CITY OF ATLANTA
REQUEST FOR PROPOSAL

The Request for Proposal (RFP) for Bid Package No. 2013-010 **CPTC COMPREHENSIVE FACILITY CONDITION ASSESSMENT** will be received by designated staff of the Atlanta Airline Terminal Corporation ("AATC"), at the AATC office located at Hartsfield-Jackson Atlanta International Airport, North Terminal, third floor on Friday, January 31, 2014 by **1:00 PM.** Request for Proposal documents will be available from AATC.

Minimum Qualifications:

1. The Bidders and all its team members cannot be engaged in any dispute or litigation with the City of Atlanta (the "City").
2. The Respondent shall have an office within the state of Georgia located within one hundred (100) miles of the site. The office shall have a legitimate street address, be fully staffed (staff to include management, estimating, field supervision and installation personnel), and shall have been in place for a minimum of one year prior to the bid date.
3. The Respondent, after completion of the work, shall maintain an office within the state of Georgia located within one hundred (100) miles of the site. The office shall have a legitimate street address, be fully staffed (listed above), and shall be kept for a minimum of two (2) years to coincide with the contractor warranty requirements.
4. The Respondent, after completion of the work, shall maintain his Georgia business license for a minimum of two (2) years to coincide with the contractor warranty requirements.
5. The Respondent must demonstrate experience in the construction and management of five (5) projects of similar size and scope.
6. The Respondent must be able to meet the required insurance and bonding requirements of the project.

Scope of Services: Furnish all labor, material, equipment, tools, supplies, services, supervision and all other necessary incidentals for the total, satisfactory and timely performance to complete the **CPTC COMPREHENSIVE FACILITY CONDITION ASSESSMENT** at the Hartsfield – Jackson Atlanta International Airport in accordance with the Contract Agreement, Construction Period, all associated Contract Documents and the Request for Proposal (AATC RFP 2013-010) dated December 16, 2013.

I. SCOPE:

The following scope is provided as a general overview of the project scope:

Atlanta Airlines Terminal Corporation (AATC) intends to request for proposal professional services to conduct a full comprehensive facility audit within the Central Passenger Terminal Complex at Hartsfield-Jackson Atlanta International Airport. This audit shall contain narratives, tables, charts, photographs, drawings and financial analyses to determine current condition, life expectancy and replacement plan of all major facility systems for the Plumbing, Fire Protection, HVAC, Electrical Power, Electrical Lighting, Electrical Signal, Utilities and Controls systems. This RFP will also identify life cycle and system capacity analyses tasks. AATC will require a comprehensive report that presents the means and methods needed to provide for future demands and timelines for replacement of critical systems and equipment.

The content of the facility assessment shall include but not be limited to the following:

- Comprehensive and detailed schedules of all equipment
- Comprehensive and detailed listing of all preventive maintenance equipment logs and systems
- Records of non-destructive examination of the equipment
- Records of testing of equipment to validate preventive maintenance records
- Financial records of repairs, maintenance, replacement and renovations, etc. for the past three years
- Comprehensive and detailed inspections of all main equipment systems as listed below:

- Utility Systems
- Mechanical Systems
- Electrical Systems
- Plumbing Systems
- Fire Protection
- Specialized Building Systems
- *which shall include*
  Lighting Systems
  Fire Alarm and Intrusion Systems
  Door Censoring Systems
  CCTV Monitoring Systems
  Sewer Systems

- Prioritized list of recommended repairs and/or replacement (to include estimated cost & schedule)

II. SCHEDULE:

A. Time is of the essence. Contractor shall diligently prosecute the work and include the necessary manpower and equipment to perform the scope of work. The submitted schedule will be used to evaluate the contractor's proposal.

Bids due no later than:	**January 31, 2014 at 1PM**
Project Duration	**To Be Provided by the Contractor**
	Substantial Completion: TBD

To be considered, Respondents must submit a complete response to the issued RFP. The format mandated by this RFP is not negotiable. Responses shall be submitted in sealed envelope(s) or package(s). The outside of the envelope(s) or package(s) must clearly indicate the name of the project: **AATC RFP 2013-010, CPTC COMPREHENSIVE FACILITY CONDITION ASSESSMENT,** name and address of the Respondent. Submittals shall include one (1) marked "Original" and two (2) copies separately bound proposals and submit no later than 1PM, Friday, January 31, 2014 in a sealed envelope addressed to Mr. Kofi Smith, Atlanta Airlines Terminal Corporation, PO Box 45170, 3rd Floor North Terminal, Hartsfield- Jackson Atlanta International Airport, Atlanta, Georgia 30320. Enclose in the envelope all documents required to be submitted in accordance with the Request for Proposal.

Any proposals received after 1:00 PM on January 31, 2014 will be disqualified. **The pre-bid conference will be held Monday, January 6, 2014 at 10AM at the AATC offices, North Terminal, 3rd floor.**

All forms required by the **NOTICE OF REQUIRED SUBMITTALS** must be included in the bid. The bid shall contain the full name of each person, firm or corporation and the complete address.

Questions
If you have any questions regarding this project**, please direct them to Mr. Robert Harris, Manager of Systems for AATC** at (404) 530-2100, or by E-mail at R.Harris@AATC.org.
The AATC/COA reserves the absolute right to reject any and all proposals and waive any technicalities at any time.

The bid document cannot be downloaded. The bid document must be purchased through AATC.