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# O'Hare Terminal 3 Improvements

**COT3 Diverse Contracting Engagement Event**

**October 26, 2023**



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Terminal 3 Partners

# Agenda

- I. Agenda
- II. Introductions
- III. General Scope Of Work
- IV. Bid Package / Trade Package Bid Schedule
- V. Prior to Bid Process & Schedule
- VI. Bid Process & Schedule
- VII. Bid Submission & Opening Process
- VIII. Award Process
- IX. How To Get In Touch With COT3
- X. Strategic Partnership Program
- XI. Face To Face With The Team



# INTRODUCTIONS

- **OWNER:** Chicago Department of Aviation (CDA)
- **PROGRAM MANAGER:** Connect Chicago Alliance (CCA)
- **COT3:** Construction Manager at Risk (CMAR)
- Partner Firms
  - Cotter Consulting, Inc.
  - McKissack & McKissack Midwest, Inc.
- Assist agencies present & available.



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# INTRODUCTIONS: COT3



**Jim Mota**  
Senior Superintendent  
Clark Construction



**Tony Ricardati**  
Project Director  
W.E. O'Neil



**Auggie Meinzer**  
Superintendent  
Clark Construction



**Drew Martin**  
Senior Project Manager  
Clark Construction



**Kiesha Johnson**  
Vice President  
Cotter Consulting



**Joe Pustis**  
Vice President  
Clark Construction



**Isabel Yates**  
Senior Systems Manager  
Clark Construction



**Ben Shook**  
Purchasing Executive  
Clark Construction



**Rick Jeschke**  
Senior Precon Manager  
W.E. O'Neil

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# INTRODUCTIONS: COT3



**Will Reynolds**  
Senior Estimator  
W.E. O'Neil



**Morgan Richards**  
Senior Estimator  
Clark Construction



**Javid Aboutorabi**  
Business Development Manager  
Clark Construction



**Omar Elhouar**  
Assistant Superintendent  
Clark Construction



**Drew Miller**  
Group Manager - Aviation  
Cotter Consulting



**Stacy Economy**  
Estimator  
W.E. O'Neil



**Julia Finrock**  
Project Engineer  
Clark Construction



**Elizabeth Mollohan**  
Engineer  
Clark Construction



**John Patterson**  
Engineer  
Clark Construction

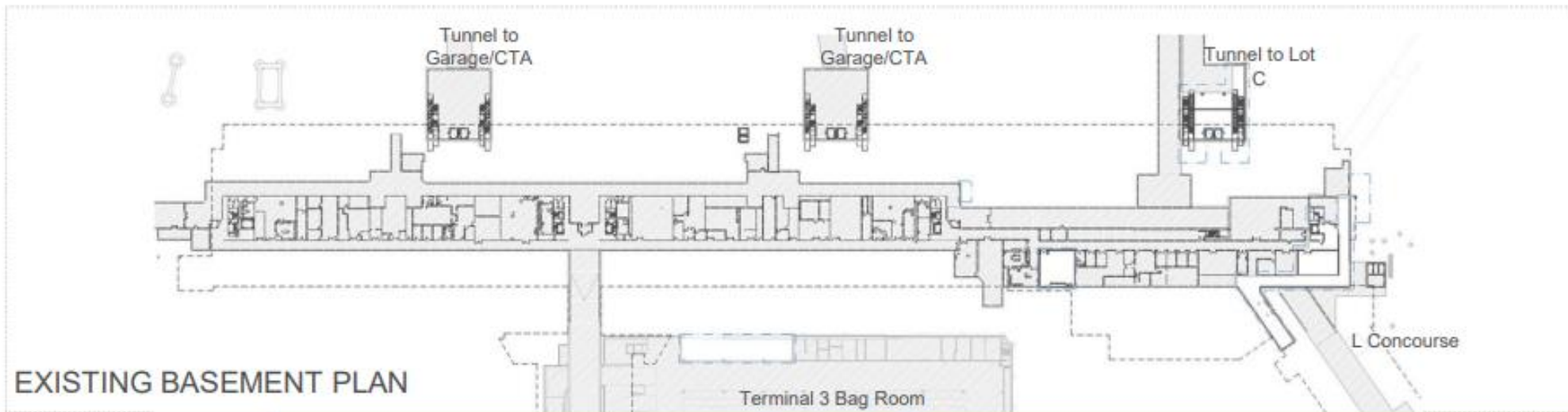
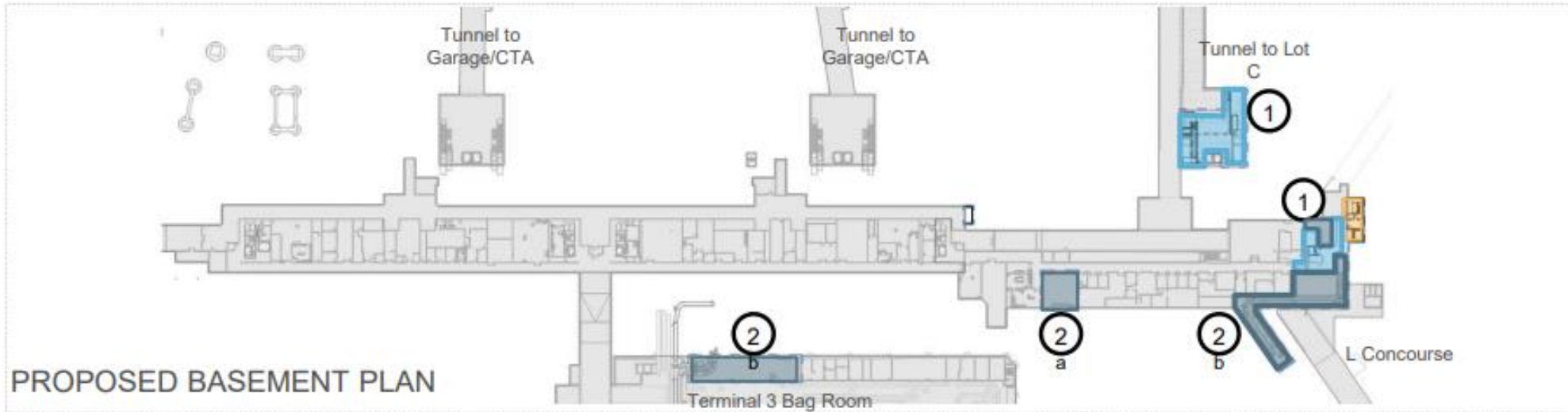


