RFQ DB 102367 TEMPE NEW ADMINISTRATIVE BUILDING
ADDENDUM NUMBER ONE
Clarifications

The following questions were submitted prior to the deadline for inquiries on 8/31/2020.

1. Q. Are resumes excluded from the maximum 24-page count?
   A. No, resumes are included in the maximum 24-page count.

2. Q. Is there a page size requirement as none is listed in the RFQ? Is 11.17 acceptable as long as the document is less than 5MB?
   A. No, all proposals must be submitted on 8 ½ x 11 page size.

3. Q. Are both landscape and portrait layouts for the proposal acceptable (i.e. 11.8.5 or 8.5x11)?
   A. Yes, Landscape and Portrait formatted Statements of Qualifications are acceptable as long as they are submitted in the 8 ½ x 11 page size limitation.

4. Q. How does one get access to the ASU SharePoint site to submit electronically? The link in the RFQ does not work.
   A. Click here for access to the Construction Proposal Submittal Site. You will need to enter your Microsoft login information. This login information is not visible to ASU or other proposers. If you are having sign in issues, contact your administrator. Then click “Upload,” click “Choose Files,” select the file from your computer, and finally click on “OK.” We highly recommend you test the site prior to the deadline for submittal.

5. Q. Will the respondents receive confirmation once their RFQ response is uploaded to the SharePoint site?
   A. No. You will see the name of the individual who uploaded your response under the heading “Modified By” on the SharePoint site. This is your confirmation that the file has been successfully uploaded.

6. Q. Can you share the makeup of the selection committee?
   A. No. The Selection Committee will be introduced to the Design-Build Teams as part of the interview process.

7. Q. Page 15 Item B refers to Exhibit B (Insurance Requirements) but on the online forms there is no Exhibit B uploaded for Design Build Contracts. Can you provide a copy of Exhibit B?
   A. Exhibit B (Insurance Requirements) is available on the Bid Board with this addendum. These insurance requirements can also be found in the DB Agreement General Conditions, page 29.

8. Q. In the RFQ on page 13 it states, “The total length of Sections 1 through 6 below should not exceed 24 single sided pages total (12 double-sided sheets)...” however, there are 8 sections. Please clarify whether sections 7 and 8 are required to be contained within the 24 pages.
A. The referenced section on page 13 is revised to read as follows:

SOQ Format and Contents

“The total length of Sections 1 through 8 below should not exceed 24 single sided pages total (12 double-sided sheets) of text and graphics in single column format with a font size of no less than 10 points.”

9. Q. In the RFQ on page 17, it states, “List any proposed consultants, including key staff names and the experience and qualifications of these individuals.” Please confirm, resumes do not need to be provided for any proposed consultant and related key staff. If required, please clarify, whether consultant resumes are included or excluded from the proposal page count limit.
   A. Teams are encouraged to identify key consultants and include their resumes, as this may increase the Team’s chances for consideration by the selection committee. Any resume provided for a key member shall count towards the page limit.

10. Q. During the site tour a detailed study of the University tunnel system was mentioned by James Brown and the University commented that they would make this available to proposing teams. When will this documentation be made available to the Design Build team?
   A. These two preliminary documents are on the Bid Board: “ASU Mechanical Review – Wilson Hall Replacement” and “Condition Assessment of Tunnels Around Wilson Hall”. The final report shall only be provided to the final shortlisted Teams (three) participating in the Technical Proposal phase.

11. Q. Please confirm that with the delivery of the RFQ response no actual bonds are required at this time.
   A. No actual bonds are required at the time you submit your Proposal. You must, however, include a letter from the Proposer’s surety company, on their letterhead, attesting to your Team’s ability to provide stated bonds, etc.

12. Q. In Part III, Question 1 “Introduction” please confirm all items listed do not count towards the page limit.
   A. SOQ Format and Contents on page 13 states, “An introductory letter (two pages maximum), a statement of surety regarding your firm’s bonding capacity, section dividers, blank pages, mandatory ASU Certifications and Forms do not count toward the page limit.”

