

Request for Bids

The Astrophysical Research Consortium (ARC) is requesting general contractor services to install a building addition at Apache Point Observatory (APO), near Sunspot, New Mexico. The proposal shall include cost and schedule to provide; excavation , site prep, construction, utilities and equipment installation, interior and exterior finishing, and cleanup based on provided drawings and specifications, all applicable state and local permits (excluding USFS which the owner has already attained). Separate construction bids for 1. the West extension and 2. the East extension, and 3. the stairs leading to the lower level of the West extension. One copy of the construction drawings shall be provided upon request. Electronic versions of the drawings are also available. August 17, 2007 is the expected award date.

The desired construction start date is September 5, 2007. The desired completion date is November 16, 2007. The contractor must provide a schedule with the bid package. Variations from these start and completion dates will be considered.

Apache Point Observatory is located in the Lincoln National Forest approximately 1 mile south of Sunspot, New Mexico at an elevation of 9200 feet above mean sea level. The observatory is a working nighttime astronomical observatory. The observatory will continue normal operation during the construction phase. The observatory operations occur on weekends and holidays.

Construction is limited to one hour after sunrise to 1 hour before sunset. Blasting is not allowed. During construction airborne dust must be kept to a minimum. United States Forest Service (USFS) approval has already been granted for the SDSS Support Building expansion. All construction and debris deposal shall be in accordance with USFS policies. The contractor will be responsible for the safety of their employees and subcontractor employees, as well as the safety of observatory staff and visitors in and immediately adjacent to the construction area. The APO Site Operations Manager will have ultimate decision authority regarding safety on the APO site regardless of affiliation. All lights must be off at sunset and remain off until sunrise.

Based on current fire danger rating at APO, the contractor may be required by the USFS to have on site basic firefighting tools.

Apache Point Observatory can provide the following: related telephone, fax, and copy services; restroom facilities; 110 VAC electrical service required for use of hand tools; potable water not to exceed 5,000 gal per day nor 30,000 gallons total

The project consists of two additions to the SDSS Support Building. The original building was designed by M3 Engineering in Tucson, Arizona and constructed by ESA Construction from El Paso, Texas in 1996. The architects for the extension are Denton Ventures Inc. (DVI) in Las Cruces NM.

The West extension is designed to house sensitive astrophysical research instruments. These instruments are very sensitive to temperature and vibration. Upon completion of the West extension the APO instrument team will construct a room within the new room to house their equipment. The East extension is designed to provide an enclosed outdoor storage area for up to twelve 180 liter liquid nitrogen containers. Once the East expansion is completed a handling rack will be designed and installed (under a separate contract) for moving these containers in and out of the storage area. The East expansion area must be well ventilated to eliminate possible oxygen depletion as well as protect against rain and snow from building up in the area.

Exterior finishes are regulated by the USFS and so the extensions must match the existing building as much as practical. The existing support building and all new construction shall be painted to provide an exact color match such that the additions will not be noticeable. The exterior color is to match the existing SDSS Support Building as much as practical.

In addition to the plans provided there are two additional items to be included in the bid. 1. The exterior door on the North side of the West extension upper level that is currently labeled “future” shall be installed during this construction, not in the future. The door shall consist of an insulated metal door with hardware matching the existing SDSS Support Building doors. 2. The exterior door on the West side, lower level, that is currently shown as a 4’-0” x 7’-0” Metal/Insulated door should be changed to a 6’-0” x 7’-0” Metal/Insulated door with hardware matching the existing SDSS Support Building doors. The contractor shall provide a submittal to the owner for approval for both of these doors. The door submittal must include the insulation rating. A submittal is also required for approval by the owner for the HVAC unit, noise and vibration of the unit are critical.

All construction shall be done to reduce interruption of normal observatory operations as much as practical. Power outages shall be limited to daytime and the owner shall be given 24 hours notice to all outages lasting more than 30 minutes. If the contractor finds it necessary to restrict APO staff access to the current SDSS Support Building or the Telescope Enclosure Building during the day the contractor will give the APO Site Manager, or his designee, notice at least 48 hours in advance. Access to the existing buildings and the apron in front of the support building shall not be blocked from sunset to sunrise.

Construction cost and schedule will be a factor in the final determination as to contractor selection. Contractors must submit with the bid proposal names and contact information for at least two similar jobs in the past five years as well as a list of all planned subcontractors. A 5% bid bond is required. The selected contractor must also provide a standard performance bond and payment bond.

Progress billing are to be on a calendar monthly basis. Retention will be ten percent (15%).

A site visit is required. Any technical information or questions regarding the project or submittal of forms should be directed to:

Mark Klaene
 APO Operations Manager
 Apache Point Observatory
 Tel: 505-437-6822
 Fax: 505-434-5555
 Email: mark@apo.nmsu.edu

Bidding Procedure

Sealed bids for the of the Sloan Digital Sky Survey (SDSS) Support Building Expansion at the Owners Apache Point Observatory (APO), Sunspot, New Mexico, must be received by the APO Site Manager, no later than, 4:00 PM (MDT) Wednesday, August 15, 2007. There will be no formal bid opening meeting therefore bidders are not expected to be present for the bid opening. Please note the U.S. Postal and Express Mail addresses below.

A cashier's check, certified check or acceptable bidder's bond payable to the Astrophysical Research Consortium in an amount not less than five percent (5%) of the bid submitted must accompany each bid as a guarantee that, if awarded a contract, the bidder will promptly enter into a contract and execute such bonds as maybe required.

Proposals shall be submitted on the forms prescribed and the Owner reserves the right, as its interests may require, to reject any and all proposals; waive any informalities or technicalities. No bidder may withdraw his proposal after day set for the opening thereof, or before award of contract, unless said award is delayed for a period exceeding twenty (20) days.

U.S. Postal Delivery Address:

Mark Klaene
 APO Site Manager
 PO Box 59
 Sunspot, NM 88349

Express Mail Address:

Mark Klaene
 APO Site Manager
 2001 Apache Point Road
 Sunspot, NM 88349
 Tel: 505-437-6822