



**NOTICE TO ALL PROPOSERS**  
**ADDENDUM NO. 2**  
**TO THE REQUEST FOR QUALIFICATIONS FOR**  
**TUCSON AIRPORT AUTHORITY PROJECT**  
**10119248 LUXE**  
**March 6, 2020**

The following Addendum dated March 6, 2020 shall be made a part of the Request for Qualifications (RFQ) dated February 20, 2020 for 10119248 Luxe.

**RESPONSES TO QUESTIONS**

1. Can the design builder submit qualifications for commissioning if the commissioning team is not involved in design?

*Answer: The Design Builder should identify whoever they believe the key team members should be for the entire project cycle.*

2. Can you identify the intended site and the three buildings to be demolished?

*Answer: After the selection has been made and the non-disclosure agreement has been signed this information will be provided.*

3. To what extent does TAA expect the 30% design GMP proposal to contain specific values vs. trade allowances and contingency?
  - a. What will be the method used to address scope and GMP changes that may arise during the final design phase?

*Answer: The intent of the 30% GMP should include a schedule of values for all major work components and agreed upon allowances and contingencies to cover the entire project cost. If there is a scope change or unforeseen that is not covered in the allowances or contingencies then the tenant and TAA will consider issuing a change order for that work.*



4. What will be the contractual format used for schematic design and GMP development compensation?
  - a. Our understanding is the contract draft attached to the RFP will be finalized and executed before NTP and the 8 week schematic design/GMP development, is that correct?

*Answer: The contract included in the RFQ will be utilized. The phase 1 (30% design & GMP development) for \$125,000 will be the initial contract amount. If the project proceeds to the construction phase, an amendment to the contract will be negotiated for additional provisions related to the GMP, final design and construction.*

5. Can you provide a date when the NTP is to be expected for 30% design/GMP development as well as a date for NTP, if awarded, for final design and construction?

*Answer: We anticipate issuing the NTP for the 30% design in April 2020. The Final design/construction is anticipated to be late summer/fall 2020.*

6. Are we correct to assume client programming information will be provided prior to NTP or before the 8 week schematic design/GMP development starts?

*Answer: The tenant requirement documents will be provided as soon as the selected team signs the non-disclosure agreement.*

7. The contract suggests a project kickoff meeting will be held before NTP. Is this the case?

*Answer: Yes.*

8. Is there a geotechnical report of a nearby project or an old report for this site on which our schematic design could be based that could be provided upon award?

*Answer: TAA does not have geotechnical reports for the existing site. We would recommend a preliminary geotechnical investigation be completed by the team as part of the 30% design.*

9. Is there a recent City of Tucson DBE list? The most recent list we have been able to locate is dated 2013.

*Answer: The list of firms recognized by the Tucson Airport Authority is located at <https://utracs.azdot.gov/search>. We utilize the Arizona UCP list which ADOT maintains. The list includes all firms registered with ADOT. You must be sure there is a "Yes" next to DBE Certified in order for their participation to count as DBE utilization on your submittal.*

10. Please clarify that the intent of this process is to create a short list of qualified firms to respond to an eventual RFP for this project. The language on page 1 of the RFQ is unclear and states that the TAA will move forward directly into negotiations with the top ranked firm.

*Answer: The intent of this SOQ process is to select a design/builder to enter into a contract for phase 1 (30% design and GMP development) of the project. If TAA and the tenant approve moving forward with phase 2 (final design and construction) of the project, an amendment to the contract will be negotiated with the selected design/builder for additional provisions related to the GMP, final design and construction.*

11. In response to Addendum 1, Question 4 regarding the DBE Utilization Form, our intent is to fill it out as completely as possible with the team we are assembling at present, but since we expect the majority of DBE firms to be incorporated after contract and GMP, we do not have a complete list of possible DBE participants at this time. Can you please clarify how our completion of this form will be ranked in regards to the evaluation criteria set forth in the RFQ?

