THE PORT AUTHORITY OF NEW YORK AND NEW JERSEY

REQUEST TO QUALIFY ("RTQ")

FOR

LAGUARDIA AIRPORT – ABATEMENT AND DEMOLITION OF HANGARS 2 & 4

MAY 2013

I. INTRODUCTION:

The Port Authority of New York & New Jersey (the "Port Authority" or the "Authority") is a body corporate and politic created by interstate compact between the States of New York and New Jersey with the consent of the Congress of the United States. The Port Authority, together with its wholly-owned subsidiaries, provides the region with integrated transportation and trade services and operates facilities in connection therewith, including, but not limited to, four major regional airports, interstate traffic through four bridges and two tunnels, a bus terminal, a bus station, the PATH rapid transit system, the Hoboken-lower Manhattan ferry service, the World Trade Center site and certain New York-New Jersey port facilities.

Responses to this Request to Qualify ("RTQ") are due on the Response Due Date set forth on the advertisement of this RTQ. Responses received after that date and time may not be accepted.

Only pre-qualified firms who have received written approval from the Authority will be asked to respond to future solicitations on the specific project described below.

II. PROJECT DESCRIPTION:

The Authority wishes to pre-qualify construction contracting firms ("firm," "respondent" or "prospective bidder") to submit bids for **Contract LGA-124.208 ABATEMENT AND DEMOLITION OF HANGARS 2 & 4**– This work will be performed at **LaGuardia Airport**. It is anticipated but it is not guaranteed that work required by the Contract may include, but may not necessarily be limited to the following:

A. Scope of Work

1. Demolition of Hangars 2 & 4 and buildings 17 & 18.

a. Hangar 2 was constructed in the 1940's. The main building is approximately 74' high, 350' long and 165' wide. Attached to the south side of the hangar is a 2 story building that is used for support operations. The support building is approximately 35' high, 310' long and 40' wide. To the east of Hangar 2 is Building 18 and to the west of the Hangar 2 are the Central Terminal Building Cooling Towers.

b. The Hangar 2 structure consists of steel framing supported on reinforced concrete foundations. Steel arch trusses and columns are used to support roof of the hangar. Steel columns are supported by concrete pile caps foundation. Ground floor slab of the hangar is constructed of pile supported suspension slab. The façade of the north elevation is slide up hangar doors comprised of steel framing, glass windows and corrugated metal siding. The facades of the east and west elevations are brick

masonry curtain walls. The façade of the south elevation is a brick masonry curtain wall with steel mullions and glass windows.

c. Hangar 4 is a similar structure that was also constructed in the 1940's and consists of the same dimensions and layout as Hangar 2. To the east of Hangar 4 is Building 17 and to the west is Building 18.
d. Building 17, also constructed in the 1940's, is approximately 35' high, 165' long and 35' wide. It consists of a first floor, a partial mezzanine and a partial second floor and is built with concrete encased steel columns over concrete foundations, concrete encased steel beams and reinforced concrete floors. The exterior elevations consist of brick walls with steel doors and windows.
e. Building 18 consists of similar dimensions and layout as Building 17.

2. Abatement of Hangars 2 & 4 and building 18

a. Remove and dispose of asbestos-containing materials (ACM), lead-containing paint (LCP), and universal waste (UW). Scope includes thermal system insulation, surfacing, and miscellaneous ACM; various types of bulbs, ballasts and batteries are some of the UW materials; and LCP is found on structural steel and throughout other building surfaces that although are not required to be abated prior to demolition, are subject to OSHA's "Lead in Construction Standard" requirements, and additionally, when cutting structural steel members, these do require prior localized abatement at cut sections. For information purposes only, the Authority estimates that the total abatement and disposal work required will be in the range of $1-$1.5 million for all work related to the above mentioned regulated materials.
b. ACM at building 17 will be abated by others.

3. Remove Underground Structural Elements

Remove all underground Structural elements of Hangars 2 & 4 and Buildings 17 & 18 including piles, pile caps, grade beams, underground trenches and pits to approximately 3' below proposed grade.

4. Remove Electrical, Mechanical, Plumbing and Fire Protection Equipments

Remove all Electrical, Mechanical, Plumbing and Fire Protection Equipments and associated ductworks and pipelines for Hangars 2 & 4 and Buildings 17 & 18 in proper stages to accommodate demolition works. Disconnect and cap off existing underground utilities.

After all abatement work is completed, then deenergize, disconnect and remove 5 kv cable from manholes to the 5kv switches located in front of the Building 18, Remove the 5kv switches, transformers and all electrical equipment located inside the buildings. Provide obstruction lighting on the fence. Restore power, if required, to the bus stop.

5. Remove Underground Storage Tanks

Remove underground storage tanks adjacent to or within Hangars 2 & 4 and Buildings 17 & 18. Remediate, if required, affected soil and ground water as directed.

6. **Security barriers and fences**
   Furnish and install aeronautical fences and barriers. Installation of electronic security system along fences will be performed by others and therefore not part of the scope.

7. **Modification of existing drainage systems and structures**
   Furnish and install drainage structures, including piping, culverts and manholes.

8. **Modification of Existing Sidewalk and Pavement.**
   Removal existing sidewalk and pavement. Furnish and install new sidewalk and re-grade pavement to provide new entrance ramp for construction vehicles.

