REQUEST FOR BID - N00036619C

FOR

ASSOCIATION OF UNIVERSITIES FOR RESEARCH IN ASTRONOMY (AURA)

"HVAC Design Services, Tucson Main Facility"

Operating the
National Optical-Infrared Astronomy Research Laboratory
(NOIRLab)
Tucson, Arizona

BIDS MUST BE RECEIVED BY

Wednesday, March 13, 2024, 3:00 p.m. MST

Prepared by:

AURA/CAS Procurement Office 950 N. Cherry Avenue P. O. Box 26732 Tucson, AZ 85726-6732

25 January, 2024

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BID Proposal Form

The following items are found on the AURA/NOIRLab Bid Opportunities webpage: https://auracas.aura-astronomy.org/?q=bids

V. SAMPLE PROFESSIONAL SERVICES CONTRACT

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HVAC Tucson Main Facilities Project RFB SCHEDULE

RFB released/posted: Friday, 1/26/2024

Communication of interest in attending site visit to CO:

Monday, 2/5/24, noon MST

Site Visit, MANDATORY: Friday, 2/9/24 1:00 p.m. MST

Pre-bid questions due: Monday, 2/26/24, noon MST

Answers distributed: Friday, 3/1/24, 4:00 p.m. MST

Bids Due: Wednesday, 3/13/24, 3:00 p.m. MST

Decision made: Wednesday, 4/3/24, 4:00 p.m. MST

Project start date: May/June 2024 (tentative) TBD

SECTION I.

INSTRUCTIONS TO BIDDERS

ARTICLE 1. DEFINITIONS

- 1.1 All terms and conditions set forth in the Fixed Price Professional Services Contract template and attachments will be applicable to the final bid.
- 1.2 Bidding documents include: Request to Bid, Instructions to Bidders, proposed Professional Services Contract, and Scope of Work/Technical Specifications with support documentation, any amendments issued prior to receipt of bids and Vendor's Bid Form.
- 1.3 Any amendments as issued prior to bid award will become part of the documents when the Fixed Price Professional Services Contract is issued.
- 1.4 The "Vendor Contract Documents" will consist of the following: Request for Bid, Instructions to Bidders, Vendor's Bid, the written Professional Services Contract between AURA and the Vendor, the Scope of Work/Technical Specifications with the support documentation, and all amendments and/or modifications incorporated into the documents before their execution.
- 1.5 The Association of Universities for Research in Astronomy, Inc. is an Arizona non-profit corporation, hereinafter referred to as AURA. The term "AURA" includes its authorized representatives. AURA manages and/or operates astronomy "Centers" under cooperative agreements with the National Science Foundation (NSF). One such "Center" is the National Optical-Infrared Astronomy Research Laboratory ("NOIRLab").
- 1.6 The National Optical-Infrared Astronomy Research Laboratory (hereinafter "NOIRLab") has main facilities located at 950 North Cherry Ave., Tucson, AZ 85719.
- 1.7 The National Science Foundation, hereinafter referred to as the "NSF", is an agency of the United States of America created under the National Science Foundation Act of 1950. The term "NSF" includes its authorized representatives.
- 1.8 The "Bidder" is the person or organization who/that submits a Bid in accordance with these Bid Instructions and Procedures and proposes to perform the work described in the Statement of Work and/or specifications, and who/that proposes to perform the work described in the Fixed Price Professional Services Contract. The term "Bidder" may be used in lieu of the term "Contractor" or "Vendor" throughout these Bid documents.
- 1.9 The term "Subcontractor" means a person or organization, who/that has a direct agreement with the Vendor to furnish labor, or labor and materials, at the site of the work. The term also includes lower tier Contractors of a Subcontractor, but it does not include suppliers who/that furnish materials not worked to a special design according to the drawings and specifications. Nothing contained in the Fixed Price Professional Services Contract Documents shall be deemed or construed to create any contractual relationship between AURA and any Subcontractor as defined above.

ARTICLE 2. DESCRIPTION OF PROJECT

AURA/NOIRLab is releasing a Request for Bid (RFB) for Engineering Design Services for the replacement of the HVAC system at our main facilities located at 950 N Cherry Ave, Tucson, AZ 85719.

ARTICLE 3. BIDDING PROCEDURES

- 3.1 Bids shall be prepared on the forms provided in Section IV and include the following:
 - a. Completed "Contractor's Bid for Professional Services Contract": Bidder must complete in its entirety the contractor bid form labeled, "Section IV, Contractor's Bid Documents, A. Contractor's Bid for Professional Services Contract which will set forth Contractor's bid on the provided "Bid Proposal" sheet for this project.
 - b. Completed "Qualification Package": Bidder shall fully complete the "Qualification Package" forms which follow Section VI titled, "Contractor's Bid Documents." It is very important that Bidder complete in detail the references form included in the Qualification Package. Bidder may include a more detailed written description of the references provided and the work performed for each referenced firm highlighting significant accomplishments, if desired. An overview of the company and it's history is requested, including information on prior similar projects.
 - c. **License Numbers and Resolution.** The Bidder shall submit with its Bid, the Services Vendor's License number(s) applicable to the work to be performed, and a copy of a corporate or LLC resolution certified either by the Secretary of the Corporation or by a Member of the LLC that the resolution passed at a meeting of the board of directors of the corporation or by the members of the LLC, validly called, at which a quorum of board members or LLC members were present, indicating who within the Bidder's organization has legal authority to bind the organization on a contract. The Bidder shall include the information for their organization's registrations with the Arizona Board of Technical Registration.
- 3.2 a. Prices quoted in the Bid(s) are to INCLUDE all applicable federal, state and local taxes.
 - b. Prices are to include the cost of all transportation, materials, equipment, tools, supplies, labor and services necessary or proper for the performance and completion of the work, except such as may be otherwise expressly provided for in the Bid documents.
 - c. Total bid should include any bid/performance/payment bonds (if applicable).
- 3.3 In the event of a discrepancy between the prices quoted in the Bid in words and those quoted in figures, the words shall control.
- 3.4 Submission of the Bid. Subject to the following procedures and requirements, Bids may be submitted electronically or via delivery of a hard copy of the Bid Documents to AURA.
 - a. **Electronic Submission.** Bidder shall submit the documents described in Article 2.1 above electronically, in PDF format to the issuing Contracts Officer at

sabney@aura-astronomy.org. The date/time signature-marked no later than the due date and time for receipt of bids for this RFB. The failure to timely submit these documents to AURA in accordance with these rules shall result in the elimination of Bidder's Bid from consideration.

