



## **Procurement and Contracting Services**

### **Request for Proposals for a Replacement Dorm on Kitt Peak**

#### **ADDENDUM #3**

**Please mark all proposal submission  
Envelopes with the following information**

**Sealed RFP # L262501  
Due on December 10, 2024, no later than 2:00 PM, MST**

**The following questions were received during the Mandatory Site Visit on October 28, 2024:**

1. What funding will be used for this project?
  - a. Total funding is TBD but will be a combination of insurance funds and state funds.
2. What will the prevailing wage requirement be for TERO purposes?
  - a. Please propose your desired wages to be paid. An explanation of the wage options were explained during the Site Visit.
3. Is there a Native American Owned Companies list for recommended companies?
  - a. Previously emailed, now included as Attachment C.
4. Is there a required ratio of employees – Native vs Contractor employed?
  - a. No, there is no ratio enforced.
5. What tax is applicable to this proposal?
  - a. The University is taxable and will pay applicable tax. Please see the Arizona Department of Revenue for any tax guidance <https://azdor.gov/> and/or your accounting firms for specific tax and or taxable amounts.
6. Will the building be considered commercial or residential?
  - a. Residential
7. Is construction restricted for any endangered animal breeding season (i.e. spotted owls)?
  - a. There are no restrictions at this time, but the selected general contractor will be informed if any changes or restrictions are added.
8. Where do you need to apply for building permits?
  - a. No permits are required.
9. Does DSS apply?
  - a. No, DSS does not apply since the building is not on campus but is still preferred.
10. Is fire safety mandated?
  - a. Yes, fire safety is mandated. This building is being replaced due to being a full loss in a fire.
11. What will be the inspection process?
  - a. This will follow the UA inspection process with 24-hour notice required.
12. Who is responsible to pay for testing?
  - a. The selected general contractor will be responsible to pay for all required testing.
13. Are radios required?
  - a. If radios are required that will be coordinated during construction.
14. Is there a current soil report available?
  - a. A current conditions soils report should not be necessary. The preparation necessary at the site will require a significant amount of material to be trucked in. The quality and compaction of the fill dirt is the responsibility of the general contractor. This cost should be factored into the proposal.

15. Who is responsible for structural design?
- Structural design is part of this RFP. The floor plan is a proposed layout, with the goal being optimization of the available and current location and area without disturbing any new undisturbed ground. As this is a proposal, alternate concepts will be considered, if they are submitted. Our goal is only to replace the previous dorm.
16. What will the construction power supply be?
- This is TBD depending on availability.
17. What is the building next door to the proposed dorm site?
- The building next door is a kitchenette and library, it is in use. There are restrooms available for emergency only.
18. Is construction fencing required?
- No, fencing isn't needed. It is up to the general contractor if they choose to use fencing due to the nearby cliff/drop off and high winds. Certain items and equipment should be tied down.
19. Why does each room need its own heat, etc.?
- The rooms are designed to function independently so that if one room fails the entire dorm won't be down for maintenance.
20. What was the previous structure?
- The previous structure was a double wide manufactured building with a space below. The space below caused issues with animals living below and water pooling during rain and snow. We do not want the new build to have the space below, it should be proposed to be flush to the concrete slab whether it is site built or manufactured.
21. Is site work ADA compliance required?
- No, not at this time.
22. Is septic work in scope?
- Only required to tie into the existing system.
23. Are there electric service documents?
- The electric is in process of being worked on and upgraded. The line is approximately 7 feet deep and currently has 200 amps available.
24. Is it possible to shift the building for drainage since there is a hill near the build site?
- Yes, as long as no new ground is disturbed.
25. Is metal clad flexible cabling acceptable?
- Yes, this is acceptable.
26. What type of water heaters are needed?
- Revised specs for water flow and power requirements.** One 6-gallon 2000-watt conventional electric water heater per room, including mechanical room. Installed in vanity under sink in occupiable rooms. T&P valve plumbed to exterior of building.
27. Is freeze protection required?
- Yes, freeze protection is required.

28. Are wireless systems allowed?

- a. No wireless systems are allowed. They will interfere with the radio frequencies.

**The following additional information was provided during the Mandatory Site Visit on October 28, 2024:**

1. Science and Research is the top priority at Kitt Peak and should not be disturbed or interrupted by this construction.
2. Work hours are only during day light.
3. Noise with nearby day sleepers will need to be coordinated.
4. There is an orientation for contractors with the Tohono O'odham Nation every Tuesday at 9:00 am.
5. An SDS for any chemicals being used is required to be kept on site.
6. AURA / NOIR Lab does have equipment on site, but it is only available in emergency situations.
7. You are responsible to provide your own water, including drinking water. There is a lake with very limited/restricted access to non-potable water.
8. The selected general contractor is required to have a permit for all waste removal. There is a \$500 permit fee, but no permit is required for recyclable materials.
9. If there is any type of spill as long as it is less than 5 gallons the general contractor and remove and clean. If the spill is over 5 gallons a contractor to clean the spill is required.
10. There is an EMT on site from 8am to 4pm.