# SCOPE OF WORK

- Expansion of the Departures and Arrivals levels to create room for a new outbound baggage makeup area, additional hold-room space and a new American Airlines Club space
- Demolition of an existing bag claim area and construction of a new inbound bag claim area
- Reconfiguration of the TSA checkpoints
- Reconfiguration of vertical transportation (elevators and escalators)
- Renovation of the existing restrooms
- Demolition and reconfiguration of existing airport/airline support spaces
- Roof replacement of Terminal 3



# T3 IMPROVEMENTS & SUPPLEMENTAL BAGROOM PROJECT SCOPE – BASEMENT LEVEL



- Addition
- Alteration
- Repairs (Finish + Fixture Replacement)
- Repairs (Equipment Replacement)

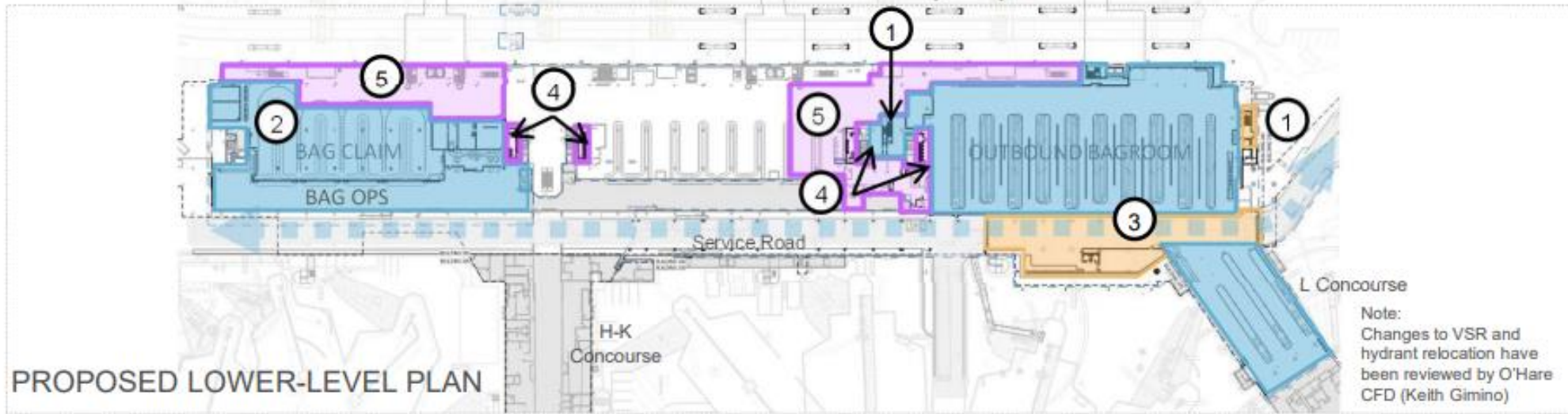