b. In case of technical difficulties, a hand delivered copy may be sent to the following address:

AURA 950 N. Cherry Avenue Tucson, AZ 85719 Attention: Sherri Abney

- 3.5 No other forms of submission of Bids will be considered. No other forms of submission for modifications to Bids will be considered. Modifications to Bids submitted may be made electronically or via the delivery of a hard-copy of the modified Bid Documents, if the modified Bid Documents are delivered to AURA in accordance with the rules set forth in 3.4 above on or before the 3:00 o'clock P.M. Mountain Standard Time on the Bid due date.
- 3.6 A Bidder may withdraw its Bid(s), either personally or by written request, at any time prior to the scheduled closing time for receipt of Bids.
- 3.7 A person, firm or organization who/that have submitted a sub-Bid to a Bidder, or who has quoted on materials to a Bidder, is not disqualified from submitting a sub-Bid or quoting to other Bidders.
- 3.8 Unless otherwise provided for in any addendum to these Bid Instructions, no Bidder may withdraw, modify or cancel its Bid(s) for a period of one hundred twenty (120) days after the time designated for receipt of Bids.

ARTICLE 4 COMMUNICATION AND QUESTIONS

Any questions or requests for clarification of this proposal should be directed to:

Sherri Abney, Contracts Officer Association of Universities for Research in Astronomy, Inc. 950 N. Cherry Avenue Tucson, AZ 85719

Ph: 520-318-8103

Email: sabney@aura-astronomy.org

Clarification or direction by other persons at AURA is not permitted during the RFB process.

General or procedural questions can be addressed by telephone. Technical or scientific questions must be submitted by email, and must be received at least three (3) business days before the due date for the proposals. All questions and responses will be provided to all parties present at the site visits.

ARTICLE 5. EXAMINATION OF DOCUMENTS

- 5.1 AURA reserves the right to make additions, deletions, or modifications to the Bid documents in writing by amendment at any time prior to the closing date. If, in the opinion of the Contracts Officer (hereinafter CO), any such change causes an increase in the time required for submission of Bids, the CO may, at her sole discretion, adjust the closing date and time accordingly.
- 5.2 The Bidder shall examine the Bid documents carefully and, not later than three (3) days prior to the date for receipt of Bids, make a request for interpretation or correction of any ambiguity, inconsistency, or error which it may discover. All requests shall be made in writing, including postal services, next day services and via email, addressed to the AURA CO.
- 5.3 All interpretations and corrections shall be issued in writing by the AURA CO in the form of an Amendment. The Bidder shall not rely on any interpretation or correction given by any other method.
- 5.4 Prior to receipt of Bids, addenda, if required, will be mailed to each Bidder who has requested and/or has been sent the Bid documents.
- 5.5 The failure of any Bidder to receive or examine any form, instrument, amendment or other document, or failure to acquaint itself with existing conditions shall not relieve the Bidder from obligations and responsibilities with respect to its Bid or to the Fixed Price Professional Services Contract. The submission of a Bid shall be taken as prima facie evidence of compliance with this section.

ARTICLE 6. REPRESENTATIONS

- 6.1 Each Bidder <u>must attend</u> one mandatory pre-bid/site visit meeting that is scheduled and visit the site of work prior to submitting a bid. Information about the location, date and time of the mandatory pre-bid/site visit meeting is set forth Section II of this RFB.
- 6.2 By submitting a Bid, each Bidder represents that it is familiar with existing conditions under which the work will be performed.
- 6.3 a. The Bidder, by submitting its Bid, represents that it has read and understands the Bid documents, and by submitting a Bid acknowledges acceptance of all of the Terms and Conditions of the Bid Documents as defined in 1.2 of these Bid Instructions.
 - b. Any exceptions to the Professional Services Contract Documents shall be stated on the Vendor's Letterhead, if available, and submitted with its Bid. Exceptions shall be stated clearly and concisely. If the Bidder has exceptions, alternative wording shall be provided for consideration by Bidder to the AURA CO.
 - c. The Bidder, by submitting a Bid, certifies that the Professional Services Contract Documents, have been reviewed and accepted by the Bidder, or that the Bidder has noted its exceptions to the Professional Services Contract Bid Documents with its Bid.

6.4 The Bidder shall submit with its Bid, the Bidder's License number(s), if applicable to the work to be performed, and a resolution indicating who within the Bidder's organization has authority to bind the organization.

ARTICLE 7. SUBSTITUTIONS

- 7.1 Each Bidder represents that its Bid is based upon the specifications, materials and equipment described in the Bid documents, unless substitutions have been permitted in advance.
- 7.2 All Bids containing substitutions shall be accompanied by full and complete technical specifications for approval purposes. The AURA Technical Representative may request such other information as may be required for approval either before or after receipt of bids.

ARTICLE 8. COMPLETION TIME

The Bidder shall specify in its Bid the number of calendar days required to complete the work described. All costs included in the Bid shall be for the work to be completed within that period.

ARTICLE 9. EVALUATION OF BIDS

- 9.1 Bids will be opened and evaluated privately after the deadline for receipt of Bids.
- 9.2 Bids will be evaluated based on the following factors:
 - Cost to AURA
 - Ability to meet technical specifications and scope of work
 - Warranties provided by Contractor
 - Contractor's qualifications, references, and experience in this type of project
 - Ability and history of successful completion of contracts of this type, meeting projected schedules, and overall experience performing similar work
 - Material Vendors or Sub-Contractors used
 - Exceptions to terms set forth in Vendor Agreement provided by Bidder
- 9.3 All bidding documents received are considered confidential and will not be released.
- 9.4 The award of the Fixed Price Professional Services Contract for the work described in the Scope of Work/Technical Specifications, if made by AURA, will be made to the responsible and qualified bidder. However, AURA shall determine, in its own discretion, which Bid best meets the requirements and qualifications of the Scope of Work/Technical Specifications and Professional Services Contract and whether it is in the best interests of AURA to accept the Bid. Therefore, Bidder should ensure that all information requested is included in its Bid.