13. Q. In Part III, Question 1 “Introduction” and Question 2 “Minimum Qualifications” please confirm surety requirements, and if you would like to see it in both Questions 1 and 2.
   A. No, Design-Build team’s ability to provide Performance and Payment Bonds in the amount of $59,000,000.00 is only required in Question 2. Under Question 1 on page 14, items 1b and e-iii are hereby deleted from the original solicitation.

14. Q. Do photos, sketches or company logos count as substantive content with regard to covers and tabs? Can dividers have full bleed images and a quote or testimonial?
   A. Pages containing photos, sketches or company logos will not count as substantive content so long as they are not specifically addressing this Design-Build Project, for example, a concept or artistic concept rendering sketch. No testimonials will be allowed on cover pages, tabs or dividers.
15. Q. The RFQ states that resumes have a “limit to 2 pages.” Does that mean 2 pages per person of a total of 2 pages worth of combined resumes? Since the Design Build teams include sub-consultant disciplines that are so robust, are resumes excluded from the total page limit of 24 pages?
   A. Yes. The resume limit is 2 pages maximum per individual. Any resumes included within the SOQ shall count towards the page limit.

16. Q. Since the PDF submission will be uploaded electronically, can we embed interactive elements to navigate through the document (not links to external sites)?
   A. No. Interactive elements are not allowed within the SOQ.

17. Q. What is the function of the single-column stipulation? Can project data be listed in a side-bar smaller width column?
   A. Yes, side-bar project data will be allowed with the stipulation that the smallest font size allowed shall be 10 point.

18. Q. Under Section 1, which sub-items (a-e) count towards the page count? Items b and e-iii sound like the same request.
   A. Please refer to “SOQ Format and Contents” on page 13 regarding which items are included in the page count. Part III, Question 1, items b and e-iii are hereby deleted. (See also Question 13 in this Addendum)

19. Q. What is the date of the current ASP Project Guidelines? How can proposers obtain a copy? The “ASU Project Guidelines” link on RFQ pages 6 and 7 appears to be broken.
   A. At this juncture, OUA leadership has identified the need for substantial revisions to some of the project guidelines. In light of project workload, the finalized version will only be issued to the firms (three) that are selected for the Technical and Pricing Proposal phase.

20. Q. Please clarify for project experience if “prime firm” is to mean experience from the DB Team (contractor and architect), or the prime firm within the DB partnership only? (Ref: Page 15, Part 3(a) states “Identify a minimum of three (3) comparable projects in which the prime firm served as the Design-Builder.”)
   A. The document is making specific reference to the signatory in the formal contract (specifically the general contractor in most instances) between the prime firm providing services and the owner.

21. Q. Please clarify if active and on-going projects may be referenced as part of the (minimum) 3 projects which demonstrate the team’s expertise? (Ref: Page 15, Part 3(a) states “The listed projects must demonstrate, through previously completed work, that the firm has developed expertise to provide design phase (pre-construction) and construction services as required for this project.”)
   A. The document is referring to completed projects only. No active or ongoing projects will be considered under this procurement.

22. Q. In Part III, SOQ Format and Contents, Paragraph 3a), on page 15, the RFQ asks proposers to “identify a minimum of three (3) comparable projects in which the prime firm served as the Design-Builder.” Is it acceptable to submit comparable projects where the prime firm served as CMAR or other alternative delivery method project partner?
   A. This procurement is specifically referencing Design-Build experience. Projects
delivered under a CMAR procurement or design-bid-build scenario will not be considered in response to Part III. However, such projects will be considered for Part IV, “Additional Project Experience.”

23. Q. Please clarify if the proposers must submit “three (3) comparable projects” from design partners within the Design-Build Team over and above the (3) projects of the prime firm or should they be included within the three (3) comparable projects.

A. One of the goals of this solicitation is to identify teams who have worked together on a design-build project. Understanding that there will be a limited number of such teams, ASU hereby requests submissions from design teams that have worked as key members of a project delivered under the design-build delivery method. These can be separate from those that a general contractor has delivered. In any case, please provide pertinent project information and owner contact information.

24. Q. If the Design-Builder has cost estimation services in-house, is a 3rd party cost estimating consultant required? Would ASU want the Design-Builder to carry a third party cost consultant on our team or will ASU engage their own third-party cost consultant? If the Design-Builder must carry the cost consultant, what specific role does ASU anticipate them providing? (Ref: page 9 or RFQ).