## Primary Basement Scope

1. Vertical Circulation
2. Repairs
  - a. MEP Equipment
  - b. BHS Equipment

*Note: Project is in-progress. Final project configuration may differ.*



# T3 IMPROVEMENTS & SUPPLEMENTAL BAGROOM PROJECT SCOPE – LOWER-LEVEL (LL)

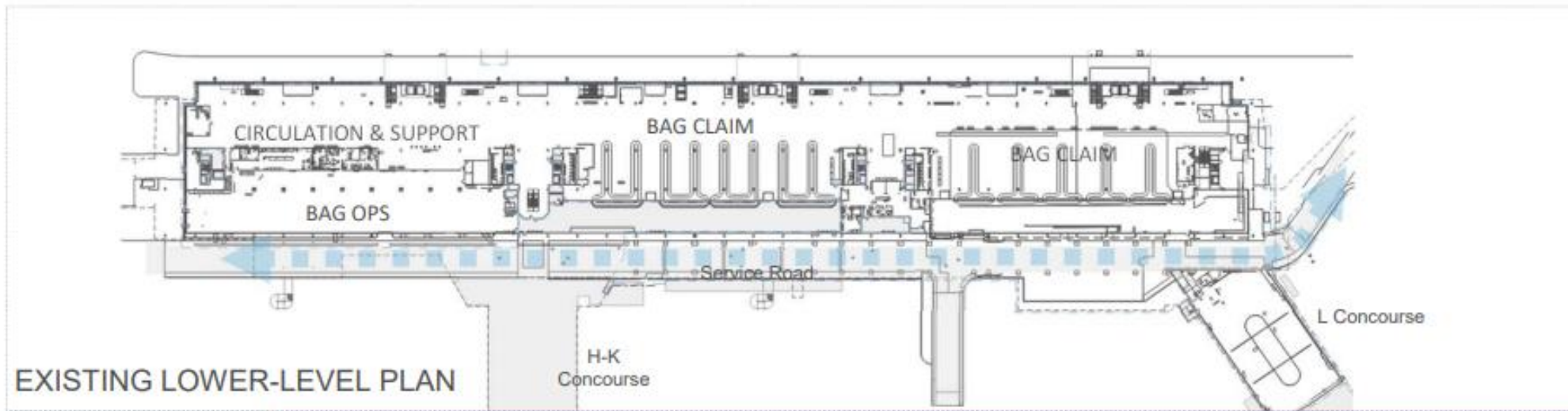


- Addition
- Alteration
- Repairs (Finish + Fixture Replacement)
- Repairs (Equipment Replacement)

## Primary LL Scope

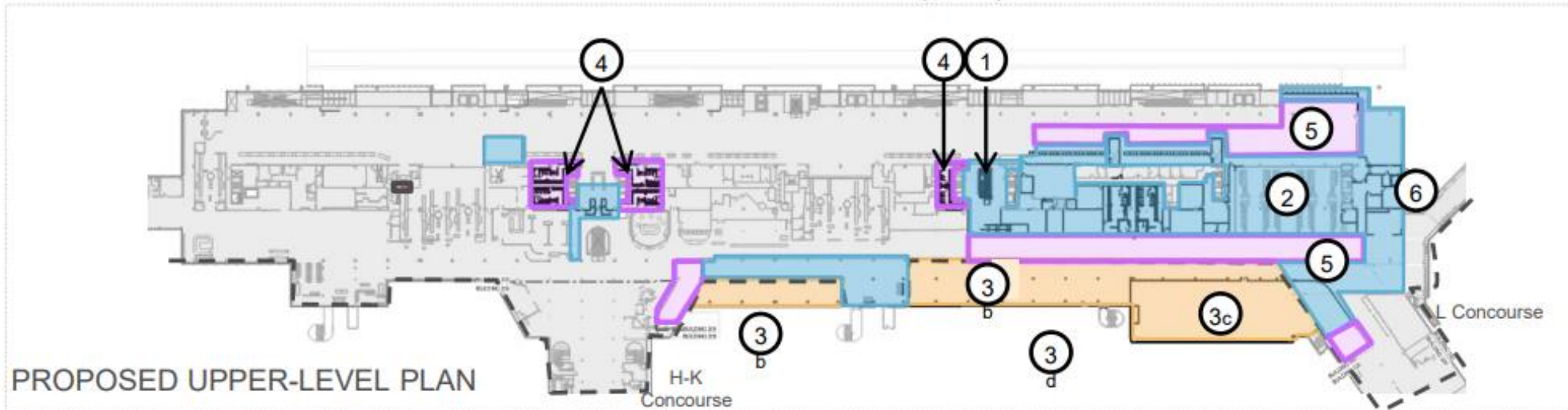
1. Vertical circulation
2. Relocate bag claim
3. New bag makeup area
4. Accessibility improvements to restrooms
5. Ceiling, lighting, sprinkler repairs

*Note: Project is in-progress. Final project configuration may differ.*





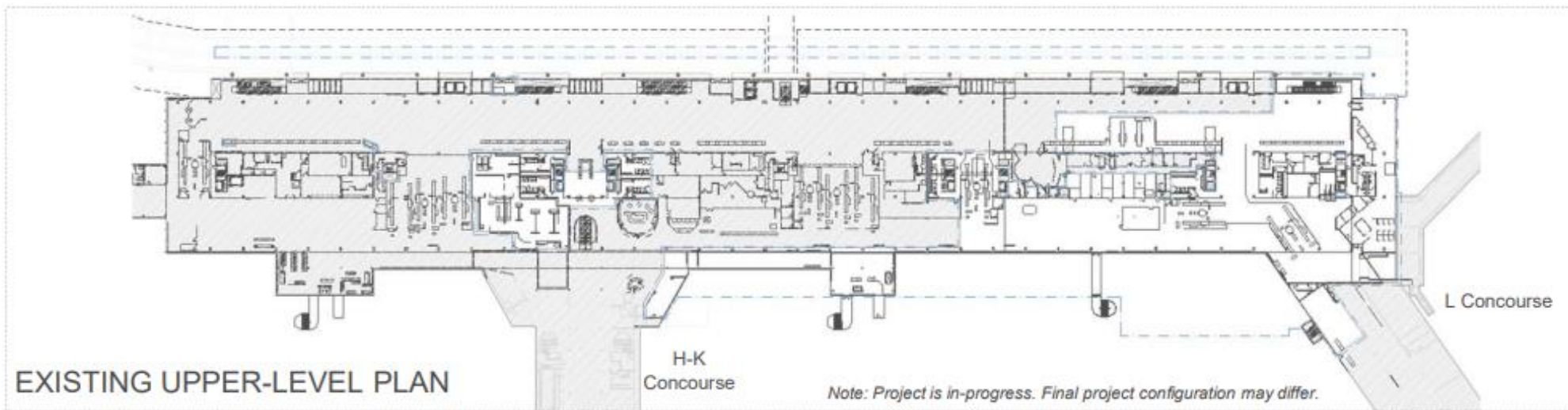
# T3 IMPROVEMENTS & SUPPLEMENTAL BAGROOM PROJECT SCOPE – UPPER-LEVEL (UL)