*Answer: The "Statement of Proposed DBE Utilization" form submitted with the proposal should identify DBE firms' anticipated participation in the preconstruction phase of the Design/Build process. The identification of DBE utilization for the construction phase will occur at the time of contract negotiations for the construction portion of the award. TAA recognizes it is difficult to identify possible firms on a particular project when the design of said project has yet to occur. The current utilization should identify DBEs participating as part of your firm's design team. The DBE Utilization Form is not part of the evaluation criteria of the proposal but is a matter for deeming a proposal responsive to the SOQ.*

12. In response to Addendum 1, Question 4 regarding the DBE Utilization Form, can you please clarify that we should name specific firms that may participate? Can we simply include additional disciplines that may be included post GMP?

*Answer: Name and trade must be included on the Statement of Proposed DBE Utilization.*

13. Please clarify TAA's utilization goals for both pre-construction and construction phases of the project, if different at each stage.

*Answer: The calculation of the goal for the construction portion of the project will occur at the completion of the design documents when the identification of possible subtrades is available and will be negotiated as part of the construction award contract negotiations. The aspirational goal in the solicitation refers only to the preconstruction portion of the process.*

14. In response to Addendum 1, Question 6, should we include a geotechnical engineer as part of our design team for this project?

*Answer: The Design Builder should identify whoever they believe the key team members should be for the entire project cycle.*



15. Given the data presented in Addendum 1 and your clarifications to these questions, we would respectfully request an extension to reconsider our strategy and approach on this project.

*Answer: The due date will not be changed.*

16. Article 12.1 of the DB Services Agreement discusses the potential for TAA's use of a Project Consultant. Does TAA plan to utilize a Project Consultant in reviewing the Design Builder's GMP deliverable?

*Answer: TAA is still evaluating resources to determine if a Project Consultant will be utilized.*

17. Upon review of the Contract provided in the RFQ, we have noticed that a cost for liquidated damages have not been identified. Liquidated damages are referenced in Article 7.6 WITHHOLDING on page 17. Can you please provide the amount that will be included in the final contract? Additionally, please confirm that a mutual waiver of consequential damages will be included in the final contract.

*Answer: The Phase 1 work will have zero dollars for Liquidated Damages. The GMP will be contracted via an amendment and will modify Liquidated Damages to an amount that is negotiated during the phase 1 work. A mutual waiver of consequential damages will not be included in the contract.*

18. Under what selection criteria (table p. 8) category will DBE be scored?

*Answer: The DBE is not scored in the selection criteria. It is a compliance requirement and a matter for deeming a proposal responsive to the SOQ.*

19. What are the remaining milestones, and estimated dates, for finalizing the tenant lease?

*Answer: It is the intent to go to the tenant and TAA Boards after completion of the GMP (Summer 2020).*

20. Is the tenant under an LOI, or has the tenant signed a lease contingent on financial terms?

*Answer: The tenant has signed an agreement with TAA to pay for the phase 1 work.*

21. Please verify this project is approved by the current ALP.

*Answer: Yes*

22. What are the permitting steps between the 30% DD's and permit approval?

*Answer: The Design Build team will have to submit the project through the normal building permitting process with Pima County.*



23. Are the Tax Free Bonds totaling \$45M currently secured and liquid? If not, what steps will TAA be required to take in order to secure the bonds?

*Answer: No. TAA will be working with bond counsel and financial advisors in parallel with the Design Build Team's 30% design process to develop a proposed bond financing package including projected debt service based on the GMP. Upon approval by the Boards of both TAA and the tenant to proceed with the project based on the GMP and proposed financing package, the bonds will be offered for sale.*

24. For the best financial interest of this project and for TAA, we respectfully request the requirement to specifically list DBE firms be removed from the RFQ requirements and scoring criteria. Per Addendum 1 Question 15, the stated intent of the DBE is to "obtain the estimated team participation percentage utilization by DBE firms". In our professional opinion it would be premature to even list intended subcontractors at this point.

*Answer: The "Statement of Proposed DBE Utilization" form submitted with the proposal should identify DBE firms' anticipated participation in the preconstruction phase of the Design/Build process. The identification of DBE utilization for the construction phase will occur at the time of contract negotiations for the construction portion of the award. TAA recognizes it is difficult to identify possible firms on a particular project when the design of said project has yet to occur. The current utilization should identify DBEs participating as part of your firm's design team.*