

Questions/Answers for Facilities Assessment RFB

N00010385C

Updated 5/9/2020 Highlighted

Questions	Answers
1. Page 3 mentions that this is a Time and Materials agreement. In contrast, page 16 is asking for a lump sum to provide services annually? Which method would AURA prefer for the vendor to price this work?	Please price as Time and Materials with a not to exceed (NTE) amount.
2. Page 3 – The RFP mentions travel restrictions. What, if any, travel restrictions are known by AURA at this time?	The situation on travel in Chile remains changeable due to COVID. We will need to be flexible, and work with whatever guidelines are in place at the actual time of travel.
3. Page 3 – The RFP states that “an initial assessment of facilities needs has been conducted using in-house expertise. This has enabled COS to generate a list of required work and COS has prioritized the most urgent items for attention.” When was the initial assessment conducted? Can COS make the findings of the in-house assessment available to vendors for review prior to proposal preparation?	We require a second opinion from experts. The vendor has to provide a new and updated status of facilities conditions.
4. Page 4 – The RFP states that the “assessment will include entering accessible crawl spaces and attic spaces”. Our standard approach, when required, is to conduct observations of crawl spaces and attic areas from opening into those areas, without fully entering them due to potential safety issues. Is this approach acceptable?	The facilities on Kitt Peak may have areas or spaces that may be hard to reach or considered crawl spaces. We would not want anyone to endanger themselves; best judgement would apply. Other methods can be used to observe the tight areas. In cases where it is necessary to enter to have the detail, the appropriate safety measures must be sought to do so. Safety always comes first.
5. Page 5, item 4 states “the specific in-depth work identified and recommended is not included in the scope of work, but may be added to the scope of work at additional cost agreeable to the county”. Does this mean that the FCA vendor will be allowed to bid on the remediation efforts recommended in the vendor’s FCA? Would this be a conflict of interest and put consultants that provide only FCA services at a disadvantage?	Any additional work would be done as a separate RFB and open to all bidders qualified to do the work. For this RFB, only the assessment work is being considered.
6.) Page 5 – The Scope of Work calls for the assessment of “real plant property” such as	Correct. Utilities such as electrical backup and others should be included. Specialty equipment

buildings, structures and utilities. We assume that specialty equipment, such as telescopes, and the equipment supporting their operation are excluded from the Scope of Work. Can you confirm that this assumption is correct?	such as telescopes and supporting specialty equipment should be excluded.
7. Page 5 – The RFP includes ADA Requirements in the Scope of the Assessment. What level of investigation is required for the ADA accessibility portion of the work? Do the facilities in Chile have a separate accessibility requirement other than the ADA Guidelines used in the United States? How many of the facilities in the scope of work are considered public facilities that must meet ADA requirements?	<p>Arizona: Four of the buildings in Tucson need to be ADA compliant. Buildings 950, 1715, 1002, AFO. Kitt Peak has four; Admin building, Cafeteria, visitor center, and 4M Mayall.</p> <p>Hawaii: We are ADA accessible at the base facilities in Hawaii.</p> <p>Chile: In consultation with the applicable Chilean regulations</p>
8. Page 5 – The RFP mentions tunnels as being included in the Building Substructure classification of components included in the Scope of Work. How many tunnels are included at the sites and what is their length? Are the tunnels accessible by walking, or are they more restricted in size that requires crawling?	<p>Kitt Peak Kitt Peak has a tunnel at the 4M Mayall about 40 feet long. The tunnel is accessible by walking; it is well lit and used frequently. Kitt Peak; Solar McMath has a tunnel; it is not used and not accessible; will not be inspecting it. Tucson has a tunnel under the parking lot. It is nearly 100 feet. Tucson building 950 has an underground bunker or fallout shelter. The tunnel is 4 feet wide and five feet high. The length and where it goes are unknown.</p> <p>N/A Hawaii, N/A Chile</p>
9. Page 6 – The Scope of Work mentions “Roadways, parking lots, sidewalks, and exterior lighting” as being included in the Scope of Work. Are these the only components included as Site development features that are included in the Scope of Work? Because of the large site sizes at some of the sites, are other site features (such as fencing, retaining walls, etc.) excluded from the Scope of Work?	<p>Yes, in Tucson parking lots are enclosed with 3" poles without the chain link and has controlled gate with card access. I would like that to be inspected.</p> <p>If other site features require inspection, the vendor will be informed.</p> <p>Chile All civil works carried out and equipment installed within Aura's property and facilities, including the perimeter, must be taken into the scope of work.</p>
10. Page 6 – The RFP lists “Water (not irrigation), sanitary, and storm sewers” as being included in the assessment? Is the scope of work limited only to visible portions of these systems? Since most of these features are subterranean, quantity take-offs would require site drawings that depict utility layouts. Conditions of buried lines cannot be determined visually.	<p>The scope of work for Arizona is only limited to visible portions of these systems. Studies have already been conducted on underground pipes.</p> <p>Chile An effort should be made to identify samples of what is not visible since this is where many structures have failed. In some cases, there are no plans, or they are not updated.</p>