- Addition
- Alteration
- Repairs (Finish + Fixture Replacement)
- Repairs (Equipment Replacement)

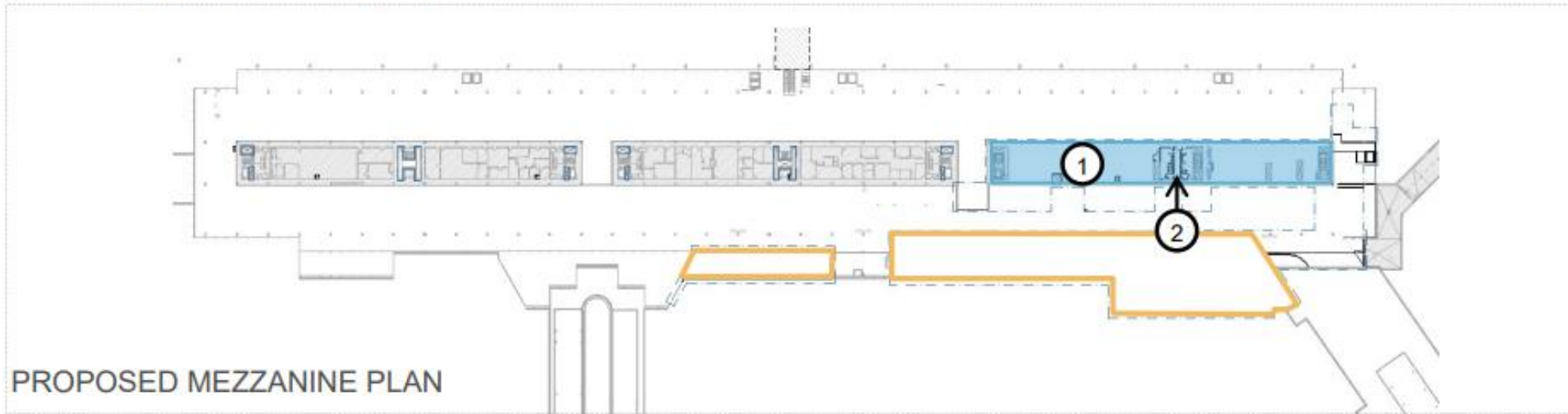
## Primary UL Scope

1. Vertical Circulation
2. Revised SSCP
3. Airside addition
  - a. Circulation
  - b. Hold Room
  - c. Relocated Club
  - d. Commercial
4. Accessibility improvements to restrooms
5. Circulation
6. Support space

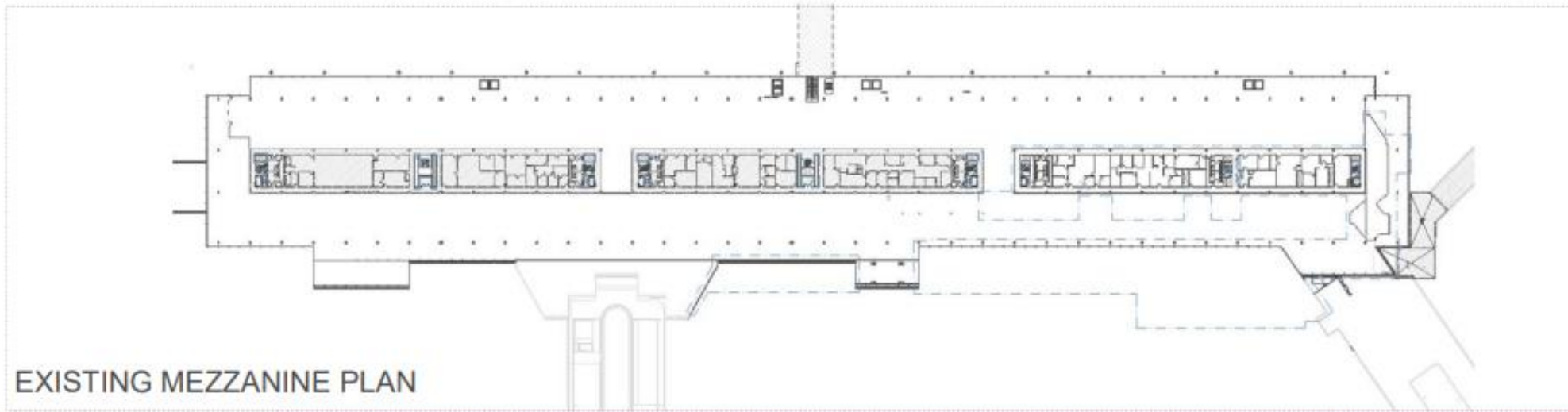


Note: Project is in-progress. Final project configuration may differ.