**The following questions were received prior to the close of the Technical Question period on November 12, 2024, at 12:00 PM MST:**

1. The RFP states that the project must be ready to move in when it's completed, but the FF&E package is listed as optional. Does the UofA want the FF&E package to be included in the bid or can FF&E items be listed separately?
  - a. Since this is optional bidding is not required. If you choose to bid FF&E, please do bid separately.
2. What FF&E is going to be required for being "move-in ready"?  
The furniture listed in the RFP?  
Bathroom Accessories?  
The washer and dryer?
  - a. Since this is optional bidding is not required. If you choose to bid FF&E, please do bid separately.
3. Does the "commence services" date of 2/1/2025 mean "start of construction" or "start of design"?
  - a. This is start of construction, and yes, it is flexible to an extent.

4. What are the reward criteria for the contract? Will it be selected based on lowest cost or best value?
  - a. See section 3.9.8 – Method of Award of the RFP for more information on the evaluation criteria.
5. Does the UofA have a localized survey of the site? If not, a localized survey may be required to determine FFE and drainage around the building.
  - a. All civil engineering tasks will be the responsibility of the selected general contractor.
6. Has the UofA consulted a civil engineer for the proposed drainage solutions?
  - a. All civil engineering tasks will be the responsibility of the selected general contractor.
7. Is there a desired finished floor elevation for the raised floor?
  - a. All civil engineering tasks will be the responsibility of the selected general contractor.
8. Is an ADA accessible route from the dorm to the library/kitchenette required?
  - a. There is only one room with ADA requirements, everything external to the building is not a part of this RFP.
9. Is an ADA accessible parking space at the dorm required?
  - a. The awarded general contractor will not be responsible for this.
10. Are there any other ADA accessible improvements required?
  - a. The awarded general contractor will not be responsible for this.
11. Are PBR type metal roof panels an acceptable alternative to standing seam? If standing seam is preferred, please specify type.
  - a. PBR is an acceptable alternative.
12. Are gutters and downspouts required and/or desired?
  - a. No, these are not required or desired.
13. Are slider type windows an acceptable alternative to double-hung windows?
  - a. Local climate appropriate slider type windows would be acceptable.
14. Will other water heater types and configurations be acceptable?
  - a. The intent is to have each room independent of the adjacent rooms. That way there is no centralized equipment that could fail and leave the entire dorm unusable.
  - b. **Revised specs for water flow and power requirements.** One 6-gallon 2000-watt conventional electric water heater per room, including mechanical room. Installed in vanity under sink in occupiable rooms. T&P valve plumbed to exterior of building.
15. Does the washer/dryer unit need to be accessible?
  - a. No, ADA accessible not required.
16. Does the laundry sink need to be accessible?
  - a. No, ADA accessible not required.
17. Will MPE system commissioning be required for this project?
  - a. All MPE will be subject to operation demonstration and final inspection by PD&C personnel.

18. Does the PTAC units require an optional remote wall-mounted thermostat or are unit mounted controls acceptable?
- No, unit mounted controls are acceptable.
19. How many instantaneous water heaters are required for this project? One for the entire building or one per dorm unit?
- One per room plus one for the mechanical room.
  - Revised specs for water flow and power requirements.** One 6-gallon 2000-watt conventional electric water heater per room, including mechanical room. Installed in vanity under sink in occupiable rooms. T&P valve plumbed to exterior of building.
20. An instantaneous water heater that provides 70°F temperature rise for at least 2.5 gallons per minute waterflow requires approximately 30 kW heating element with an electrical demand of 87 amps at 208/3 voltage. The electrical demand for a single instantaneous water heater, PTAC units, restroom exhaust fans/heaters and plug loads will likely exceed the proposed 200-amp electrical panel. Is there additional electrical capacity in the area to increase the electrical service for the Dorm building to satisfy the proposed design requirements?
- Revised specs for water flow and power requirements.** One 6-gallon 2000-watt conventional electric water heater per room, including mechanical room. Installed in vanity under sink in occupiable rooms. T&P valve plumbed to exterior of building.
21. Does the ADA shower stall need to be roll-in type, or can we assume transfer type shower stall?
- Transfer type.
22. What is the intent of the clothes washer in the Mechanical Room? Does the clothes washer require a lint interceptor, or does the application meet the requirements of Exception #2 per section 1003.6, 2018 International Plumbing Code?
- The intent is for linen maintenance, including sheets and towels mainly. It is preferred not to have a lint interceptor.
23. It is our understanding that the electrical service is a private service, and this project will be provided with a 200-amp 120/208 3 phase switch from an existing 400-amp service. Who is responsible for the 400-amp service board and where will the service board be provided? Does this project require any coordination with a utility service provider?
- The selected general contractor will only be responsible for connecting to the available power source.
24. Who is responsible for the low-voltage design and installation including specification for the communication wiring and ethernet switches?
- Please refer to the RFP specifications.
25. Who is responsible for the low-voltage design and installation including specification for wiring for the alarm system?
- Please refer to the RFP specifications.
26. Are you able to get a clearer version of Attachment B?
- No, there is no other version of Attachment B available.

**End of addendum, all else remains the same.**