

McConnell Hall Renovation & Landscape Upgrade
NAU Project #09.620.251
RFQ for CMAR Services
August 7, 2025

ADDENDUM #1

PART 1 – GENERAL

- A. Date of Issue: August 7, 2025.
- B. The following Addendum shall be incorporated in the Contract Documents of the above-named job, and all requirements herein are fully a part of the Contract Documents as if included therein.
- C. Offerors shall acknowledge receipt of all Addenda in their Response to the Request for Qualifications, on *Attachment A: RFQ Submittal Certification Form*. Failure to do so may subject the Offeror to disqualification.

PART 2 – CLARIFICATIONS

- 1. **Interviews with Shortlisted Firms (at Owner’s discretion):** The date for interviews indicated in Divisions I and VI of the RFQ document (Wed., Sept. 10, 2025) remains **tentative** at this time. Because of potential scheduling conflicts due to the Rocky Mountain APPA Conference, which is scheduled for September 9–11, we are also considering **September 16–17** as alternate dates for the interviews. Offerors should keep these dates available. We will provide an update on the final date for interviews as soon as possible.
- 2. **Question:** Within section A, item (6): is the bonding capacity letter included or excluded from the 25-page limit?
Response: Please refer to the RFQ, Division V – Submittal Requirements for information regarding the page count. As noted there, **included** in the 25-page count are “responses to Division IV, items A through G” (the bonding capacity letter is one of the responses under item A).
- 3. **Question:** Is Owner open to phasing the work in the restrooms?
Response: Phasing the restroom work beyond the summer 2026 construction period will be difficult due to the building being occupied by the residents from late August 2026 to May 2027. The building has a high demand all year round, including summer, and it will not be possible to take it offline for another summer period for several years.
- 4. **Question:** Is there any plan in place for the moving of furniture from rooms/other areas during construction?
Response: This has not yet been discussed, but Offerors may choose to touch upon this matter in their submittals.

5. **Question:** Which walls in the affected areas of the building are structural or non-structural?
Response: *Please refer to the RFQ, ATTACHMENT G: AS-BUILT DRAWINGS, to identify structural and non-structural walls within the areas impacted by the project.*
6. **Question:** Are any additional controls upgrades envisaged for the project?
Response: *No.*

PART 3 – ADDENDUM

1. DIVISION IV – SELECTION CRITERIA

(B) PRIME FIRM PROJECT EXPERIENCE (30 points maximum)

DELETE: Item 1)a):

- a) A description of the project, including the name of the owner, the project square footage, the project location, the year it was built, and at least one picture. The description must include how many seats the recital hall (or equivalent-type space) has, the project's LEED rating, and if the project site was occupied during construction or adjacent to an occupied building.

ADD: Item 1)a):

- a) A description of the project, including the name of the owner, the project square footage, the project location, the year it was built, and at least one picture. If including a residence hall, the description must include the number of units/bedrooms, the project's LEED rating, and if the project site was occupied during construction or adjacent to an occupied building.

2. DIVISION IV – SELECTION CRITERIA

(C) ADDITIONAL PROJECT EXPERIENCE (15 points maximum)

DELETE: Item 1):

- 1) List all CMAR projects awarded to your firm by Northern Arizona University, Arizona State University, and the University of Arizona during the last two years, all projects currently ongoing, and/or all projects for which your firm has been selected but are not yet under contract. For each project, provide the project description, award date (note if pending), construction cost, status of completion, and estimated completion date. As part of the selection process, the University has the responsibility of taking into account the size and complexity of the project under consideration, the resource investment of the Offeror in current work, and the amount or quality of previous work recently performed for the University, in order to extend CMAR project delivery method opportunities to a broad representation of qualified firms.

ADD: Item 1):

- 1) List all CMAR projects awarded to your firm by Northern Arizona University, Arizona State University, and the University of Arizona during the last two years, all higher education projects (regardless of delivery method) in the State of Arizona currently ongoing, and/or all higher education projects (regardless of delivery method) in the State of Arizona for which your firm has been selected but are not yet under contract. For each project, provide the project description, award date (note if pending), construction cost, status of completion, and estimated completion date. As part of the selection process, the University has a responsibility to take into account the size and complexity of the project under consideration, the resource investment of the Offeror in current work, and the amount or quality of previous work recently performed for the University, in order to extend CMAR project delivery method opportunities to a broad representation of qualified firms.

3. DIVISION IV – SELECTION CRITERIA

(F) PROJECT MANAGEMENT CONTROLS AND TEAM APPROACH (20 points maximum):

DELETE: 4) Schedule Control:

a)

b) Detail your familiarity with using PMWeb for data management (e.g., RFIs, ASIs, submittals).

ADD: 4) Schedule Control:

a) Summarize your firm's schedule control process to be used in order to meet the Owner's project schedule.

b) Highlight any potential impacts to the schedule your team envisions that may be due to Owner's Technical Standards, permit process, general construction procedures, or other.

c) Detail your familiarity with using PMWeb for data management (e.g., RFIs, ASIs, submittals).

END OF ADDENDUM #1