



TO: Vendors

FROM: AJ Nye – Procurement Specialist

Subject: RFQ 2511 CMAR Concourse B Renovation – Addendum 1 – Pre-Submission Conference Details

Date: 8/19/2025

The Gerald R. Ford International Airport Authority issues Addendum 1 for RFQ 2511 CMAR Concourse B Renovation. This Addendum covers the following:

1. Pre-Submission Sign-In Sheet
2. Pre-Submission Meeting Agenda
3. Pre-Submission Meeting Q&A
4. Pre-Submission Meeting Slide Deck

The due date and time remain unchanged for August 28, 2025 @ 2 pm local time.

Thank you.

End of Addendum 1



SIGN IN SHEET
RFQ 2511 Pre-submission Meeting
August 19, 2025 @ 2 pm

	Attendee	Business Name	Email
1	Clint Nemeth	GFIAA	cnemeth@grr.org
2	AJ Nye	GFIAA	anye@grr.org
3	Jack Brown	JKB Construction	jack@jkbcorp.com
4	Lynn Bolek	Granger Construction	lbolek@grangerconstruction.com
5	James Beckering	Beckering Construction	jeb@beckering.com
6	Jordan Gerould	Miller-Davis Co.	jgerould@miller-davis.com
7	Lance Aiken	Miller-Davis Co.	laiken@miller-davis.com
8	Brad Hurley	Walsh Group	bhurley@walshgroup.com
9	Nolan Miller	Walsh Group	nolmiller@walshgroup.com
10	Scott Veine	Pioneer	scott@pioneerinc.com
11	Dan Zaagman	Pioneer	dzaagman@pioneerinc.com
12	Matt Larsen	Pioneer	mlarsen@pioneerinc.com
13	Jason Gibbs	Pioneer	jgibbs@pioneerinc.com
14	David Paquet	Wolverine	dpaquet@wolvgroup.com
15	AJ Lism an	Quest	alisman@questdesignbuild.com
16	Francis Pytlowany	Quest	pytlowany@questdesignbuild.com
17	Dave Snyder	Turner	dsnyder@tcco.com
18	Ryan Lefor	Turner	
19	Robert Ennis	Turner	rennis@tcco.com
20	Brad Laachman	Honor/Grainger	brad@workwithhonor.com
21	Pat Schmidt	Honor/Grainger	pat@workwithhonor.com
22	Josh Szymanski	Owen-Ames-Kimball	joshs@oakmi.com
23	Chris Zadorozny	Owen-Ames-Kimball	chrisz@oakmi.com
24	David Lamb	Owen-Ames-Kimball	davel@oakmi.com



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25	Aaron Ebnit	Rockford	aebnit@rockford.com
26	Justin Owen	Gilbane	jowen@gilbaneco.com
27	Ruben Rocha	Gilbane	rrocha@gilbaneco.com
28	Andy Ciaverilla	Gilbane	aciaverilla@gilbaneco.com
29	Brian Baar	Christman	Brian.baar@christmanco.com
30	Brianne Pitchford	Triangle	briannep@triangle-inc.com
31	Joe Durfee	Triangle	joed@triangle-inc.com
32	Dave Lucas	FCC Construction	dlucas@teamfcc.com
33	James Zehr	FCC Construction	jzehrteamfcc.com
34	Brock Mellem a	FCC Construction	bmellem a@teamfcc.com
35	Ashley Allers	SecurAlarm	aallers@securalarm.com
Two additional attendees were present with illegible handwriting			

RFQ 2511 Pre-Submission Conference 8/19/25, 2pm

1. Introductions - AJ

- Clinton Nemeth – GFIAA Engineering Manager
- Jeff Berghage – GFIAA Facility Design and Construction Project Manager
- Tom Cizauskas – GFIAA Business Administration Manager
- AJ Nye – GFIAA Procurement Specialist

2. RFQ Process Overview – AJ

Solicitation Schedule	
RFQ Issue Date	August 11, 2025
Question Deadline	August 21, 2025
Submission Due Date	August 28, 2025 at 2 pm

Submission Format:

Electronic via dropbox or hard copy

Evaluation Process:

Weighted submissions and interview with fee proposal

3. Project Overview - Clint

- Project Needs
 - Renovation to Concourse B
 - Match look and feel of Concourse A
 - Completed in June 2023
- Project Goals
 - Energy efficiencies
 - More hold room seating
 - Improvements to MEP, IT, and Security
- Expectations
 - Select the right partner for a successful project
 - Phasing that will minimize impacts to airline operations
 - Airport 1st, Construction Project 2nd
- Optional Site Visit