ARTICLE 10. TIME PERIOD FOR EVALUATION OF BIDS; REJECTION OF BIDS; IRREGULARITIES

10.1 AURA reserves the right to hold any or all Bids for a period of up to one hundred twenty (120) calendar days.

- 10.2 AURA shall have the right to take up to one hundred twenty (120) calendar days to evaluate the Bids submitted and to make a decision.
- 10.3 AURA reserves the right to accept or reject any or all Bids or any combination thereof, to withhold an award for any reason it may determine, or to waive any irregularities or informalities in the Bids or in the submission of Bids.

ARTICLE 11. FORM OF AGREEMENT

The form of agreement that will be used shall be a "Fixed Price Professional Services Agreement." A template of the above mentioned contract and the terms and conditions incorporated by reference into said agreement may be found at AURA/NOIRLab Bid Opportunities webpage: http://auracas.aura-astronomy.org/?q=node/103. The final form of agreement presented to the Contractor selected to perform the work may vary from the template format attached hereto, depending on the Bid documents submitted by Contractor and other facts and circumstances deemed relevant by AURA.

ARTICLE 12. LAW

The laws of the state of Arizona shall govern the interpretation of these Bid Documents and the interpretation of the Fixed Price Professional Services Contract.

ARTICLE 13. CONTRACTING WITH SMALL BUSINESSES, MINORITY-OWNED FIRMS AND WOMEN'S BUSINESS ENTERPRISES

AURA encourages small businesses, minority owned firms and women's business enterprises to bid on AURA jobs that they are qualified to bid on. Contractors seeking to bid on "AURA/NOIRLab LANDSCAPE/GROUNDS MAINTENANCE" project are encouraged to utilize, as much as possible, small businesses, minority owned firms and women's business enterprises as subcontractors.

ARTICLE 14.

AURA/NOIRLab BID OPPORTUNITIES WEB PAGE DISPLAYING
BID OPPORTUNITIES; DUTY OF BIDDER TO CHECK WEB PAGE;
PARTICIPATION IN PRE-BID MEETING AND PUBLICATION OF
NAMES OF ATTENDEES WHO ATTENDED PRE-BID MEETINGS ON
AURA/CAS BID OPPORTUNITIES WEB PAGE

AURA has established a Web page to display AURA bid opportunities. The link to the webpage is: http://auracas.aura-astronomy.org/?q=node/103

The AURA/CAS Bid Opportunities Web page will display all pending RFB, RFPs, etc., issued by the AURA/CAS as well as any amendments issued to such RFBs, RFP's, etc. In addition, AURA shall display the name and contact information for any company which attends an AURA/NOIRLab pre-bid meeting on the AURA/CAS Bid Opportunities Web page for the purpose of apprising prospective subcontractors and the public which firms attended the pre-bid meeting(s). This will enable interested subcontractors to contact such firms for purposes of supplying subcontract prices. It shall be the Bidder's obligation to check the AURA/CAS Bid Opportunities Web page to view and obtain copies of amendments and announcements related to the RFB they seek to bid on.

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SECTION II

MANDATORY PRE-BID MEETING/SITE VISIT INFORMATION

Project:

Engineering Design Services for the replacement of the HVAC system at the Tucson Headquarters building

There is one **MANDATORY** pre-bid/site visit meeting scheduled for this project. The meeting will be held onsite at the NOIRLab main facility located at **950 N. Cherry Ave.**, Tucson, AZ 85712 (Southeast corner of N. Cherry Ave. and 2nd St.) on **Friday**, **February 9**, **2024 at 1:00 p.m.**

Bidders attending the meeting are asked to assemble in the lobby of the NOIRLab headquarters, checking in with the receptionist upon arrival. Parking is available for visitors in the parking area on the South side of the building. Attendees will meet with NOIRLab personnel and the AURA Contracts Officer for a sit-down meeting to discuss the scope of work and technical specifications. Attendees will then walk the property with the staff.

Please notify the AURA Contracts Officer, Sherri Abney at least two (2) working days prior to the meeting date of your plan to attend and the approximated number of attendees. Phone: 520-318-8103 or Email sabney@aura-astronomy.org.

ONLY firms attending the mandatory pre-bid meeting will be eligible to bid on the work covered by the attached Statement of Work.

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Section III

Tucson HVAC Replacement Engineering Design Services: Statement of Work

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	2.6.2. A /E will assist the NOIRLab in identifying potential contractors and suppliers and develop their interest in bidding on the project to ensure a competitive bidding environment	t.

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NOIRLab will investigate potential bidders and suppliers to determine their ability to mee project requirements	
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5.1. NOIRLab Facility Condition Assessment, Final Report Tucson, AZ Campus, May 20)23,

1. Project Introduction and Summary:

The NOIRLab Tucson Headquarters, located at 950 N Cherry St, consists of five buildings totaling 92,000 sqft of indoor space constructed between 1958 and 1967. The complex hosts office and general assembly space plus numerous national astronomy laboratories including clean rooms, optical testing and fabrication shops, machine shops, detector development labs, archival storage rooms, and computer/data storage rooms. The complex currently operates more or less with the original suite of HVAC systems. As expected, these systems are at end-of-life with some at the brink of failure. Recognizing the urgent need for intervention, on September 15, 2023, the National Science Foundation (NSF) approved funding to facilitate the replacement of these HVAC systems.

This statement of work (SoW) describes architectural and engineering services necessary for the full duration of the proposed design, bid, and build project including but not limited to:

- Concept Validation and schematic Design
- Design Development and Construction Documents
- Permit and Contractor Solicitation Services
- Construction Administration, Coordination, and Observation







Construction Closeout and Certification

The SoW includes but is not limited to necessary architectural, mechanical, plumbing, civil, structural, and electrical engineering services as well as necessary project administration services to successfully meet performance requirements on schedule, and on budget with the least amount of project risk and with the least amount of disruption to normal operations.