A. ASU will engage a third-party cost consultant. The Design-Builder will not be required to carry such a consultant.

25. Q. Typically General Contractors have in-house cost estimating personnel and rarely use consultants to fulfill this project need. Does ASU have a specific requirement for Design-Build Teams to include a technology consultant to provide cost estimating services?

A. No, see response to question 24.

26. Q. Will the ASU University Technology Office (UTO) be providing details on the technology requirements for this project or should the Design-Build Team include a technology consultant?

A. ASU UTO will provide guidelines/standards for project-related technology items. Teams shall include a technology consultant.

27. Q. Has the amount of the stipend for Phase 2 been determined? Will ASU publish this amount?

A. No. The stipend will be revealed to the teams shortlisted (three) for participation in the RFP for a Technical and Pricing Proposal phase.

28. Q. On the top of page 7, Part II, Paragraph 2, there is information regarding the new building materiality. Please clarify which materials are limited to “no more than 10-15%?” Is this just metal panels?

A. Only composite panels such as ACM or uninsulated pre-finished metal panels shall be limited to the 10-15% limitation.

29. Q. What is the schedule for the building demolition? When will the building be vacated?

A. The building is tentatively scheduled to be vacated at the end of May 2021.

30. Q. In Part III, SOQ Format and Contents, Paragraph 5.b) on page 16 states, “If a project selected for a key person is the same as one selected for the firm in Item 2 above, provide just the project name and the role of the key person.” Please confirm the referenced should be to Item 3 – Design-Build Project Experience.
A. This item is hereby corrected to read, “If a project selected for a key person is the same as one selected for the firm in Section 3, “Design-Build Project Experience”, provide just the project name and the role of the key person.” The referenced item pertains to a key person involved in a design-build project delivery method.

31. Q. During the pre-submittal presentation, it was verbally suggested that GMP development would be part of the selection criteria in the evaluation of the successful Design-Build Team. However, the RFQ documentation and the presentation documents appear to state award to the successful Design-Build Team will be on December 15, 2020. Please clarify the duration of the RFQ engagement and the anticipated date of award of the successful Design-Build Team.

A. The RFQ process is estimated to last until December 15, 2020. Any reference to GMP development under this phase was stated erroneously. This requirement pertains to the Technical and Pricing Proposal phase wherein only the final (three) shortlisted firms will be required to fulfill this requirement.

32. Q. During the site tour it was suggested that the east/west utility tunnel (DT-240), aligned with Orange Mall, will be the southern extent of the project. However, in the pre-submittal presentation, some of the initial sketches appear to indicate that foundation piers for upper levels may be on the south side of the alignment of utility tunnel DT-240. Please clarify whether any structural elements are able to be south of the east/west utility tunnel (DT-240), or whether all structural elements are to be north of tunnel DT-240.

A. Placement of infrastructure shall be placed so as to limit gravity and lateral loads on the existing tunnels. Exact determination of such shall be determined during the course of construction after specific investigation has determined an appropriate location for any infrastructure components.

33. Q. Please clarify whether Tunnel DT-240 immediately south of Wilson Hall is able to withstand any axial load, and if so, what is the allowable axial load in this area?

A. Upon preliminary inspection, any tunnels within the project limits, may not be able to withstand axial loads. It is expected that specific limitations will be determined during building demolition and site excavation.

34. Q. Please confirm that ASU will be responsible for any and all asbestos, or other hazardous materials remediation.

A. ASU shall assume responsibility for the identification and removal of any asbestos or other hazardous materials.

35. Q. Can you tell us who will be contracting the geotechnical and materials testing services for this project? Often this is done by the team made up of the architect and the contractor but sometimes these services are procured by the owner (ASU).

A. At this juncture, ASU is in the process of geotechnical investigations. Materials testing responsibility will be determined during the Technical Proposal phase of the project.

36. Q. If the intent is for ASU’s Tempe New Academic Building to be solar ready in the future, where in the meantime would we be able to pull the power from? Would it be from the power parasol or any adjacent solar arrays?