9. **Temporary Traffic Control and Work Area Protection**
   Furnish and install temporary traffic control devices to maintain vehicular and pedestrian traffic through the work area and provide work area protection.

10. **Pavement Markings and Traffic Signs**
    Furnish and install permanent pavement markings, crosswalk markings, regulatory signs, and pedestrian way finding signs.

11. **Miscellaneous Tasks and Restrictions**
    Furnish and install temporary protection for existing Cooling Towers adjacent Hangar 2. Furnish temporary power and lighting during hangars demolition.

12. **Site Restoration**
    Install drainage system, backfill and re-grade project site.

B. Estimated Total Contract Price

For information purposes only, the Authority estimates that the total work required will be in the range of $15-$20 million for all work.

C. Contract Schedule

It is presently anticipated but it is not guaranteed that Bid Document(s) may be available to pre-qualified bidders around September 2013. It is the present intention of the Authority to have all Work under the Contract completed within 9 months after the Contract Award.

III. SUBMITTAL INSTRUCTIONS AND CONTENT

A. Requirements

To be considered for prequalification, the respondent must demonstrate to the satisfaction of the Chief Engineer of the Authority that it meets the minimum requirement of this RTQ as stated in sections IIA and IIB. Company brochures alone shall not be submitted for the purpose of demonstrating experience and technical expertise. Submittals must be tailored to the specific requirements of this RTQ. If the respondent cannot demonstrate that it meets all of the below mentioned qualifications, then the respondent may with others form a joint venture and request that the joint venture be pre-qualified as set forth herein.

1. Minimum Experience of the Firm:

The firm must have as a prime or general contractor a minimum of 10 years construction experience on contracts comparable in size, type and complexity to that described in sections IIA and IIB. The prospective bidder must also demonstrate that during the last 5 years it has successfully completed or substantially completed as a prime or general contractor at least one contract of size, type and complexity comparable to that indicated in sections IIA and IIB above**.** The firm may also qualify if during the time period as stated above, the prospective bidder or persons or entities owning and controlling it, owned and controlled another firm that satisfactorily performed and completed services of scope similar to those required under this Contract. The work must have been completed skillfully in a satisfactory manner and on time.

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2. Minimum Qualifications of the Project Manager and Superintendant

The firm's Project Manager and Superintendent must each have a minimum of ten years construction experience on demolition projects including at least 2 contracts comparable in size, type and complexity to that outlined in sections IIA and IIB.

B. Submittals

The following items, must be submitted in order for a prospective bidder to be considered for qualification on this project:

1. Attachments

In order to expedite the evaluation of the qualification information furnished, the prospective bidder must complete and submit the attached documents. Responses that fail to adhere to this stipulation may be excluded from consideration. The following attachments are incorporated herein and must be submitted:

A. Contractor's Qualification Statement
B. Agreement on Terms of Discussion
C. Background Qualification Questionnaire

2. Performance And Payment Bond

The prospective bidder must be able to obtain a Performance And Payment Bond for the amount indicated in sections IIB from a surety company whose name appears on the current list of the Treasury Department of the United States as acceptable as a surety upon federal contracts. A letter from the surety company must be submitted with this RTQ.

3. Experience Modification Ratio

The prospective bidder must submit a copy of the Experience Modification Ratio (EMR) for itself as a measure of the respondent's safety record. If the ratio exceeds 1.2, submit a written explanation.

4. Required Licenses/Certifications

The prospective bidder and/or proposed sub-contractors must have all required NJ, NYS and/or NYC certifications and/or licenses to perform the work in accordance with codes, rules and regulations if applicable.

5. Joint Ventures

The Authority will entertain requests for prequalification from a joint venture. If a joint venture is pre-qualified to submit bids, or if two or more entities separately pre-qualified to bid elect to submit a bid as a joint venture, all participants in the joint venture shall be bound jointly and severally and each participant shall execute the bid. If the prospective bidder cannot demonstrate that it meets all of the referenced qualifications, then the prospective bidder may with others form a joint venture and request that the joint venture be deemed to be the prospective bidder.

IV. SUBMISSION INSTRUCTIONS:

Respondents must clearly indicate the RTQ# and Title on the outside of any package or document submitted in connection with this Contract.

The respondent shall submit seven (7) hard copies of the required qualification information or preferably, one (1) hard copy and six (6) copies in CD-Rom format to spremchan@panynj.gov in sufficient time so that the Authority receives it no later than **4:00 p.m. on June 12, 2013** to:

Suchetha Premchan
The Port Authority of New York and New Jersey
Procurement Department
2 Montgomery Street
Jersey City, NJ 07302

Late submittals may be rejected.

Any questions concerning this RTQ should be directed to Suchetha Premchan at spremchan@panynj.gov. Neither Ms. Premchan nor any employee of the Authority is authorized to interpret the RTQ or give additional information as to its requirements. Such interpretation or additional information will only be given by written addendum to this RTQ

V. NOTIFICATION

Notification as to whether a prospective bidder has been pre-qualified will be made only by a notice in writing, signed by the Director of Procurement or her designated representative on behalf of the Authority and mailed or delivered to the office designated by the prospective bidder in its response to this RTQ.

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