

PROJECT: ROA Terminal Improvements Program

LOCATION: Roanoke-Blacksburg Airport

The Roanoke Regional Airport Commission (RRAC) intends to release a Request for Qualifications and Proposal (RFQ/P) for Construction Manager at Risk (CMAR) Services for the above titled Project on April 27, 2026.

RRAC will be seeking Qualifications and Proposals from a qualified General Contractor or Team (Offeror) interested in providing CMAR services to execute the construction of various improvement projects associated with the Terminal Improvement Program at Roanoke-Blacksburg Airport (ROA) in Roanoke, VA. The selected Offeror will provide preconstruction services in collaboration with the Owner and Design Team as well as Construction Services.

The RFQ/P documents including subsequent Addenda will be posted at the following locations:

- ROA website: <https://www.flyROA.com/airport-business/>
- eVA: <https://eva.virginia.gov/>
- By contacting the Procurement Manager (TBD) directly

RRAC's procurement policy for CMAR solicitation is a two-step process which will require Offerors to respond to a Request for Qualifications (RFQ) resulting in a shortlist followed by a Request for Proposal (RFP).

General Project Description includes but is not limited to:

Security Checkpoint:

- Relocate the existing security checkpoint from Gate 1 to the space currently occupied by the RRAC administrative offices.
- Expand floorplate between the top of the escalators and the concourse to support checkpoint relocation
- Construct unmanned exit portal from secure side of concourse
- Construct new vertical circulation elements to provide access to the new checkpoint

Concourse Modernizations:

- Rework and coordinate existing concession and tenant spaces
- Renovate interior of concourse to match new checkpoint
- Construct new bathroom(s)

Ticket Counter and Baggage System:

- Relocate existing Explosion Detection System machines behind ticket counters
- Expand ticket counter and queuing areas
- Construct new enclosed climate-controlled baggage makeup area

Additional/Enabling Projects:

- Renovation of new RRAC offices
- Modernization of terminal mechanical, electrical and plumbing systems
- Replacement of flat roof
- Accessibility improvements throughout, including replacement of ground floor tiles
- Make ready and install new passenger boarding bridge at Gate 1

RFQ & RFP Schedule:

Provided below is the **tentative** schedule for the RFQ/P. Modifications to the schedule are possible. Potential Offerors are advised to check the RRAC business website daily on and after the tentative advertisement date.

RRAC reserves the right to adjust the RFQ/P schedule and add or remove specific events to meet the needs of RRAC and this Project:



Step 1: Request for Qualifications (RFQ) Schedule

Monday, April 27, 2026	Advertisement of RFQ/P
Thursday, May 14, 2026	Pre-Submittal Meeting and Site Visit at 2:00pm EDT
Friday, May 15, 2026	Questions due by 4:00 pm EDT
Friday, May 29, 2026	RFQ Submittal Package due by 3:00 pm EDT
Wednesday, June 3, 2026	Notify shortlisted firms

Step 2: Request for Proposals (RFP) Schedule

Monday, June 15, 2026	Contract Redlines/Comments Due by 4:00 pm EDT
Wednesday, June 17, 2026	Interviews
Monday, June 22, 2026	RFP Submittal Packages Due by 3:00 pm EDT
Tuesday, June 30, 2026	Notification of Intent to Award
Monday, July 27, 2026	Contract Executed

This pre-solicitation notice is provided to increase awareness of the RFQ/P Solicitation and aid prospective Offerors in scheduling and planning for meeting attendance. All information herein is subject to change upon release of the RFP/Q documentation.