4. Questions - AJ

MEETING NOTES:

1. Is there a target start date?
 - a. The start of the project is tied directly to approval of the grant funding through the FAA and the Region ADO. The Authority is currently working with the ADO to secure the grant, and this will determine the start date. (Likely to be Jan. 2026)
2. Is there a target completion date?
 - a. There is no target, and any timeline will be fully dependent on the phasing of the work and what is decided. Currently, the Authority would like to take away 2 gates at a time for the project, but that may change based on researching all other options.
3. How is the shortlist determined? Is there a limit?
 - a. The shortlist is not capped but it does have a minimum of at least 3 firms in order to be in line with the regulations for FAA Grant Funding. This shortlist will be based on the weighted scores for Part 1. While 3 is the requirement, there may be more depending on the spread and competitiveness of the scores.
4. What is the budget for this project?
 - a. While there are multiple "buckets" that this project will dip into, the conservative estimated budget is around \$22 million.
5. Are we painting the exterior block?
 - a. Yes
6. Do Passenger Boarding Bridges need to be removed from the exterior of the concourse?
 - a. Yes, this work will be done by an airport hired contractor.
7. Where will the Passenger Boarding Bridges be stored while preventative maintenance is being performed?
 - a. They will be stored in the same barricaded footprint that closes the aircraft gates.
8. Is the airport planning to install new FIDs on the walls?
 - a. Yes, to match Concourse A.
9. Is the airport planning on replacing the hold room carpet?
 - a. No, the carpet was recently replaced.

Construction Manager at Risk: Concourse B Renovation

RFQ #2511

SOQs due August 28, 2025 – 2:00 pm local



Where the going gets good.™



GRR Fast Facts

- **2nd Largest Airport in Michigan**
- **3.79 Million Passengers in 2023**
- **4.17 Million Passengers in 2024**
- **2025 Passengers +2% year to Date**
- **3,200 Acres of Land**
- **\$7.7 B+ of Economic Impact to West Michigan**
- **Over 100 Businesses Supporting 2,500+ Direct Jobs**

GFIA Economic Impact Highlights

40,000 JOBS

SUPPORTED IN WEST MICHIGAN

\$7.7 BILLION

ECONOMIC IMPACT IN WEST MICHIGAN

\$1.3 BILLION

CATALYTIC IMPACT ON HOUSEHOLD INCOME

Economic Service Area

The Gerald R. Ford International Airport is based in Kent County, Michigan, and primarily serves the 13-county West Michigan Economic Development Region. This includes Allegan, Barry, Kent, Ionia, Lake, Mason, Mecosta, Montcalm, Muskegon, Newago, Oceana, Osceola, and Ottawa counties.