A. The new academic building will be solar ready. There are no current plans for drawing this renewable power source from a specific location within the solar
producing infrastructure at ASU. ASU uses NREL’s General Solar Guidelines to determine solar readiness in new buildings. A synopsis of these Guidelines appears below. A text of the guidelines can be found at: https://www.nrel.gov/docs/fy10osti/46078.pdf

General Solar Guidelines: 1. Avoid shading from trees, buildings, etc. (especially during peak sunlight hours). 2. Determine where a future solar array might be placed. If the roof is sloped, the south-facing section will optimize the system performance; keep the south facing section obstruction-free if possible. 3. Minimize rooftop equipment to maximize available open area for solar collector placement. 4. The type of roof installed can greatly affect the cost of installing solar later. The roof must be capable of carrying the load of the solar equipment. (PV – between 3 and 6 lb/ft²) (ST – between 2 and 5.5 lb/ft²) 5. The wind loads on rooftop solar equipment must be analyzed in order to ensure that the roof structure is sufficient. See the American Society of Civil Engineers (ASCE) international building code 7-05 for the method of how to calculate these loads. 6. Record Roof Specifications on Drawings. 7. Add additional safety equipment for solar equipment access and installation. 8. Decide where the solar panels will be mounted, and consider the different mounting strategies available. If the panels will be mounted on the roof with penetrating hardware, consider installing the mounting hardware at the time the roof is installed and use flashings for every penetration. If the collectors will be placed on the roof, check if the roof installation carries a warranty. Determine if the roof warranty contract has terms involving solar installation. 9. Make sure all equipment is in compliance with the current version of the National Electrical Code. 10. Identify electrical panel location for convenient PV system inter-connections, and keep space available in the electrical panel for a PV circuit breaker. 11. Specify panel capacity sufficient to accommodate the total power coming into the building (proposed PV system size power generation plus size of breaker protecting main panel). NEC allows for the sum of these two sources of power to be 20% greater than the panel rating. Consult the local authority having jurisdiction. 12. Lay out the locations for the inverter and the balance of system (BOS) components. 13. Identify the inter-connection restrictions for the location of the building site that apply to grid-tied PV systems. Begin by reviewing interconnection standards at http://www.dsireusa.org/. 14. Run electrical conduit from the solar collector location to the electrical panel and other electrical components. 15. Consider any special load needs (i.e., uninterrupted power supply) and consider whether storage is needed. 16. PV panels are much more sensitive to shading than ST panels. Avoid shading as much as possible. Due to the individual modules of a PV panel being connected in series, even a narrow strip of shading (lightning rods, antennas, etc.) can limit the current of the entire array. 17. Find out what the energy production of the proposed system will be using the PVWatts calculation tool.

37. Q. In Part II, Section 4 – Estimated Project Budget, please confirm that the project budget does not include FF&E.
   A. The estimated project budget has been revised to $59,000,000.00 which includes demolition and removal of existing improvements within the project limits. The budget does not include FF&E.

38. Q. In Part III, under SOQ Format and Contents, Paragraph 3 asks for a minimum of (3) relevant projects completed as a Design-Build. Because the Arizona Universities have not used Design-Build for many major projects in the past, should this section also include projects that are relevant to Wilson Hall, but were delivered under CMAR/Design-Assist?
   A. Projects constructed under a project delivery method other than design-build shall
not be considered as design-build experience for this solicitation.

39. Q. In Part III, under SOQ Format and Contents, Paragraph 3, is it acceptable to use project currently under construction to demonstrate Design-Build project experience?
   A. Only projects completed through a design-build delivery method will be considered for this solicitation.

40. Q. In Part III, under SOQ Format and Contents, Paragraph 5, is it acceptable to add to the list of specific individual(s) roles provided if a specific role is not listed?
   A. Yes

41. Q. The RFQ states that the selected Design-Build Team would coordinate the commissioning with the Owner’s commissioning agent. Will the commissioning be procured separately by the University?
   A. Yes, commissioning services will be procured by ASU under a separate agreement.