The proposed HVAC solution is thought to include but not be limited to the following scope of construction:

- Demo out existing chilled water and heating hot water central plant systems
- Demo out existing chilled water and hot water piping in mechanical rooms, abandon elsewhere,
- Install ~ 250 tons of new variable refrigerant flow (VRV) air source heat pumps using heat recovery located on the roof providing simultaneous cooling and
- Install an array of indoor fan coil units matched to occupancy use and zone capacity,
- Install ~ 6,000 cfm of dedicated outdoor air systems (DOAS) to satisfy indoor air requirements and where possible utilize existing abandoned duct work to distribute the air to intended zones,
- Install new building HVAC control systems providing best practice monitoring, logging, and control including equipment power logging.

2. Scope of Work:

2.1. **Conceptual Design:**

- Review and evaluate existing NOIRLab site assessments and HVAC 2.1.1. recommendation reports.
- 2.1.2. Perform initial site survey(s) to ascertain and understand the needs of the project.
- 2.1.3. Collaborate with NOIRLab and key shareholders to document agreed architectural and engineering performance requirements for the project spaces and occupants.
- 2.1.4. Perform a code review to identify issues that may significantly impact the direction of the project considering performance, cost, schedule, and risk.



- 2.1.5. Perform a safety and hazardous material (lead paint, asbestos, ...) review to identify items that may significantly impact the direction of the project considering performance, cost, schedule, and risk.
- 2.1.6. Develop conceptual design(s) that best meet the needs of NOIRLab considering performance, impact on ongoing operations, cost, schedule, and risk.
- 2.1.7. Develop preliminary floor plans and section views of the scope of work including room names, numbers, and space usage (office, assembly, special use.....)
- 2.1.8. Develop preliminary conceptual construction cost and construction timeline.
- 2.1.9. Submit Conceptual Design Review documentation demonstrating proposed solution meets design requirements on schedule, and on budget with the least risk and disruption to normal operations.
- Perform a Conceptual Design Review for NOIRLab and stakeholders. 2.1.10.
- 2.1.11. Respond and close out NOIRLab request for clarification to Review.
- 2.1.12. Await Notice To Proceed from NORILab to the next phase of the project.

2.2. **Schematic Design:**

- 2.2.1. Develop a schematic design that meets design requirements on schedule and budget with the least risk and disruption to normal operations.
- 2.2.2. The design shall clearly define requirements for all spaces including but not limited to office areas, assembly areas, IT areas, special Lab areas, document storage areas, and utility areas....
- 2.2.3. The design shall schematically describe design solutions for all spaces including demo work and proposed new work.
- 2.2.4. The design shall schematically describe calculations justifying the sizing and selection of the proposed HVAC equipment.
- 2.2.5. The design shall schematically describe the phasing of the work in a matter having the least impact on occupants.
- 2.2.6. The design shall schematically estimate the construction cost
- 2.2.7. The design shall schematically estimate the construction schedule
- 2.2.8. Submit for NOIRLab review the Schematic Design Documentation
- 2.2.9. Perform a Schematic Design Review for NOIRLab and stakeholders.
- 2.2.10. Respond and close out NOIRLab request for clarification.
- 2.2.11. Await Notice To Proceed from NOIRLab to the next phase of the project.



2.3. **Design Development:**

- 2.3.1. Develop Design Development submittals that meet design requirements on schedule and budget with the least risk and disruption to normal operations.
- 2.3.2. Perform a Design Development Review for NOIRLab and stakeholders.
- 2.3.3. Respond and close out NOIRLab request for clarification.
- 2.3.4. Await Notice To Proceed from NOIRLab to the next phase of the project.
- 2.3.5.

2.4. Construction Documents:

- 2.4.1. Develop Construction Documents that meet design requirements on schedule and budget with the least risk and disruption to normal operations. The Construction Documents are intended to be used for permit application and contractor solicitation.
- 2.4.2. Submit 60% submittals for review, coordination, and approval by NOIRLab.
- 2.4.3. Submit 90% submittals for review, coordination, and approval by NOIRLab.
- 2.4.4. Submit Final for Approval submittals for review, coordination, and approval by NOIRLab
- 2.4.5. Release to NOIRLab Construction Documents for Permit and Contractor Solicitation
- 2.4.6. Release to NOIRLab Construction Documents for Bidding of Contractors
- 2.4.7. Await Notice To Proceed from NOIRLab to the next phase of the project.

2.5. Permit Solicitation:

- 2.5.1. Submit Construction Documents for permitting to Authorities Having Jurisdiction (AHJ).
- 2.5.2. Clarify and resolve any and all permitting issues with AHJ in consultation with NOIRLab.
- 2.5.3. Provide NOIRLab with an approved building permit.
- 2.5.4. Await Notice To Proceed from NOIRLab to the next phase of the project.





Contractor Solicitation: 2.6.

- 2.6.1. Submit Permit Documents for Bid Solicitation to NOIRLab.
- 2.6.2. A /E will assist the NOIRLab in identifying potential contractors and suppliers and develop their interest in bidding on the project to ensure a competitive bidding environment. NOIRLab will investigate potential bidders and suppliers to determine their ability to meet project requirements.
- 2.6.3. A/E will assist the NOIRLab and the CO in establishing and implementing procedures for the bidding process including the distribution of bid documents, the issuance of addenda, the holding of pre-bid conferences, the receipt of bids, and the bidding Schedule.
- 2.6.4. A/E will assist NOIRLab in establishing bidding procedures.
- 2.6.5. The A /E will assist NOIRLab with the distribution of all bid documents to contractors and maintain accurate records of distribution activities.
- 2.6.6. A /E will assist NOIRLab in scheduling, organizing, and conducting pre-bid conferences in a manner consistent with the bid schedule.
- 2.6.7. A/E will assist NOIRLab in performing a contractor pre-bid Site Visit
- 2.6.8. A/E will assist NOIRLab in evaluating bids received.
- 2.6.9. A/E will assist NOIRLab in the preparation of construction contract
- 2.6.10. A/E will Await Notice To Proceed from NOIRLab to the next project phase.