# T3 IMPROVEMENTS & SUPPLEMENTAL BAGROOM PROJECT SCOPE – MEZZANINE PLAN



PROPOSED MEZZANINE PLAN



EXISTING MEZZANINE PLAN

- Orange square: Addition
- Blue square: Alteration
- Purple square: Repairs (Finish + Fixture Replacement)
- Grey square: Repairs (Equipment Replacement)

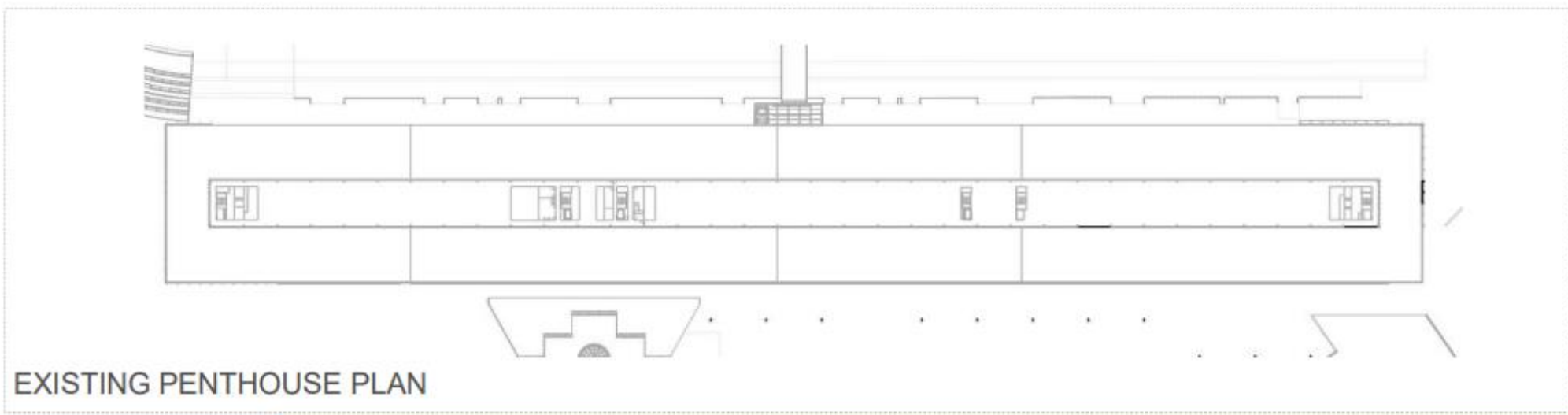
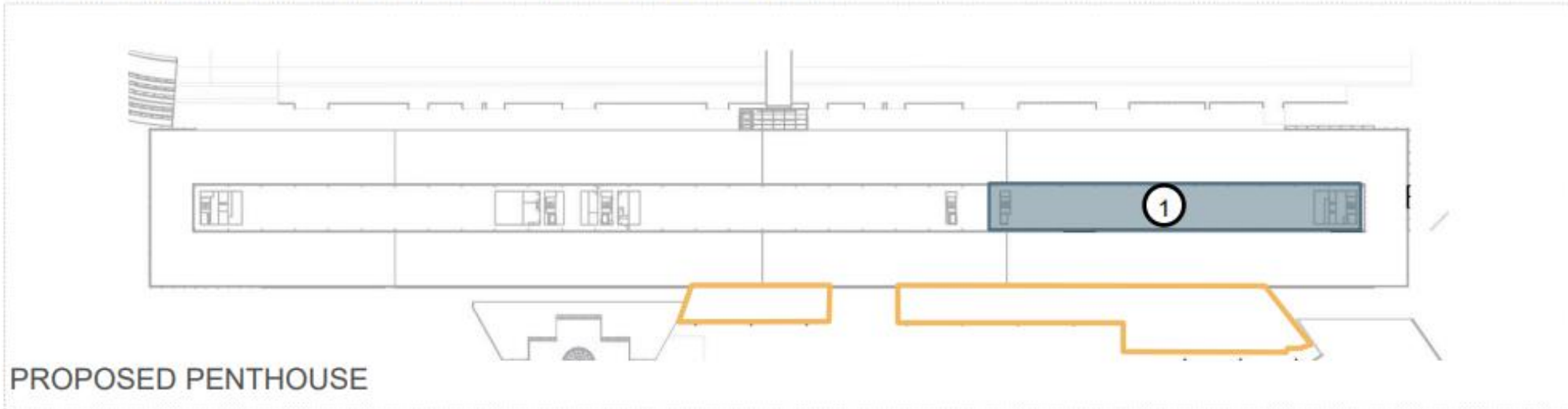
## Mezzanine Scope