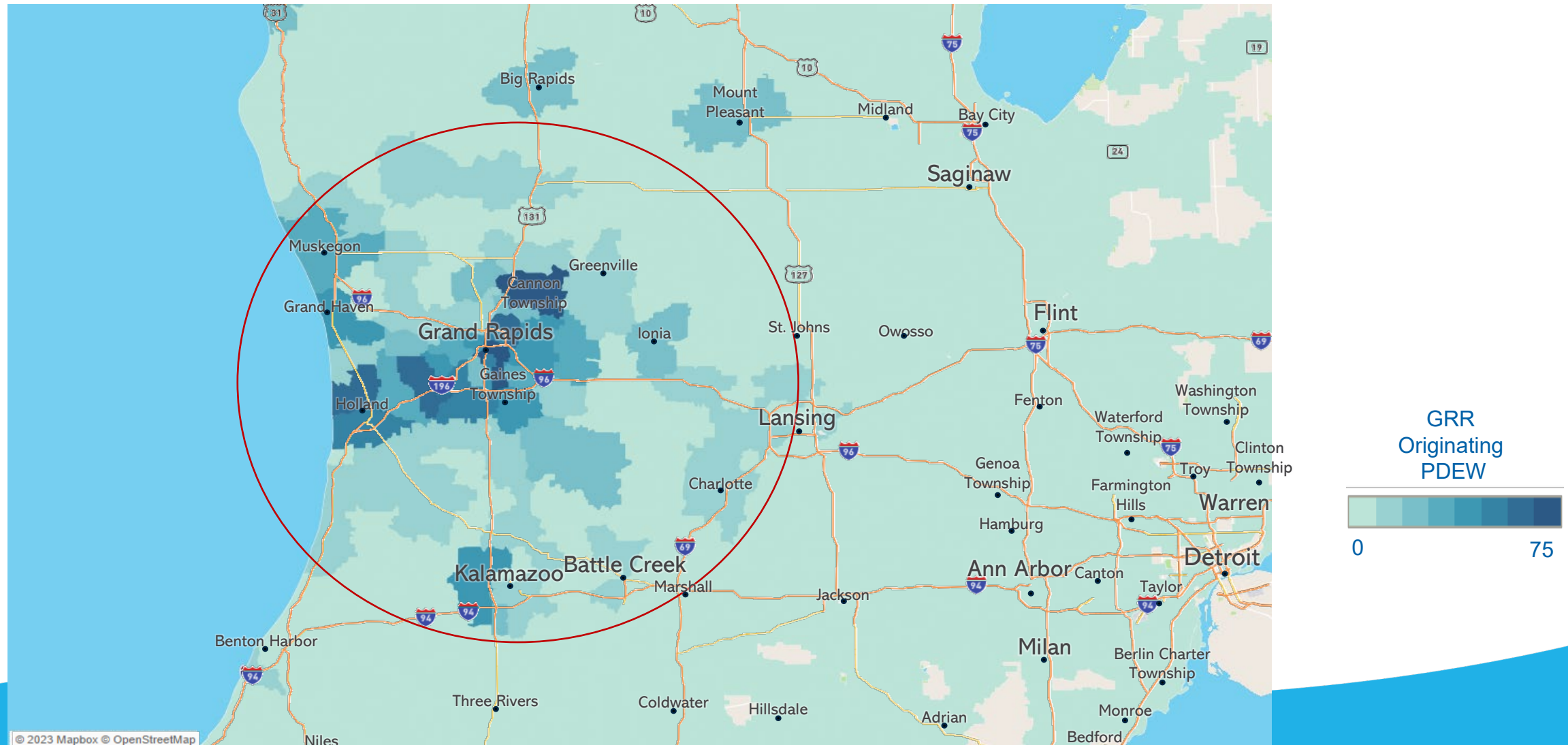
West Michigan Economic Region By The Numbers:

- Population: 1,627,734
- Average Annual Growth Rate (2013-2020): 0.75%
- Median Household Income: \$58.5K
 - *WM Regional Dashboard - 2020 - The Right Place*