2.7. **Construction Phase:**

- Regular Coordination Meetings. The A/E, in consultation with NOIRLab and the General Contractor, will organize and conduct all meetings with contractors, consultants, and the NOIRLab. The meetings shall include a review of project management, project schedule, and project technical issues.
- 2.7.2. Job Site Meetings: The A/E, in consultation with NOIRLab and the General Contractor, will organize and conduct meetings as necessary at the job site to discuss job progress, problem resolution, code compliance, and decision-making. The A/E will prepare and distribute accurate meeting minutes 3-business days after the meeting or sooner if time-critical
- 2.7.3. Submittal Review. The A/E, in consultation with NOIRLab, will establish and implement procedures for processing and approving shop drawings, product data, samples, and other submittals from the contractors (e.g. including contracts, specifications, schedules, correspondence, meeting



minutes, catalog data, directives, change orders, etc.). In addition, the A/E will coordinate the processing and approval of all submittals with the A/E. The A/E in consultation with NOIRLab, will establish and maintain a submittal log to ensure contractor compliance with the contract documents.

- 2.7.4. Maintaining On-going Operations. The A/E, in consultation with NOIRLab, will assist NOIRLab in providing administration, management, and related services necessary to coordinate the construction activities of the contractors with each other and with the occupants to allow ongoing operations to proceed with the minimum disruption to ongoing operations and the minimum risk.
- 2.7.5. Construction Observation. The A/E, in consultation with NOIRLab, will observe construction progress and report deviations from the schedule and or cost that may negatively impact project completion. The A/E in consultation with NOIRLab shall work with contractors to develop and implement corrective actions necessary to meet the project completion.
- 2.7.6. **Control Construction Quality:** The A/ E will observe all work in progress to ensure the quality of the work and compliance with the contract documents. The A/E, in coordination with NOIRLab, shall document and report all deficiencies and make recommendations for corrective actions.
- 2.7.7. **Process Applications for Payment:** The NOIRLab, in collaboration with the A/E, will develop and implement a procedure for the review and processing of contractor payment applications.
- 2.7.8. Process Change Orders: NOIRLab Contracts Officer (C0), Technical Representative (TR), and the A/E, will develop and implement a system for the review and processing of change orders. ALL change orders require written approval of CO and TR.
- 2.7.9. Coordinate Inspections and Testing: The A/E, in coordination with TR, will coordinate the selection of independent inspection and testing agencies, review inspection and testing reports, and make recommendations regarding the results of inspections and testing activities.
- 2.7.10. Quality Control: The A/E shall keep the NOIRLab informed about the progress and quality of the portion of the work completed and report to the NOIRLab in a timely fashion any defects or known deviations from the Contract Documents that may negatively impact the most recent construction schedule submitted by the Contractor, or any defects and deficiencies observed in the Work.



- Vera C. Rubin Observatory >
- 2.7.11. **Develop Close-Out Program:** The A/E, in consultation with NOIRLab, will develop a detailed program of close-out activities in compliance with the contract documents. The program will include a close-out schedule, inspections, testing, start-up procedures, warranty processing, and occupancy.
- 2.7.12. Punch List and Final Inspections: The A/E with input from NOIRlab will prepare a list of deficiencies (punch list) and will coordinate all correction actions of contractors. The A/E, in consultation with NOIRLab, will verify substantial completion and final inspections.
- 2.7.13. Coordinate Construction Close-Out: The A/E, in collaboration with NOIRLab, shall assist NOIRLab in coordinating close-out activities including but not limited to the completion of deficiencies, receipt of final submittals, resolution of all change orders and recommendations for payment of retainage
- 2.7.14. **Certificates** The A/E, upon completion of the Project, shall certify to the best of their professional knowledge; that the building conforms to the approved plans, specifications, and shop drawings

3. **Reporting and Meeting Requirements:**

- Milestone Meetings. A/E at a minimum shall prepare, present and perform these milestone reviews and walkthroughs:
 - 3.1.1. Conceptual Design Review
 - 3.1.2. Schematic Design Review
 - 3.1.3. Design Development Review
 - 3.1.4. Construction Document 60% Coordination Review
 - 3.1.5. Construction Documents 90% Coordination Review
 - 3.1.6. Contractors Pre-Bid On-site Walkthrough
 - Construction Owner Architect Contractor (as required) 3.1.7.
 - Construction On-site Observation (as required) 3.1.8.
 - Construction On-site Close-out 3.1.9.
- 3.2. Regular Coordination Meetings: A/E shall lead regular coordination meetings with NOIRLab TR and others as required at a mutually agreed frequency and when needed.

- Community Science and Data Center »
 - Gernini Observatory >
 - Kitt Peak National Observatory .
 - Vera C. Rubin Observatory >

4. A&E Document Delivery Requirements:

- 4.1. A&E shall provide NOIRLab with all documents generated in support of the project including meeting minutes, review meetings, permit documentation and construction documentation, submittal comments, contractor site meetings, and calculations performed in support of the design choices. Documentation shall be provided in the following formats:
 - 4.1.1. PDF file format
 - 4.1.2. Native File Format (MS Office, Google Doc, Autocad 2d...)
- 4.2. A&E shall upload all project digital files to an agreed cloud storage space

5. Reference Documents:

- 5.1. NOIRLab Facility Condition Assessment, Final Report Tucson, AZ Campus, May 2023, 1,286 pages by M3 Engineering
- 5.2. AURA Mechanical HVAC Systems Assessment Presentation by GLHN A&E
- 5.3. NOIRLab Historical Permit and Construction Drawings in PDF (1967 thru 1970s)
- 5.4. NOIRLab Floor Plans and Usage Drawings in PDF and DWG (current)

6. Nomenclature:

A/E

AHJ	Authorities Having Jurisdiction	
AURA	Association of Universities for Research	in Astronomy
CO	NOIRLab Contractor Officer	Sherri Abney
NOIRLab	National Optical Infrared Laboratories	(Occupants)

