

HUALAPAI INDIAN TRIBE  
PEACH SPRINGS, ARIZONA  
IFB NO. 02-2016

Questions and Answers on Notice of Invitation for Bids from Commercial Modular Building Contractors for  
Fitness Center Annex in Peach Springs, Arizona

October 19, 2016

**ADDENDUM NO. 3**

**Response to Questions**

1. *Will you accept barricade wrap in lieu of 1" foam insulation?* No
2. *Are 18 GA Steel doors acceptable?* Yes
3. *Can we locate riser inside building due to weather conditions (Freezing Temps). If so, can we split pantry and put riser room in that corner with the exterior door requested?*  
Yes
4. *Is a 20 pound snow load acceptable for that area?* Yes
5. *Wall mount units do not have a 14 seer rating-is this ok?* 14 SEER is the minimum per 2009 IBC. Provide alternate mounting location if wall mounted units do not meet this criteria.
6. *Is use of Tribal Labor a requirement?* Yes, if available. The TERO ordinance applies to all construction contracts in excess of \$1.00 in value. Please contact Carissa Cook, TERO Director, at (928) 769-2216 procedures on submitting a compliance plan.
7. *Does the Tribe require the Bidder or any of our sub contractors to acquire any kind of business license?* No
8. *Please provide more detail on the foundation design and strength.* Contractor to provide an engineered foundation plan, stamped by a registered engineer in the State of Arizona. Minimum 3,000 psi concrete. Being a temporary structure, building is to be attached to steel plates embedded in the foundation wall.
9. *What is the minimum grade of wood for the studs?* Provide No. 2 Douglas Fir for both exterior and interior stud walls. In addition, please provide a double top plate and single bottom plate.
10. *What is the size and spacing of the cross-members (purlins) between the steel roof trusses?* Provide minimum 2" x 8" No. 2 Douglas Fir (or greater if engineering demands) at minimum 16" on center.
11. *Is a 3-ply built-up with granular top sheet acceptable?* No.

12. *Is there a specification for the T-Bar ceiling? Provide Armstrong Ultima Health Zone™ or equal with beveled tegular edge in either 9/16" or 15/16" t-bar grid.*
13. *Is a used modular building acceptable for the bid? No.*
14. *Confirm that a true modular, without chassis, is acceptable for the bid vs. a modular with a perimeter frame or a basement frame? This question is being put to the granting agency to ensure that the modular maintains its temporary status for funding.*
15. *R-11 for floor insulation doesn't meet current energy code IBC 2009. R-30 is required to meet code. R-30 is the minimum for residential applications in Climate Zone 3; however, please provide R-30 floor insulation for the Fitness Center.*
16. *The IFB specified that "The successful contractor shall be required to achieve Substantial Completion within 90 consecutive calendar days after the Notice to Proceed and Final Completion within 30 consecutive calendar days after Substantial Completion." How long will it take owner to review and approval building design? What if the project is delayed by the owner? Plan review should be 10 working days. Please note the Arizona Department of Housing, Office of Manufactured Housing, will also review the plans. A reasonable accommodation will be made by the owner for owner-caused delays.*
17. *On page 3 of 48 Item No. 18, ADA accessible ramps to all exterior doors. Per ADA code, only one ramp need to be provided for the main entrance, please confirm that ADA ramp is required at every exterior door. Addendum # 2, questions # 1 answered, but please confirm. Yes, please provide ramps at each door and a unit price for each.*
18. *What permitting is required for the job regarding referenced on page 3 of 48, Pre-Construction Phase, Item No. 8, "Address all federal and Tribal design permitting requirements and pay all associated fees." The tribe will issue a building permit which is free of charge. The contractor must also pay the 1% TERO tax prior to commencement of construction.*
19. *Is this a tribal project? If so, please confirm that the tribe will issue Certificate of Occupancy. The Tribe will issue the Certificate of Occupancy through the Planning Department.*
20. *Provide response to Question No. 5 of Addendum No. 2. Can 26 oz. carpet be glued down directly to the wood floor? No, provide 26 once carpet squares and 8 once pad, minimum.*
21. *Does the tribe require cultural awareness training for all workers on the site (including the crane operator)? Tribe requires a cultural monitor to be on-site during ground disturbance activities.*
22. *Does the tribe require a safety orientation course for everyone coming on the job site (including the crane operator)? Yes.*

23. *Will the tribe require pre-qualification including EMRs, run loss reports, and written company safety handbook and then daily task hazard analysis with daily documented safety meetings? Yes.*
24. *Will the tribe use an aggressive interpretation of OSHA fall protection rules necessitating additional time and additional equipment to be bought or rented? Yes.*
25. *What is the size and surfacing for the ADA parking spaces? ADA spaces should be 10' wide and 20' long with a central 8' wide by 20' deep access aisle to the front door. The surface should be hard, i.e. asphalt or concrete. In addition, provide ADA signage mounted on posts with top of each sign mounted 72" above grade at the head of each space. Also, provide a 30' wide hard -surfaced driveway approach to parking area from Rodeo Circle to protect the edge of pavement and long enough to traverse the roadside ditch as a "low-water" crossing. See attached aerial photo for general locations of these improvements.*

A copy of the pre-bid meeting sign-in sheet from October 17, 2016, is attached for your records. Should you have any questions regarding this Addendum, please contact me at (928) 769-1310.