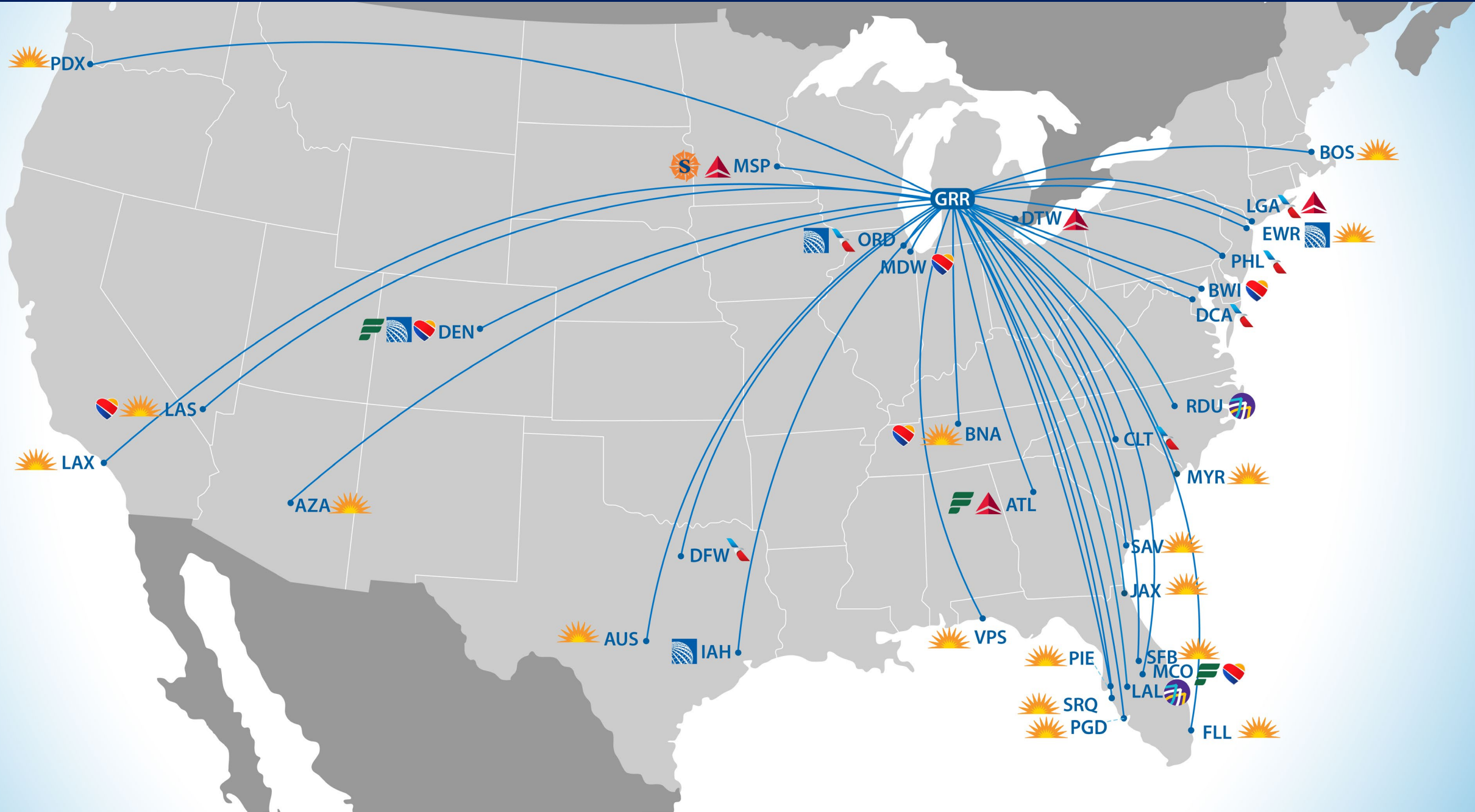




GRR Originating Passengers



8 Carriers with 1,834 Flights to 33 Nonstop Destinations in Aug 2025



Awards & Achievements

- A Best Small Airport in the Country in 2023 and 2024
- ACI – Airport Service Quality Awards
- Global Airport Carbon Accreditation
- The F. Russell Hoyt Presidential Award
- Associated Builders and Contractors Nat'l Excellence in Construction – Bouma Corporation
- 2024 ACI-NA Peggy G. Hereford Award for Excellence in Airport Marketing, Communications, and Customer Experience Awards
- GLAAAE Commercial Airport of the Year
- MI Works Essential Service Award
- Deicing Station of the Year
- AXN Award Best Local Inspired Restaurant
- 2024 MERS Impact Award – HR
- GLCAAEE Valor Award