Architect and Engineering Firm

Headquarter NOIRLab Tucson Headquarter (950 N Cherry, Tucson)

NSF National Science Foundation (Funding agency of NOIRLab)

SoW Scope of Work

TR NOIRLab Technical Representative Ben White (Chas Cavedoni)

Bid Proposal

REQ NO: N00036619C

DESCRIPTION OF SOW: Engineering Design for Tucson HVAC Replacement

BIDDER NAME					
Quote Date					
BID Currer	тсу			USD	
BID Valid					
Item	Qty	Description	Labor Hours	Total Cost	
1		Project Management and Project Administration			
2		Conceptual Design			
3		Schematic Design			
4		Design Development			
5		Construction Documents			
6		Permit Solicitation			
7		Construction Phase			
8		Project Expenses and Fees			
9		Overhead and Profit			
10					
11					
12					
TOTAL QUOTED COSTS 0.00					

Please provide the following information:			
Cost of the bid quaranty (if required)			
Cost of Performance bond (if required)			
Cost of Payment bond (if required)			
Amount allocated to taxes			
TOTAL BIC	0.00	\$0.00	

SECTION IV.

VENDOR'S/CONTRACTOR'S BID DOCUMENTS FIXED PRICE PROFESSIONAL SERVICES CONTRACT

Project: HVAC Design 2024 N00036619C

DATE:

tions of the Bidding
ctions to Bidders, t and supplies to lity" in accordance e Professional
Time, of ndar days a written notice to
ched scope of work complish the work
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wn of the bid total em that is listed is
t 1

If more room is needed, a separate page may be used for the cost breakdown.

any costs associated with procuring bonds, etc... in the total bid amount.

not included in this project, please enter a value of zero for this category. Be sure to include

(Legal Name of individual, firm or Corporation Bidding)	
(Complete Business Address)	
(Signature of Authorized Representative)	
(Title)	

(Remainder of this page left intentionally blank)

Qualification Package

ASSOCIATION OF UNIVERSITIES FOR RESEARCH IN ASTRONOMY, INC.

CONTRACTOR/CONSULTANT QUALIFICATIONS

This form is used to obtain information from Contractors/Consultants about their qualifications. The information that is used to evaluate them is taken from this form as well as from other sources, including but not limited to the proposal submitted by Contractor/Consultant, performance evaluations, any additional data requested by the Association of Universities for Research in Astronomy, Inc., outside research and interviews with the most highly qualified Contractors/Consultants and their references.

GENERAL INSTRUCTIONS

This form presents the qualifications for a specific contract. Carefully comply with instructions when preparing and submitting this form. Be as concise as possible and provide all information pertaining to this project and contract.

DEFINITIONS

Association of Universities for Research in Astronomy, Inc. (AURA): AURA is a consortium of universities, and educational and other non-profit institutions that operates world-class astronomical observatories that AURA terms "centers." AURA's members are 42 U.S. institutions and 5 international affiliates. AURA views itself as acting on behalf of the science communities that are served by its centers, and as a trustee and advocate for the centers' missions.

Contractor/Consultant: (Contractor): A company or individual providing goods and/or services required for a program or project.

Discipline: Primary technical capabilities of key personnel, as evidenced by academic degree, professional registration, certification, and/or extensive experience.

Key Personnel: Individuals who will have major contract responsibilities demonstrated through unusual or unique expertise, e.g. architects, engineers.

(The remainder of this page is left intentionally blank)

SPECIFIC INSTRUCTIONS

Contract-Specific Qualifications

Section A. Contract Information.

Contractor Point of Contact.

1 - 5. Name, Title, Name of Contractor, Telephone Number, and E-mail (Electronic Mail) Address. Provide information for a representative of the contractor that AURA may contact for additional information.

Section B. Sub-Contractor Information.

6 - 8. List any sub-contractors (if applicable). Provide Company name, address, and role in this contract. Then provide the firm's name, full mailing address, and a brief description of the role of each firm's performance activities in this contract. The named subcontractors and outside associates or consultants must be used. Any changes warrant approval by the AURA/NOIRLab contracting officer. If needed, attach an additional sheet in the same format as Section C.

Section C. Business References

Section D. Representations and Certifications

The Contractor is requested to check the appropriate boxes making the Representations and Certifications of the project a formal part of its pre-qualification. Failure to provide this information will prevent your company from being pre-qualified.

- 9. Small Business and Small Disadvantaged Business Contracting Program. AURA/NOIRLab maintains a Small Business and Small Disadvantaged Business Contracting Program. Check Business Size as Small or Large as defined. Check as many that apply under the Business Classification. Check one under Business Status, for IRS reporting requirements.
- 10. Identification Numbers. Enter appropriate D-U-N-S Number and Federal Employee Identification Number and (Central Contractor Registration Number) (or Social Security Number, if appropriate).

Section E. Debarment/Suspension Status

The Contractor is required to read and certify the understanding of the debarment procedure and process.

- 11-12. Signature and Date: Signature and Date of an authorized representative attests that the information provided is current and factual.
 - 13-14. Name, Title, and Address.

Section F. Byrd Anti-Lobbying Amendment Certification

The Contractor is required to read and certify that it has not used federal appropriated funds to pay anyone for influencing an agency or a member or employee of Congress in connection with the award of any federal contracts, grants, loans or agreements.

15-17. Signature, Date and Title: Signature and title of an authorized representative who certifies to the truthfulness of the statements set forth therein.

Section G. Qualification of Corporate Signature

Signature of the qualified person authorized, empowered, and directed on behalf of the Contractor to make and execute bids, offers, and contracts is required.

- 18-19. Signature and Date: Signature and Date of Contractor's officer to attest that the officer signing the Bid Documents is authorized to make and execute bids, offers, and contracts binding upon this corporation for the offer and sale of goods and/or services by this corporation in the course of its business in an amount specified in the Contractor's Bid Document.
 - 20-21. Name, Title, and Address.

Section H. Qualification of Limited Liability Company Signature

Signature of the qualified person authorized, empowered, and directed on behalf of the Contractor to make and execute bids, offers, and contracts is required.

