

Bidder Questions	Owner Response			
<p>Warranties (Section 1.2): Could you clarify what is meant by warranties? Does this refer to those outlined in the design package governing the repainting effort? If so, what warranty period are you looking for?</p>	<p>The warranties referred to in Section 1.2 are for the repainting and mitigation efforts. We are looking for a warranty period that ensures the longevity and effectiveness of the work. A typical expectation is a 5-10 year warranty for both materials and workmanship, depending on the product and conditions. Please specify the warranty terms you recommend for your proposed design solution.</p>			
<p>Is AURA's man lift available for our use during the design project?</p>	<p>The man lift is not available for use.</p>			
<p>Does AURA have any records of asbestos-containing materials such as exterior caulking, sealants, and interior insulation panels? I realize the fireproofing contains asbestos.</p>	<p>To our knowledge, we do not have specific records of asbestos-containing materials in the exterior caulking or sealants. However, we do know that the fireproofing contains asbestos. We recommend testing any caulking, sealants, and following best practices for asbestos mitigation.</p>			
<p>Besides the provided documents, does AURA have any soil or paint sampling records?</p>	<p>AURA does not have additional soil or paint sampling records beyond what has been provided. If further sampling is required, it can be addressed during the design process.</p>			
<p>Is the use of non-emissive paint and caulk required?</p>	<p>Yes, the use of low or non-emissive paints and caulks is required to reduce the amount of heat that passes through the surface.</p>			
<p>Can you provide design detail sheets regarding the anchoring system for the wall panels?</p>	<p>We do not currently have detailed design sheets for the anchoring system for the wall panels. Details are on the last page of the supplied prints.</p>			
<p>We understand that the regulatory framework is primarily based on Arizona State OSHA, EPA, and tribal requirements. Are there any additional requirements from other stakeholders, such as tenants?</p>	<p>We will also need to coordinate with any tenants or facility users, but no additional specific regulatory requirements from tenants are known at this time.</p>			
<p>Additionally, the observatory window system appears to have corrosion and weatherization issues. Does AURA intend to replace these window systems in the future, or would you like a replacement option included in the design package?</p>	<p>At this time, there is no immediate plan to replace the window systems. However, we would like to include an assessment and recommendation in this design SOW. Please include a replacement option in the design package for consideration as a separate line item.</p>			
<p>I see a tentative start date of December 2024. What is your desired completion date for the design? Are you planning to begin the remediation/repainting project in the summer of 2025?</p>	<p>We are aiming for the design phase to be completed by February 2025, this will be followed by the bidding process for the construction / implementation phase</p>			
<p>is the preferred construction window from May to September due to weather considerations?</p>	<p>The preferred construction window will be developed with the construction team. Keeping in mind monsoon season starting June 15th ending September 30th.</p>			