Guest Experience

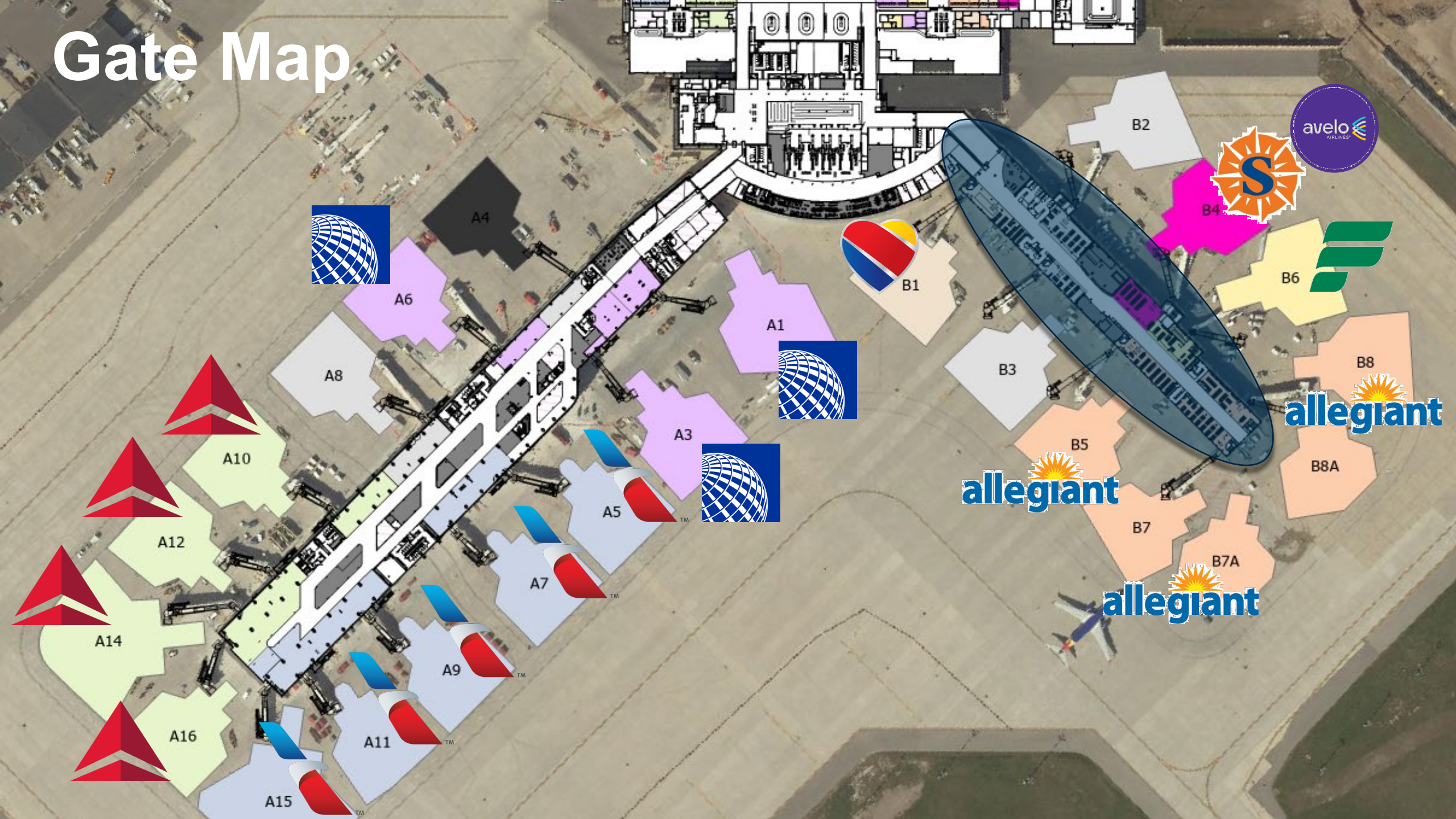




Construction Manager at Risk: RFQ Schedule

ACTIVITY	DATE
RFQ Issue Date	August 11, 2025
Question Deadline	August 21, 2025
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Gate Map