- 22-23. Signature and Date: Signature and Date: Signature and Date of Contractor's member/manager/officer to attest that the individual signing the Bid Documents is authorized to make and execute bids, offers, and contracts binding upon this limited liability company for the offer and sale of goods and/or services by this limited liability company in the course of its business in an amount specified in the Contractor's Bid Document.
 - 24-25. Name, Title, and Address.

Section I. Certification that no Conflict of Interest Exists.

The Contractor is required to read and certify that no organizational conflict of interest exists as defined in the certification form.

26-28 Signature of authorized representative, date and printed name of authorized representative and title of authorized representative.

Section J. Additional Information

Use this section to provide additional information specifically requested or to address selection criteria not covered by the information provided.

Section K. Declarations

29. Signature and Date: Signature and Date of Contractor's officer to attest that the information contained in the Bid Documents is true and correct and to confirm that the Contractor understands its statements in the Bid Documents are subject to investigation and that dishonest answers may be grounds for disqualification and may subject the Contractor and its representative to criminal and civil liability.

(The remainder of this page is left intentionally blank)

RFB NO. N00036619C HVAC Design Project 2024

Section A. Contract Information

Contr	ractor Point of Contact
1.	Name and Title:
2.	Name of company:
3.	Telephone number:
4.	Fax number:
5.	E-mail address:
roles skills.	nis specific project, please provide a list of planned project team members/key personnel, their and responsibilities, including years of experience and any applicable information (i.e. special, certifications, etc). on B. Sub-contractor (ONLY if applicable)
6.	Company Name:
7.	Address:
8.	Role in this contract:

Section C. BUSINESS REFERENCES:

Please provide a company Overview and History, including previous experience with this specific type of project.

On a separate sheet of paper, list five customers for whom your business is currently providing the same or similar services as those covered in the scope of work/technical specifications described in Section III of this RFB. Include all information requested below.

Please provide: the name of the business, the point of contact name and email contact information, the address, their phone and fax numbers and the type of project completed for the references.

You may include any other information or documentation that may assist AURA in evaluating your qualifications.

D. REPRESENTATIONS AND CERTIFICATIONS

The contractor, by checking the appropriate boxes makes the following Representations and Certifications as a part of its bid (proposal). Submitted in response to the request identified above:

9. Small Business/Small Disadvantaged Business Contracting Program

AURA/NOIRLab maintains a "Small Business" and a "Small Disadvantaged Business" Contracting Program. Please check the appropriate circles below.

Business Size (check one)

Small

A domestic concern that is independently owned and operated, is not dominant in the field of its operations, qualifies under the criteria covering annual receipts set forth in Section 3 of the Small Business Act and does not employ more than 500 employees.

Large

A domestic concern which, including domestic and foreign divisions and affiliates, normally employs 500 or more persons, is independently or publicly owned or controlled and operated, and which may be division of another domestic or foreign concern.

Business Classification (check as many as are applicable)

Minority

51% of business is owned by one or more socially and economicallydisadvantaged individuals and whose management and daily business operations are controlled by one or more of such individuals.

Socially and economically disadvantaged individuals including, Black Americans, Hispanic Americans, Native Americans, Asian-Pacific Americans, Asian-Indian Americans, and other minorities, or any other individual found to be disadvantages pursuant to Section 8(a) of the Small Business Act.

Native Americans include American Indians, Eskimos, Aleuts, and Native Hawaiians. Asian-Pacific Americans include United States citizens whose origins are Guam, the U.S. Trust Territories of the Pacific, Northern Marianas, Laos, Cambodia, and Taiwan.

For assistance in determining your business size and socially and economically disadvantaged status, contact the nearest office of the Small Business Administration.

Women-Owned A business that is at least 51% owned, controlled and operated by a woman or women.

> **Note:** "Controlled" is defined as exercising the power to make policy decisions. "Operated" is defined as actively involved in the day-to-day management.

0	Non-Profit	A business or organization that has received non-profit status under IRS Regulation $501(c)(3)$.
0	Public	An agency of the Federal or State Government Sector or a municipality.
0	Sheltered	A sheltered workshop or other equivalent business basically employing the handicapped.
0	Handicapped	A business that is owned, controlled, and operated by a handicapped person(s).
0	Foreign	A concern which is not incorporated in the United Stated or an unincorporated concern having its principal place of business outside the United States.
Bus	iness Status (chec	k one) – For IRS Reporting Requirements
0	Corporation	A business entity that is registered with a state in the United States as a corporation, <u>including</u> non-profit corporations but <u>excluding</u> professional corporations.
0	Other	An individual, or other business entity, that is not a registered corporation. This includes limited liability companies, partnerships, limited partnerships, limited liability partnerships, independent contractors, and the like.
10.	Indicate your:	D-U-N-S No and
		Federal Emp. ID Noand
		SAM Registration (Yes or No)

WARNING: Failure to provide this information will prevent Contractor from being qualified and being considered for the work covered by this RFB.

E. DEBARMENT/SUSPENSION STATUS –

Contractor certifies to the best of its knowledge and belief that it and its principals:

- (a) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from a covered transaction by any Federal department or agency;
- (b) have not within a three year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, state or local) transaction or contract under a public transaction; violation of Federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- (c) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, State or local) with commission of any of the offenses enumerated in paragraph b of this certification; and
- (d) have not within a three year period preceding this proposal for bid had one or more public transactions (Federal, state or local) terminated for cause or default.

The Contractor agrees to provide immediate notice to the AURA/NOIRLab Contracting Officer in the event of being suspended, debarred, or declared ineligible by any department or Federal Agency, or upon receipt of a notice of proposed debarment that is received after the submission of the bid or offer, but prior to the award of the purchase order or contract.

CERTIFICATION

1 1

The Contractor hereby certifies that he or she has read the above Debarment/Suspension Status requirements and that he or she understands and will comply with these requirements.

Please advise this facility as soon as possible when the status of your company changes from that indicated above.

SIGNATUDE OF AUTHODIZED DEDDESENTATIVE.