11. Page 6 – C.5 and Page 9 E reference including and partnering with an Investment Grade Energy Audit vendor to finalize our reports. To provide a schedule for this effort, can you disclose the vendor being used and the schedule/finalization of their audit.	There is no IGA vendor. The bidder could add it as a subcontractor or as an additional service to the proposal. Just make it clear in the bid document.
12. Page 8 – Category 2-Scheduled Maintenance. Scheduled maintenance or routine maintenance are usually not included in a capital renewal plan. These items are typically handled with operational monies. Is it AURA's intention to have scheduled maintenance included in our reporting?	Yes, the bidder must include it in the report.
13. Page 8 – The RFP states that the “contractor shall provide a separate comprehensive condition assessment report for each facility”. Is it acceptable to provide one summary report for the project with individual data sheets for each facility, or as a middle ground, one report for each major site?	No, we require a separate comprehensive condition assessment report for each facility.
14. Page 9 – The RFP states that “Participants are required to use the attached Form A (Offeror's Proposal/Bid Documents) along with any discretionary documents for submission. A sample proposal structure form is also provided”. We do not find a sample proposal structure form. Can you provide?	Form A is part of the RFB doc, starting on pg. 16 – 31. If bidder desires to provide other documents as well, that is fine, but Form A must be completed.
15. Are there any special clearance requirements (secret, top secret, etc.) to enter these facilities?	Arizona and Hawaii No clearance is required, but taking pictures of telescope equipment will be prohibited. All sites require that all contractors check-in on arrival and check out on departure. Chile All areas require authorization. Probably some places that are shared with other areas will require additional authorizations.
16. Are there any limitations regarding time we may spend on site due to altitude of selected sites?	No
17. Is lodging available to outside vendors at the three major observatory sites in Chile and Arizona? If so, what are the costs per day?	Yes, there is lodging available. We can help guide you on this, cost must follow GSA guidelines for gov't. per diem costs.
18. Can each of the sites be reached by public road and private cars?	Yes, and we can assist with directions, suggestions for car rentals, etc... We can give

