



SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT

**John Adams Middle School
Performing Arts Complex Project
Commissioning Services
RFQ/P Questions & Answers
June 27, 2019**

Question 1: How many bidders are you anticipating submitting a proposal?

Answer 1: Unknown.

Question 2: Would you consider removing the “original unbound and three bound copies” requirement?

Answer 2: No.

Question 3: Will the Pre-RFQ/P Responses/Addenda be issued via email or posted online somewhere?

Answer 3: Refer to page 12 of the issued RFQ/P, section V. Questions Regarding RFQ for response.

Question 4: Can you please clarify of the two below lists from the RFQ/P is the correct SOW? If it is the second list, can you tell me what level of building envelope commissioning is needed? Page 6 of the RFQ/P shows the systems to be commissioned, however page 7 & 8 has another listing showing the SOW?

Answer 4: Section 23 applies specifically to the systems to be commissioned related to CHPS. Section 25 includes a list of all systems that shall be commissioned. Both apply to the scope of the RFQ/P.

Question 5: The building systems listed on Page 6, Item 23 do not match the systems listed on Page 7, Item 25. We are not clear on which systems to base our commissioning fee. Which systems do you wish to have included in the fee?

Answer 5: Refer to answer for Question 4 above.

Question 6: Page 6, Item 23 of the RFP lists acceptance testing as a responsibility of the CxA. Acceptance testing is typically provided by the installing contractor with approved certifications from the California Energy Commission. Could you please confirm/clarity if the CxA is to retain this scope?

Answer 6: Acceptance testing is CxA responsibility per owner’s RFQ/P.

Question 7: On page 3, Construction Phase, Item 6: Plan and conduct commissioning meetings as needed and distribute meeting minutes to all attendees, owner, architect of record. Do you have a specific number of anticipated meetings?

Answer 7: Six meetings for the PAC commissioning process.

Question 8: Are drawings, the OPR, or other documents available to assist us in developing the fee?

Answer 8: Yes. Total file size is 669 MB. Therefore, in order to receive the documents you must email Sheere Bishop smbishop@smmud.org no later than Noon on Tuesday, July 2nd 2019 with the subject line "JAMS PAC CxA – Dwg's & Spec's Request". In the body of the email please list one email address as to whom the documents will be shared with. The files will then be shared by end of business on Tuesday, July 2nd, 2019 via a file share to the person listed in the email. No late requests will be accepted.

Question 9: Is there equipment schedule available?

Answer 9: Refer to answer for Question 8 above.

Question 10: Is Electrical commissioning required? If so, which systems?

Answer 10: Electrical systems shall be commissioned as itemized in Section 23 and 25 of the Construction Phase.

Question 11: Is this a LEED project? If so, LEED fundamental or enhanced commissioning?

Answer 11: The District is following a CHPS format. This is not a LEED project.

Question 12: Is it possible to share the approved construction drawings and specifications so we can have a better understanding of scope of work and provide the school district with a more accurate fee proposal?

Answer 12: Refer to answer for Question 8 above.

Question 13: RFQ/P page 1 encourages minority and women-owned businesses to submit. Is there a minimum % involvement required?

Answer 13: No.

Question 14: RFQ/P page 3 section II Construction Phase. 2 refers to CHPS commissioning requirement. Will this project be submitted to CHPS? Or only comply with CHPS requirements without submitting to CHPS?

Answer 14: The District's intent is to comply, but the project will not be submitted to CHPS.

Question 15: Are all Title 24 Design phase commissioning activities completed at this time?

Answer 15: No, Cx activities were done during the design phases.

Question 16: Are commissioning specifications already included in construction drawings/specifications? Or need to be amended later?

Answer 16: Yes, Sections 220800 and 230800 are part of the project.

Question 17: Page 6 section 233 requires Electrical, Mechanical and plumbing systems to be commissioned, however pages 7 and 8 section 25 lists added systems such as Low voltage systems, life safety systems, envelope, vertical transfer, Irrigation, etc. Could you please confirm the list of commissioned systems?

Answer 17: Refer to answer for Question 4 above.

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