

Solicitation Number: 2018-024-RFQ

Addendum Number: 1

Construction Manager At Risk (CMAR) For Gateway Aviation Services Building Remodel

Due Date and Time: May 3, 2018 at 2:00 pm Arizona time

A signed copy of this addendum must be included with proposal or bid.

The following questions were asked at the Pre-Proposal Meeting on April 18, 2018:

Q: Is the facility going to be in operation during the construction?
A: Yes. Gateway Aviation Services and the Airport maintain a 24/7 Operation.

Q: Do you anticipate phasing the project?
A: That is our desire.

You will not be impacting the airside operation, you will be impacting the level of comfort of the customers, Pilots, Pilot's guests, whoever may be coming in; we will need to figure out the best way to work around that. Some aspects of it, like where the manpower is, we can put them in a Conex or outside for a short-term duration. But we also have construction windows to work within. When we are really busy and we are not busy depends on the time of day and time of year and time of month.

Q: Do you have any flex space that you were planning on using, such as Conex?
A: Yes, the Conex is an option, you may be able to build it around them but that is what you are going to tell us.

Q: Are you expecting off shift work?
A: Off shift hours are definitely an option. During the early morning and afternoons we are busier than 8:00 p.m. – 5:00 a.m., but you are going to come up with the schedule and work plan that allows you to be the most efficient within the budget allowed. I don't see right now that we are mandating it.

It is a cost vs. time issue. If you are thinking you want to do it to be cost effective, then the Airport would agree to it. The Airport has done a number of projects like that. We are a 24/7 operation so someone is always there.

Q: Is there a target completion date?
A: The project needs to be complete before Spring Training, if not, it will not start until after Spring Training is done as that time period is our busiest time of year.

If we start in June, we are looking at, the next significant milestone in our major Operation is Thanksgiving and then Christmas. We are not sure if it is feasible, but just remember the month of November will be busy then there is a slight lag for a week or so then we move into the holiday season – those are the peak times. Between June and November, it can be very hit or miss. Our trend over the last few years have been the summer months have generally been our slower months, but they have been much more active the last couple of years which is a testament to our business. November and December are still the busiest months.

It is all going to depends on how quick we get the GMP. I cannot give you an exact time frame, we want it as quick as possible but we are not going to do it during our peak season.

Q: You mentioned that Schematic Design has started. When do you anticipate design to be completed?

A: We anticipate the first round of drawings in June, right when the CMAR would be starting, that will be 30%. Schematics are done, we have not done the 30% or the SD's. It should be pretty close, to when the CMAR gets on board; you can have viable input and comment prior to proceeding past that point.

Q: How many stakeholders occupy the space?

A: Besides Gateway Aviation Services, the stakeholders in the building are US Customs, Factory Direct Models and two office space tenants. The space we are talking about for this project just impacts Gateway Aviation Services. It is an entry way for those people / tenants, but tenants do have alternate entry ways. So, taking the landside and airside exits out of play is not a huge impact to the rest of the stakeholders.

Q: Are there any asbestos or abatement matters that we need to be concerned about?

A: We just did an investigation of that and we will include those reports in an addendum / make them available. Asbestos would only be in the carpet mastic which is pretty easy to remove. I am not sure if it impacts that area because that has been remodeled a couple of times. It may be in the tile in the back but maybe not in the front tile.

Note: Two recent inspection reports pertaining to the Gateway Aviation Services building have been posted to PMGAA's website and are incorporated into this Addendum 1 by reference. The files can be located at: <http://gatewayairport.com/procurementsandnotices>

Solicitation 2018-024-RFQ Building 45 Asbestos Inspection April 4 2018.pdf

Solicitation 2018-024-RFQ Building 45 Lead Inspection April 11 2018.pdf

Q: Is there any owner supplied material / equipment anticipated?

A: No, we will just tell you whether or not you can use it.

Q: Are there any required vendors or maintaining any warranties?

A: Only required vendors would be if you have any roof penetrations. We just re-did the roof on that building recently and we have a 20-year warranty with Centimark. There may or may not be roof work depending on whether we have additional HVAC – everything over Barrio Brewery was just replaced, but there is one large 25-ton unit there that serves the majority of the building that we may replace

depending on the feasibility of the costs. We are not going to be doing anything that will jeopardize the warranty of the roof.

Q: Does this project have prevailing wages?

A: No, this job does not require Davis Bacon wages, just Arizona requirements and federal minimum wage.

Q: Do you have an anticipated budget that you are wanting to stay within?

A: Yes, \$650,000.

The floor space is not that big; not a lot of wall changes, two column removals that are not structural, get rid of the ceiling, light replacements – all lights will be LED; one of larger costs will be CSR desk – we want to see something nice/high end there.

Q: Is the roof work considered “airside”?

A: It would depend on how you access it. If you access it from “landside”, it would not. If you accessed it from “airside”, it would.

Q: Would the new canopy for the building be considered “airside” / secure and require an Airport escort or badging while under construction?

A: It would depend on how you approached it. One option would be to propose to fence the area in which would not require badging.

Q: Where would the dumpster location be for this project?

A: One area that could be an option would be space in the front parking lot.

Q: Is there a single source for access control on the Airport?

A: Yes, it is Lenel.

Q: Will the building have an observation area / deck?

A: No, that is not planned at this time.

Q: Is there any work expected to be done in the restrooms in the building?

A: No, the restroom had work done on them approximately six years ago.

Comments by PMGAA staff:

Typically, we do not utilize a CMAR on a project of this size, but with the complexity of keeping it operational and the budgetary limits that we have, which is very tight, we need your expertise and want a partner who can work with us on that.

From a facility standpoint, this is the most amount of money that has been expended on the FBO since it was moved over there and this is our opportunity to make an impression and elevate us.

The following question was received in writing prior to the deadline:

Q: Do you know the proposed construction dates for this project?

A: See answer to question number 5 above.

ALL OTHER PROVISIONS OF THE SOLICITATION SHALL REMAIN IN THEIR ENTIRETY.

Offeror hereby acknowledges receipt and understanding of above addendum.

Signature

Date

Print Name and Title

Name of Company

The above referenced Solicitation Addendum is hereby executed April 23, 2018 at PMGAA, Mesa, Arizona.

Marian Whilden

Procurement Coordinator
Phoenix-Mesa Gateway Airport Authority



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SIGN-IN SHEET

Pre-Proposal Conference
 Solicitation 2018-024-RFQ
 CMAR Services for Gateway Aviation Services Building Remodel
 April 18, 2018 3:00 pm
 Airport Administration Bldg, Saguaro A/B Conference Rooms

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