1. Demo exist. east mezz. for future tenant fitout
2. Accessibility improvements to east mezz. restrooms

*Note: Project is in-progress. Final project configuration may differ.*



# T3 IMPROVEMENTS & SUPPLEMENTAL BAGROOM PROJECT SCOPE – PENTHOUSE



- Orange square: Addition
- Light blue square: Alteration
- Purple square: Repairs (Finish + Fixture Replacement)
- Grey square: Repairs (Equipment Replacement)

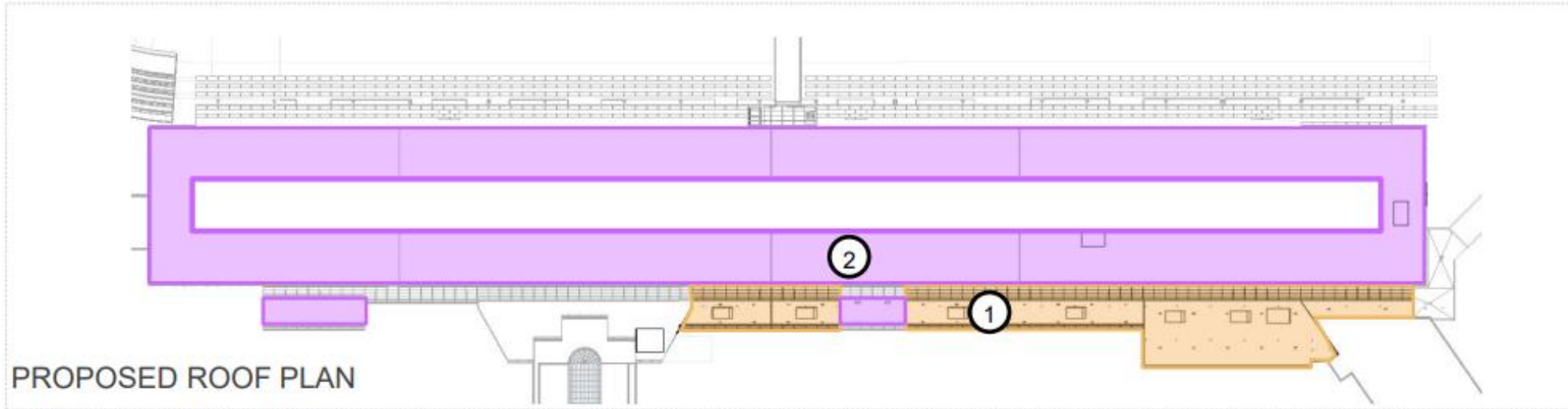
Penthouse Scope (No Plan Changes)

1. MEP Equipment replacement

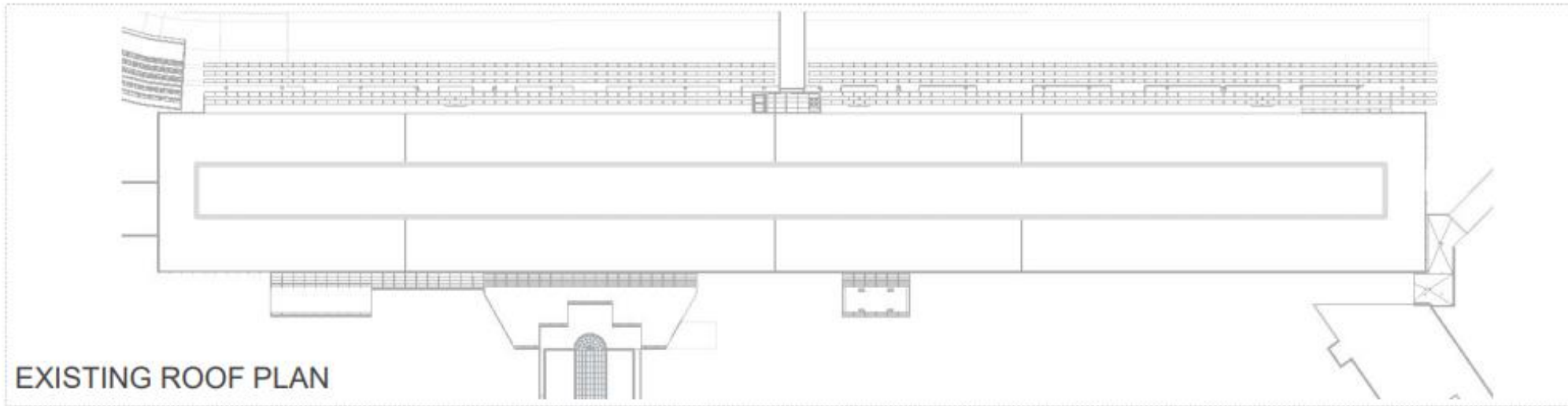
*Note: Project is in-progress. Final project configuration may differ.*



# T3 IMPROVEMENTS & SUPPLEMENTAL BAGROOM PROJECT SCOPE – ROOF



- Addition
- Alteration
- Repairs (Finish + Fixture Replacement)
- Repairs (Equipment Replacement)



## Roof

1. New Roof at Building Addition
2. Roof Replacement at Existing Terminal 3 Main Roof (No scope at penthouse roof)

*Note: Project is in-progress. Final project configuration may differ.*

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# BID PACKAGE / TRADE PACKAGE BID SCHEDULE