RFQ 102367 Tempe New Academic Building dated 8/13/20 is also revised as follows:

42. Part II, Para. 4. Estimated Project Budget, first line shall read:
   Estimated Construction Budget  $59,000,000.00

43. Part III, Design-Build Procurement Phases, Phase One is hereby deleted in its entirety and replaced with:

   Phase One: Request for Qualifications (RFQ), Statement of Qualifications (SOQ), and Interview:  Design/Construction Excellence Presentation.

   The procurement process will consist of two phases. The first phase is this Request for Qualifications wherein proposing teams will outline their qualifications and experience with the project type and project delivery method. The University will evaluate the SOQ information submitted by each Proposer to 1) determine whether the Proposer meets the mandatory minimum requirements and 2) evaluate the SOQ provided by each Proposer pursuant to the weighted evaluation criteria described below. Any Proposer who fails to meet the mandatory minimum requirements set forth in this SOQ will be deemed non-responsive and will not be considered further by the University in this Procurement. The University will perform an initial evaluation of the SOQs and prepare a short list of Proposers.

   In addition to the Design Professional and the General Contractor, proposers should include entities who bring to the Design-Build Team expertise in the following pertinent areas as needed:

   • All required Design and Engineering Subconsultants; including architects, landscape architects and irrigation designers, civil engineers, structural engineers, mechanical engineers, plumbing engineers, electrical engineers, fire protection engineers, sprinkler design professionals, telecommunications engineers, and audio-visual systems design professionals.
• Any other specialty consultants included in the Design-Build Team to address design issues raised by this particular project’s requirements.

The University will invite these Proposers to participate in an RFQ interview titled the Design/Construction Excellence Presentation, an interview during which the Proposers present examples of previous comparable projects that demonstrate Design/Construction Excellence and reflect the type and/or style of design that the University can expect from the Design-Build Team for this project. In addition, the previous projects presented should also demonstrate how they might have achieved the project goals put forth above. The Design/Construction Excellence Presentation will be scheduled for approximately 1.5 hours. Design-Build Teams selected for the Design/Construction Excellence Presentation will receive additional information regarding the logistics for the Presentation upon selection.

The University will evaluate the Proposers participating in the RFQ Interview Design/Construction Excellence Presentation and select no more than three (3) responsive and responsible firms as Final List Proposers. Only those firms that have been selected on the Final List will be invited to participate in the second step of this procurement process; an RFP for Conceptual Design, participation in the Collaboration Exercises, and submission of a Technical Proposal and Fee Proposal in response to the RFP.

Design-Build Team Members and individual Key Team Members will be used as a basis for selection. Once short-listed, neither the Proposer nor Team Members that are submitted to the University as part of the SOQ or Proposal may substitute a listed consultant, sub-consultant or subcontractor, or any individual listed as a Key Team Member without the University’s prior written agreement. Even if such a substitution is allowed, a change to any submitted Team Member or Key Team Member will result in re-evaluation and may result in a change to the evaluation and ranking of the Proposer.

43. Part II, SOQ Format and Contents, paragraph 7 is hereby deleted in its entirety and replaced with:

ASU will be evaluating prior Design-Builder experience that is relevant to the project Scope of Services listed in Part II. ALL OF THE FOLLOWING SELECTION CRITERIA ARE IMPORTANT TO ASU. SPECIFIC CRITERIA ARE WEIGHTED WITH RESPECT TO THEIR RELATIVE IMPORTANCE.

**RFQ**
- Design-Build Project Experience: 30%
- Additional Project Experience: 10%
- Project Management Controls and Team Approach: 20%
- Design-Build Individual Team Member Experience: 15%
- Design Management and Design Excellence: 20%
- Introduction: 5%
- Minimum Qualifications: Yes/No
- Work Location: Yes/No

**RFP**
- Evaluation Criteria will be provided to the short listed teams
44. Part II, SOQ Format and Contents, Section 2, paragraph a, lines 2 and 3 shall read,

“...obtain performance and payment bonds in the amount of $59,000,000.00. Proposer shall provide a letter, on company letterhead, signed by an authorized representative of Proposer’s...”

All other specifications, terms and conditions of the solicitation shall remain unchanged.

A copy of the presentation slides were posted on the Bid Board for this project.

NOTE: Please acknowledge your firms' receipt of this addendum in your bid on the Addendum Acknowledgement form.

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