11.	SIGNATURE OF AUTHORIZED REFRESENTATIVE.	
12.	DATE SIGNED:	
13.	NAME AND TITLE OF SIGNER (PRINT OR TYPE):	
14.	ADDRESS:	
17.	ADDICESS.	

F. BYRD ANTI-LOBBYING AMENDMENT CERTIFICATION (31 U.S.C. §1352)

(To be signed with each bid or offer exceeding \$100,000.00)

Contractor certifies, to the best of its knowledge and belief that:

- (1) No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of congress, or an employee of a Member of congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form LLL, "Disclosure of Lobbying Activities," in accordance with its instructions to the [as amended by "Government wide Guidance for New Restrictions on Lobbying, "61 Fed. Reg. 1413 (1/19/96). Note Language in paragraph (2) herein has been modified in accordance with Section 10 of the lobbying disclosure Act of 1995 (P.L. 104-65, to be codified at 2 U.S. C. 1601 *et seq.*)].
- (3) Contractor shall require that the language of this certification be included in the award documents for all sub-awards at all tiers including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such expenditure or failure.

CERTIFICATION

Contractor certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, contractor understands and agrees that the provisions of 31 U.S.C. A 3801 *et seq.*, apply to this certification and disclosure, if any.

15.	SIGNATURE OF AUTHORIZED REPRESENTATIVE:
16.	DATE SIGNED:
17.	NAME AND TITLE OF SIGNER (PRINT OR TYPE):
G.	QUALIFICATION OF CORPORATE SIGNATURE (To be completed if Contractor is a corporation.)

		, incorporated in the
	(Name of Corporation)	
State	e of	
RESC	SOLVED THAT:	
	(Name)	(Title)
and it	his corporation is hereby authorized, empowered, and d its corporate name, to make and execute bids, offers, the offer and sale of goods and/or services by this count up to:	and contracts binding upon this corporation
		DOLLARS (\$)
CER	RTIFICATION	
the al	reby certify that I am a/the duly elected and qualified above named corporation, that the forgoing is a true as meeting of the Board of Directors of said corporation e and effect, and has not been withdrawn, repealed, and	nd correct statement of a resolution adopted a, and that the foregoing resolution is in full
IN W	WITNESS WHEREOF I have hereto set my hand on b	pehalf of said corporation.
18.	SIGNATURE OF OFFICER:	
19.	DATE SIGNED:	
20.	NAME AND TITLE OF SIGNER (PRINT OR TY	PE):
21.	ADDRESS:	

QUALIFICATION OF LIMITED LIABILITY COMPANY SIGNATURE (To be completed if Contractor is a limited liability company.) Η.

		, organized in the
	(Name of Limited Liability Company	y)
State	re of	
RES	SOLVED THAT:	
	,	(TC:1)
	(Name)	(Title)
this	his limited liability company is hereby authorized, empolimited liability company and its limited liability nantracts binding upon this limited liability company for the limited liability company in the course of its business.	ne, to make and execute bids, offers, and he offer and sale of goods and/or services
		DOLLARS (\$)
CEF	RTIFICATION	
true limit	reby certify that I am (i) a member or (ii) a/the duly elec- , of the above named limited and correct statement of a resolution adopted at a material diability company, and that the foregoing resolution adrawn, repealed, amended, or canceled.	d liability company, that the forgoing is a neeting of the members/managers of said
IN V	WITNESS WHEREOF, I have hereto set my hand on be	ehalf of said limited liability company.
22.	SIGNATURE OF MEMBER/MANAGER/OFFICE	ER:
23.	DATE SIGNED:	
24.	NAME AND TITLE OF SIGNER (PRINT OR TYI	PE):
25.	ADDRESS:	

I. CONFLICTS OF INTEREST CERTIFICATION

- (a) Contractor warrants that to the best of its knowledge and belief, and except as otherwise disclosed, it does not have any organizational conflict of interest which is defined as a situation in which the nature of work under a proposed contract and the prospective contractor's organizational, financial, contractual or other interest are such that:
 - (i) award of the contract may result in or be the result of an unfair competitive advantage;
 - (ii) the Contractor's objectivity in performing the contract work may be impaired; or
 - (iii) that the Contractor has disclosed all relevant information and requested AURA to make a determination with respect to this Contract.
- (b) Contractor agrees that if, after award, it discovers an organizational conflict of interest with respect to this Contract, it shall make an immediate and full disclosure in writing to the AURA Contracts Officer which shall include a description of the action which the Contractor has taken or intends to take to eliminate or neutralize the conflict. The AURA Contracts Officer may, however, terminate the contract for the convenience of AURA, if it would be in the best interests of AURA to do so.
- (c) In the event the Contractor was aware of an organizational conflict of interest <u>before</u> the award of this contract and intentionally did not disclose the conflict to the AURA Contracts Officer, the Contracts Officer may terminate the Contract for default.
- (d) Contractor shall require a conflict of interest disclosure or representation from subcontractors and consultants who may be in a position to influence the advice or assistance rendered to AURA and shall include any necessary provisions to eliminate or neutralize conflicts of interest in such consultant agreements or subcontracts involving performance or work under this Contract.

I declare under penalty of perjury that all statements and information contained in this document and any accompanying documents are true and correct, with full knowledge that all statements made in this document and any accompanying documents are subject to investigation and that any false or dishonest answer to any question may be grounds for disqualification from this solicitation or termination of any award and expose me and the represented organization to both civil and criminal liability.

Signature of Authorized Officer/Member/Representative
•
Printed Name and Title
Date:

J. ADDITIONAL INFORMATION

PROVIDE ANY ADDITIONAL	INFORMATION AS REQUESTED.	ATTACH ADDITIONAL
SHEETS AS NEEDED.	-	

K. DECLARATION

29. I declare under penalty of perjury that all statements and information contained in this document
and any accompanying documents are true and correct, with full knowledge that all statements made
in this document any accompanying documents are subject to investigation and that any false or
dishonest answer to any question may be grounds for disqualification from this solicitation and expose
me and the represented organization to both civil and criminal liability.

SIGNATURE OF AUTHORIZED REPRESENTATIVE	Date		
Print Name		-	