*\*\*Reference COT3.com for current information*

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# Bid Package 1

*Priority / Long Lead Trades*

*Bid to the Market – December 2023*

*Bid Opening – February 2024*

*Award – February 2024*

- 1 Baggage Handling
- 2 Exterior Glass/Skylights
- 3 Demolition/Abatement
- 4 Drilled Piers
- 5 Structural Steel
- 6 Elevator/escalator
- 7 Passenger Boarding Bridge
- 8 SBI-1: GC Package: AA Priority Area
- 9 Fire Protection
- 10 Plumbing
- 11 HVAC
- 12 Electrical - including LV (Div 27 & 28)



*\*\*Reference COT3.com for current information*

*Remaining Trades*

*Bid to the Market - January 2024*

*Bid Opening Date - February 2024*

*Award – March 2024*

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# Bid Package 2

- |    |   |    |  |
|----|---|----|--|
| 1  | Cast-in-Place Concrete                          | 16 | Millwork - including wall paneling & countertops |
| 2  | Masonry   | 17 | New Roofing Systems & Roof Patching              |
| 3  | Misc. Metals                                    | 18 | Fall Protection/Building Maintenance Equipment   |
| 4  | Ornamental Metals                               | 19 | Louvers  |
| 5  | Ceilings  | 20 | Expansion Joints                                 |
| 6  | Drywall - Carpentry & Plaster                   | 21 | Resilient Flooring & Carpet                      |
| 7  | Civil/Sitework - Paving, Excavation, Site Demo, | 22 | Interior Glass                                   |
| 8  | Excavation Support & Shoring Systems            | 23 | Terrazzo   |
| 9  | Site Utilities - including Cathodic Protection  | 24 | Resinous Flooring                                |
| 10 | Spray Fireproofing                              | 25 | Tile   |
| 11 | Permanent Fencing                               | 26 | Painting & Intumescent Fireproofing              |
| 12 | Metal Wall Panels                               | 27 | Signage  |
| 13 | Waterproofing/Air Barriers                      | 28 | Division 10 - Specialties & Accessories          |
| 14 | Overhead doors                                  | 29 | Pedestrian Control Equipment - Stanchions        |
| 15 | Doors, Frames & Hardware                        | 30 | Pedestrian Security Equipment - Breach control   |
|    |   | 31 | Final Cleaning                                   |



# HOW TO PARTICIPATE

- ✓ **STEP 1:** Market interest questionnaire. Indicate if interested in participating as 1<sup>st</sup> tier/prime.
- ✓ **STEP 2:** Subcontractor qualification application.  
Provide bond-ability letter
- ✓ **STEP 3:** Trade specific qualification requirements  
(applicable to only specific trades)

**\*\* Visit  
COT3.com to  
learn about the  
qualification  
process**



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# HOW TO PARTICIPATE

- ❖ **Market Interest Questionnaire, Subcontractor Qualification Application and Trade Specific Qualifications due – 11/09/23**
- ❖ **Qualified 1<sup>st</sup> Tier/Primes & lower tier subcontractors will be posted on COT3.com**







# BID PROCESS & SCHEDULE

- Invitation to bid & access to all documents via BuildingConnected
- Pre-bid meetings for 1<sup>st</sup> Tier/Primes to be held
- Lower tier subcontractors invited to pre-bid meetings to meet the Primes

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# MANDATORY REQUIREMENTS

## I. DBE Requirements

- Participation at any level
- Trade specific range: 24% - 30%+ depending on trade

## II. City Resident & Project Area Resident Requirements (Mandatory)

- 50% City Residents
- 7.5% Project Area Residents

## III. Affirmative Action Requirements

- Minority participation: 19.6%
- Female participation: 6.9%

## IV. Buy America Build America (BABA) Project





# BID SUBMISSION & OPENING PROCESS

- Bids submitted on BuildingConnected prior to the bid opening date/time
- Late bids will not be accepted
- Hard copy bids accepted if needed
- Bid bonds required with your proposal





# AWARD PROCESS

- Lowest responsive and responsible bidder to be brought in for post-bid meeting
- If required, second or third responsive and responsible bidder to be brought in for a post-bid meeting
- Upon completion of post-bid meeting, request for approval sent to CCA/CDA
- Subcontract agreements issued upon approval by CDA
- P&P bonds required for contracts greater than \$100,000 or COT3 subcontractor default insurance (SDI) at COT3 discretion

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# HOW TO CONTACT COT3

[projectcot3.inquiries@clarkconstruction.com](mailto:projectcot3.inquiries@clarkconstruction.com)

Refer to [COT3.com](http://COT3.com) for additional information





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# STRATEGIC PARTNERSHIP PROGRAM







## SPP BY THE NUMBERS...

8

markets

17

years

1,400+

graduates

\$1.3B

in construction  
contracts  
awarded to SPP  
graduates

- 8-month semester schedule – September-April
- Weekly 3-hour classes in-person and virtual
- Applications open year-round – enrollment in Spring/Summer
- Curriculum based on Construction Management fundamentals
- [sppapp.clarkconstruction.com](http://sppapp.clarkconstruction.com)