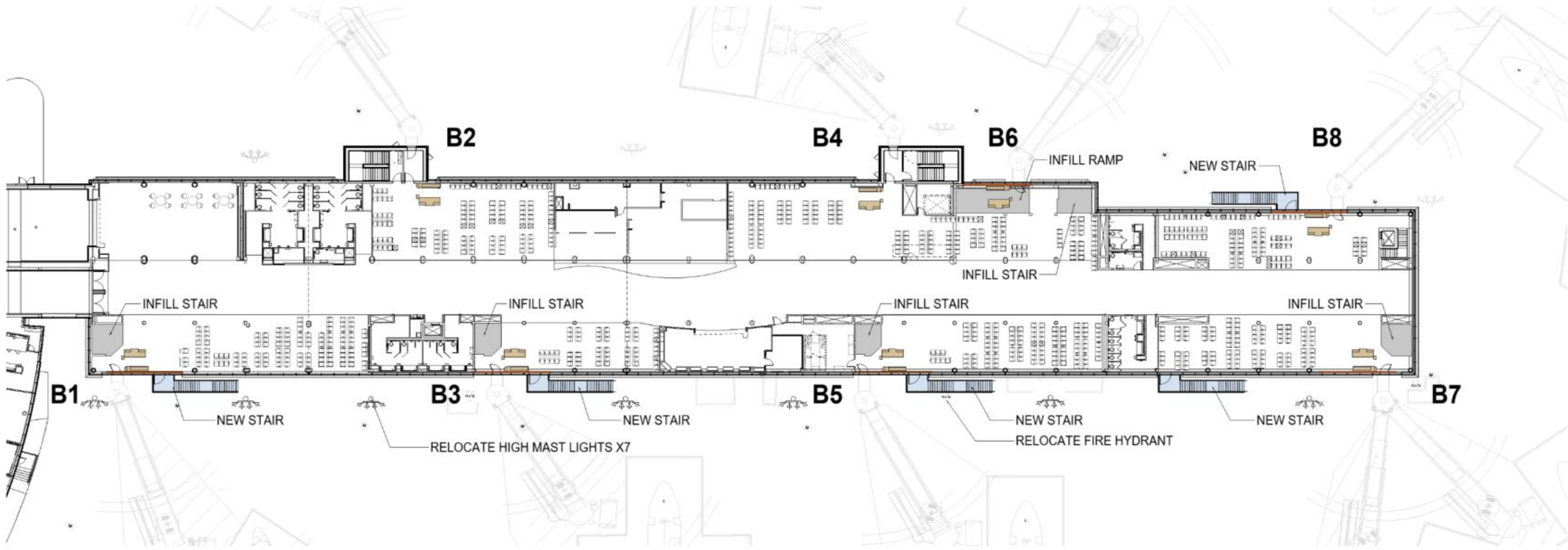
Concourse Level Floor Plan

- 5 Interior stairs infilled at gates B1, B3, B5, B6, and B7
- Ramp at Gate B6 infilled - total infilled areas creates roughly 1,000 SF of open space
- 7 High mast light poles relocated 6' away from the building
- 5 New exterior stairs at gates B1, B3, B5, B7, and B8

1,000
SF

7

5



0 10 20 40

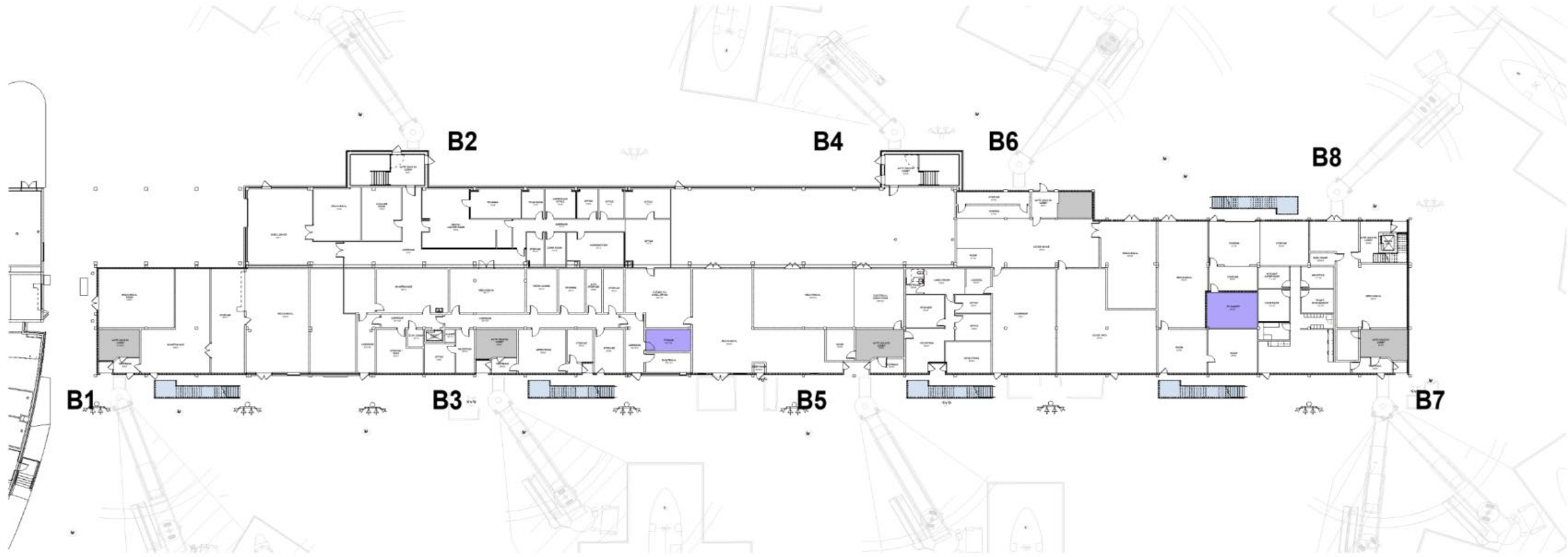
Apron Level Floor Plan

- 5 Interior stairs infilled creates roughly 1,000 SF of new open space
- Existing TC-03 and TC-04 demolished
- TC-12 expanded into existing "Future FIS Shell Space"
- New TC constructed within existing "Storage Space"

1,000
SF

2

5





Aerial



Southeast



Northeast



Southwest

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