	guidance to make the travel arrangements as well.
19. Please provide the GIS coordinates for each international site so that they can be better located.	<p>You can Google Earth: Kitt Peak National Observatory and NSF's NOIRLab Headquarters Tucson AZ.</p> <p>Google Earth: Observatorio Astronómico Cerro Tololo, Observatorio Gemini Sur and Oficinas Cerro Tololo Inter-American Observatory</p> <p>There is also travel information in the NOIRLab website in the Programs section. https://noirlab.edu/public/programs/</p>
20. Please provide local safety status, pandemic restrictions / requirements (both organizational and government enforced) as well as any locations where close but safe accommodations (lodging, food) can be provided near the site.	<p>Arizona Kitt Peak is located on tribal land; masking is required indoors when other people are present. It may change in the future. No restrictions in Tucson.</p> <p>Hawaii No current restrictions in Hawaii related to the pandemic, sufficient lodging and food are available locally.</p> <p>Chile Within the facilities and the city it is necessary to wear masks in closed spaces when there are other people. In La Serena there are several places to stay, in addition to our facilities.</p>
21. From your facilities list, there are a few facilities with no building size. Can you provide quantity or square footage information for the following facilities: KP – Calypso KP – UST and fuel pumps Maunakea Summit – Gemini North Telescope	<p><u>Calypso: 1515 sf</u> <u>UST & fuel pumps: 900 sf</u> Gem No.: 1st Floor 11,259 sqft; 2nd Floor 8621 sqft, 3rd Floor 1172 sqft, 4th Floor 2129 sqft, 5th Floor 10,188 sqft for a total of 33,369 sqft.</p>
22. 1. For the residential houses and dormitories, we assume that these are occupied with tenants. 2. Do you want the assessors to enter into the living spaces of these residential units? 3. Is the survey to include 100% of the units, or can we assume a representative sampling of these units, say 10%? 4. Will the assessment of residential housing units be conducted when tenants are home? 5.If so, can we determine the inspection schedule?	<p>1. A mixture of tenants, and the programs. Casa 27 is out of commission due to the roof being in disrepair. 2. Yes. 3. Yes, 100%. 4. Yes. 5. Yes.</p>
23. At La Serena, CFO Base (Gemini South), one of the facilities is listed as Residential & Other Uses – Houses, with a facility size of 50,859	<p>There are 29 houses distributed in the Recinto Area. Please see detail of houses in the attached document</p>

square feet. We assume this is multiple stand-alone dwelling units. Can you provide more information that describes the number and type of dwelling units that comprise this square footage total?	
24. Can you please provide a more detailed summary of the areas on the summit of Maunakea to be assessed? Does the assessment only include the Gemini North facility? Does the assessment include both the fixed base and the rotating structure? Does the assessment also include site infrastructure?	The Gemini Observatory on Maunakea consists of five floor levels, with a total floor area of 33,369 square feet. Please see question 21 for a further breakdown of floor area per level.
25. When will the 'energy efficiency audit' occur in relation to the work to be performed for this RFP? What interfacing is the awarded vendor to have with the 'energy efficiency audit' contractor? Can you please confirm the 'energy efficiency audit' is performed by the Investment Grade Audit (IGA) vendor?	There is no IGA vendor. The bidder could add it as a subcontractor or as an additional service to the proposal
26. The Phase II 'On Site Facilities Assessment' requires the awarded vendor to assess site (exterior) items such as site electrical & service distribution, roadways, parking lots, sidewalks, exterior lighting, storm sewers, etc. Can you please provide a table of site areas (in acreage) to be inspected? Some of the US and Chile sites include site areas, but it is unclear what total extent for assessment is being requested.	The vendor can use the information provided for the proposal, and if it is missing information, the vendor must add a list of exclusions. More detailed information will be provided to the selected vendor.
27. Will a Hazardous Materials Inventory Statement (HMIS) be provided to the awarded vendor? Is the awarded vendor expected to provide hazardous materials identification and abatement options as part of this scope of work?	No HMIS provided to awardee. Yes, any Hazardous material identified by the vendor should be recorded and abatement options identified.
28. Is there an established dollar threshold of the line between maintenance budget items vs. capital funding?	NO
29. Does AURA use a CMMS/Work Order/Facility Management software to manage facilities?	No CMMS but we do have a work request system. JIRA is the work system that we starting using nearly a year ago.
30. Are there security delays that we should anticipate for site access?	No

31. Does AURA already have its Energy Audit vendor selected? Our firm does Energy and ADA surveys as well – and can provide an optional cost for additional site assessments.	There is no IGA vendor. The bidder could add it as a subcontractor or as an additional service to the proposal
32. The language in the Scope of Work is being used in several other FCA RFPs by local governments. I'm currently review 2 others with identical language. Could you disclose the source of the SOW language?	It was taken from a previous facility assessment project done in Hawaii. It was changed to the best of our ability to suit out needs for this assessment.