Except as modified herein all other specifications, terms, conditions and special provisions shall remain the same.

ISSUED BY:



Kevin Davidson  
Planning Director

cc: File

Pre-Submittal Conference Sign-In Sheet for IFB No. 02-2016, Fitness Center Annex in Peach Springs

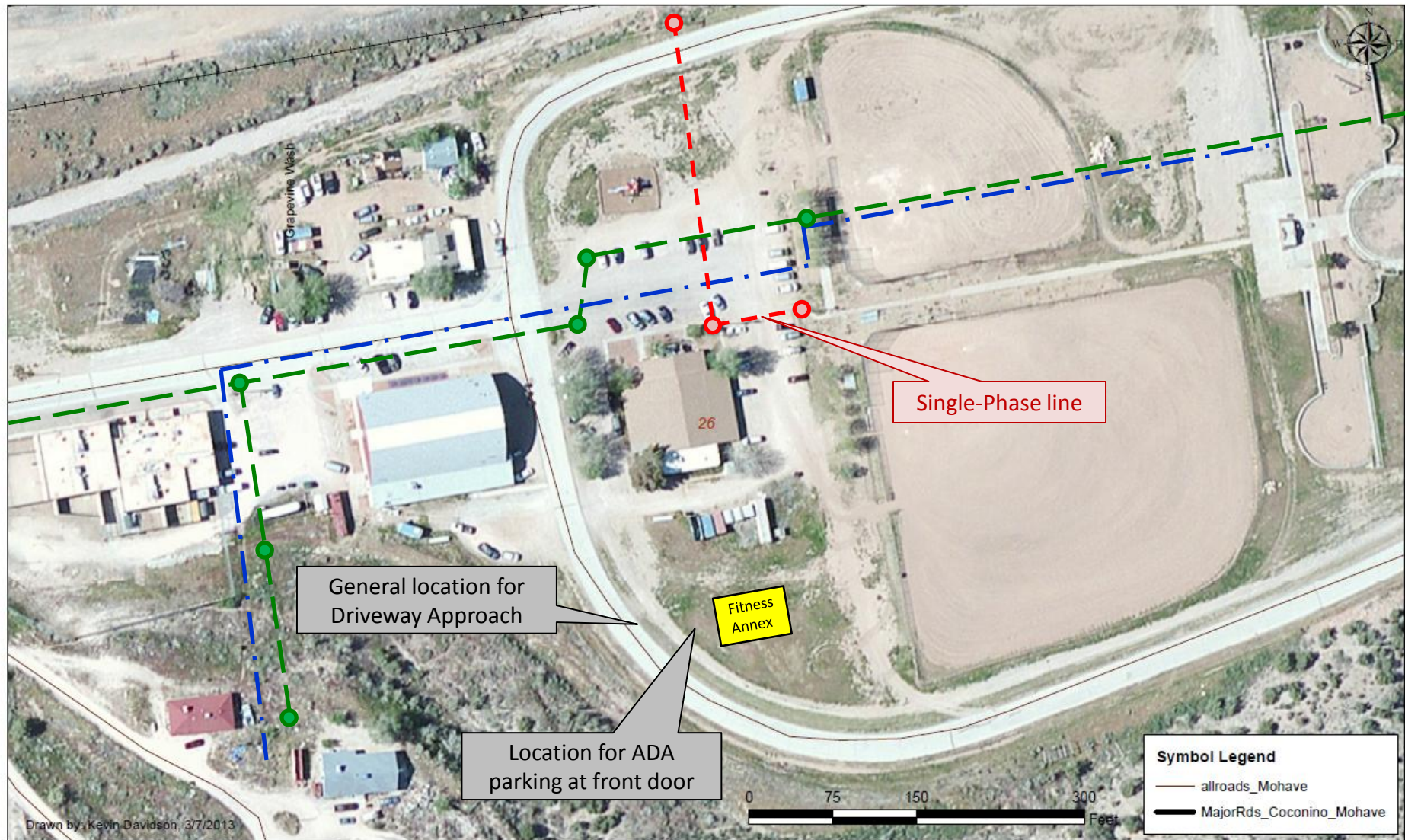
10/17/2016

Name	Company	Telephone	E-mail
1 Frank DAMELIO	DSMBI	702-8370750	FrankD@DSMBI.com
2 Michael Paul	RM Excavation	928-303-1236	mpaul@rmexcavation.com
3 Tom Stry's	RM EXCAVATION	928 715 0516	T.Stry's@rmexcavation.com
4 CHANN SMITH	CBO	928-769-1310	CSmith@110212231-nsmgou.com
5 WINSTON CATAO	MODULAR SOLUTIONS	928 602-292-3945	wcatao@mod-sol.com
6 Erica Moray	ESB Design + Build	520-682-9024	erica@esbdesignbuild.com
7 Kevin Dandson	Planning Direct	928-769-1310	KDandson@hodge-isen.com
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# Location for New Fitness Center Annex on Rodeo Circle

Aerial Photography 2014



Water Line (4"), Sewer Line, Overhead Electric Line