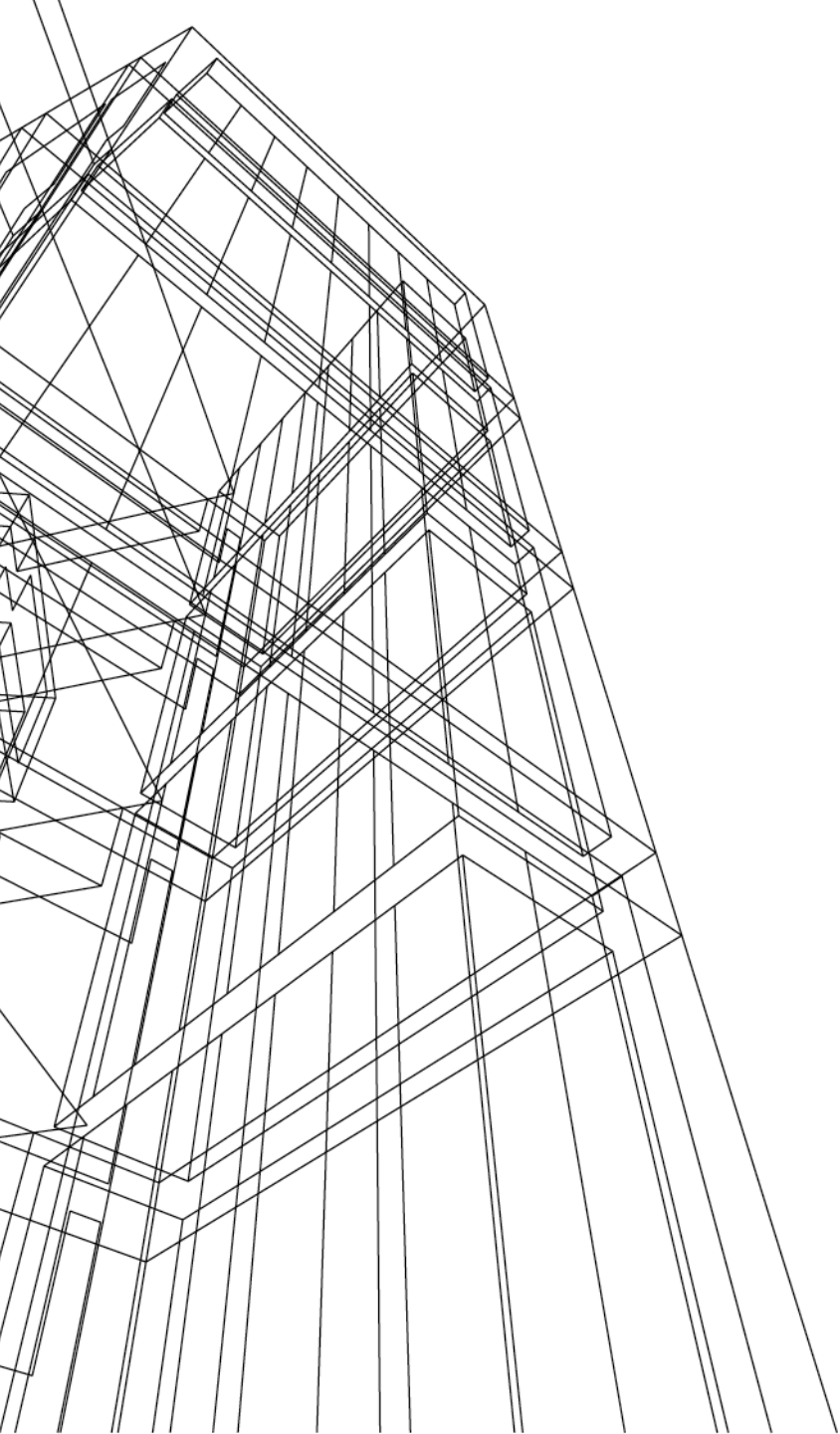


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# MEET THE COT3 TEAM

## Q&A





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**THANK YOU FOR  
ATTENDING**



# COT3 PURCHASING TEAM



Will Reynolds  
Drywall/Carpentry  
Ceilings  
Cast in Place Concrete



Morgan Richards  
Exterior Glass/Skylights  
Structural Steel  
Elevators/Escalators  
Interior Glass  
Louvers



Isabel Yates  
Mechanical/Controls  
Electrical/Security/Low Voltage  
Plumbing  
Fire Protection



Tony Ricordati  
Investigative Services  
Masonry  
Waterproofing  
Expansion Joints



Rick Jeschke  
Baggage Handling  
Demo/Abatement  
Civil/Site Utilities/Paving  
Excavation Support



Stacy Economy  
Pedestrian Control - Stations  
Pedestrian Security - Breach  
Control  
Signage



Julia Finrock  
Passenger Boarding Bridge  
Misc., Metals  
Ornamental Metals  
Metal Wall Panels  
Facility Fall Protection  
Roofing  
Overhead Doors



Elizabeth Mollohan  
Millwork  
Resilient Flooring /Carpet  
Resinous Flooring  
Terrazzo  
Painting/Intumescent  
Div. 10 Specialties



John Patterson  
Fire Proofing  
Doors/Frames/Hrdwr  
Permanent Fencing