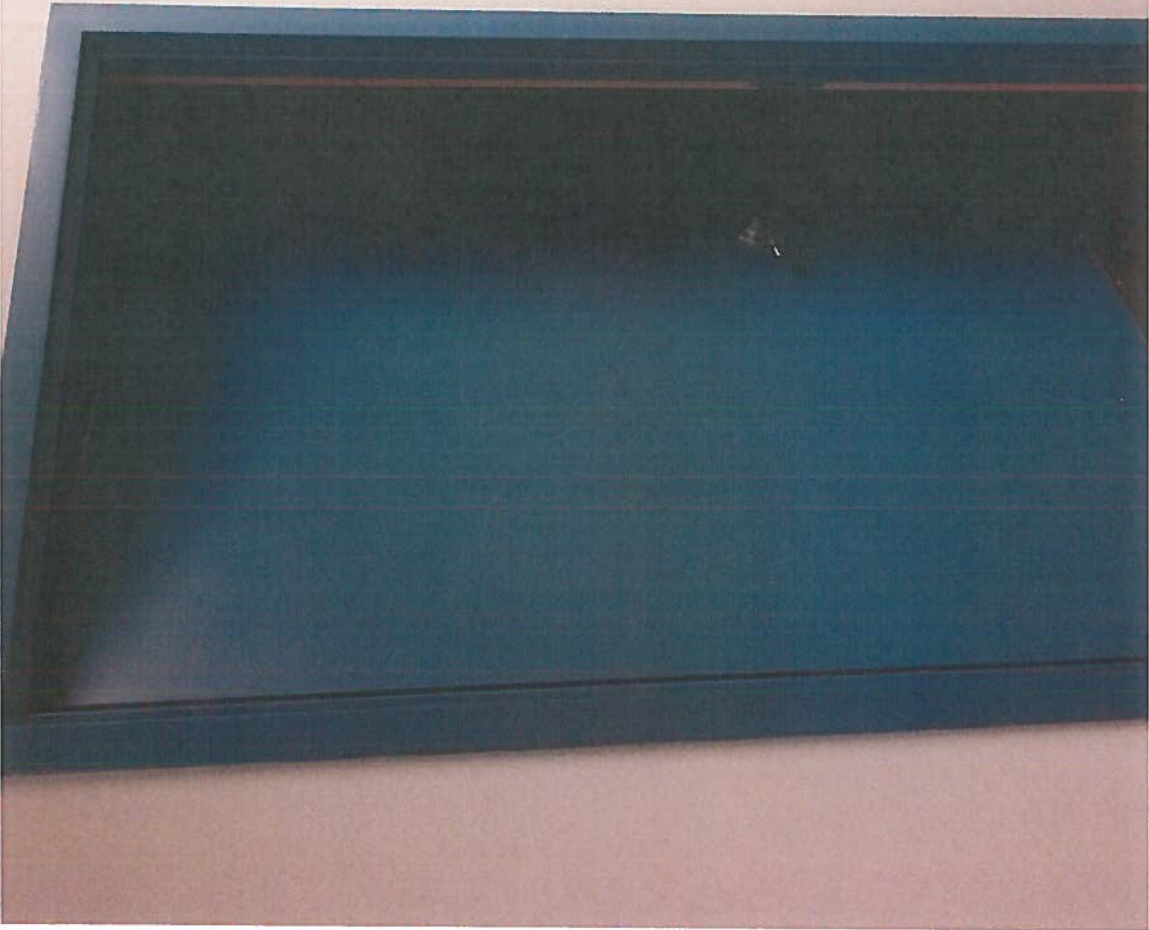












Other locations should be reviewed for feasibility and long term growth potential. Best practice(s) in AOC design need to be incorporated.

2018 Budget: \$210,000

## RFP Questions

1. Will site survey be available?  
*Answer:* GMIA will provide site survey
2. What are “Specialty Facilities and Systems”?  
*Answer:* Centralized fire alarm control panel, surface sensor temperature reporting, FAA crash phone, security cameras, PA system
3. Will do you find the latest FAA guidelines?  
*Answer:* Recommended standards can be found by performing a internet search. Agencies such as FAA, TSA & FEMA all have recommended standards as well as the airport.
4. Recommendations on possible AOC locations other than the Building 220 site”.  
*Answer:* We want the consultant to examine other sites on GMIA property (limited in nature), to re-verify whether we are on the right path.
5. “Evaluate and compare ... airport expansion plans ... criteria as may be identified by the airlines” – how would we understand/gather all that criteria?  
*Answer:* Have to schedule a meeting with the airport planner

## RFP Questions

6. Does LEED need to be met and if so, what level. If not, how do we record meeting the County's green building policy?  
*Answer:* GMIA wants energy efficiency be incorporated into the design as much as possible. Examples: Led lighting, energy efficient windows, improved HVAC, etc.
7. No construction manager should be on the design team.

## Project Schedule

- Issue RFP ..... March 7, 2018
- RFP Due ..... Friday, April 13, 2018 @ 4:00pm CST
- Selection Committee Convenes ..... April 25, 2018 +/-
- Project Award ..... May 2nd, 2018 +/-
- NTP ..... June 1st 2018 +/-
- Construction Documents ..... December, 2018

## SUBMISSION REQUIREMENTS

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

SITE VISIT

□ CURRENT OPS CENTER

□ PRIMARY SITE RELOCATION SITE  
-BUILDING 220 @ MKE BUSINESS PARK



**Building 220**  
Write a description for your map.

Legend

Howell Avenue

College Avenue

Google Earth

UPCOMING RFP'S

□MIKE – Terminal Finish Upgrade

Project #5051-18012

Pre-Proposal March 22 @ 10:00am

RFP due April 20, 2018

ANY QUESTIONS PLEASE SEND EMAIL

TO:

[tkipp@mitchellairport.com](mailto:tkipp@mitchellairport.com)

MILWAUKEE COUNTY'S



G E N E R A L  
**MITCHELL**  
INTERNATIONAL AIRPORT