



SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT

**RFQ/P – Commissioning (CxA) Services
New School Buildings – McKinley, Franklin & Rogers Projects
Questions & Answers
November 9, 2022**

1. Would it be acceptable to obtain the Building Commissioning Association membership upon contract award?

Answer: No, submitting firm must already have the membership.

2. Are all three buildings being awarded under one contract, or will it be separate contracts?

Answer: One contract.

3. Will all three projects be awarded to a single firm, or will each project be awarded individually?

Answer: Single firm.

4. Minimum qualifications state providing at least five commissioning projects for California K-12 districts during the past 5 years. If we have 4 completed, including one contract that includes six buildings, and a combination of other relevant experience, will we still be considered?

Answer: No, submitting firm must meet the minimum qualifications in order to submit a proposal for consideration.

5. The RFP mentions 2016 California Energy Code. Is this the code the project will be permitted under?

Answer: No, it will be permitted under the 2019 Code.

6. RFP Page 6 says comply with “Title 24, Part 1, Chapter 10, Section 10-103” for acceptance testing. Is this testing expected to be completed by the CxA or will the CxA verify that the testing is completed?

Answer: The Contractor shall perform tests and verification procedures required by the Commissioning Plan when requested by the CxA.

7. Will any of the buildings have greywater systems?

Answer: No

8. RFP pages 7 and 8 each list systems to be commissioned, and they have differences. Which systems will require commissioning?

Answer: All the systems listed under Item 25 in the RFQ/P will need to be commissioned.

9. We are currently contracted to complete CHPS Project Management and Daylight Modeling for McKinley and Will Rogers projects. We do not believe this is a conflict of interest for this Commissioning RFP, but please confirm.

Answer: Yes, that is a conflict of interest.

10. Are there any drawings for the projects?

Answer: Yes, the most current set is the 50% CD set. Drawings will be provided to the awarded firm.

11. Can we assume each project will have a different PM/Design/Construction team, requiring separate document reviews and meetings? Different site visits are a given, as well as separate FAT and TAB verification tasks. Please confirm that each school will have its own separate PM/Design/Construction team.

Answer: Yes, it is assumed there will be a different team on each site.

12. The RFP talks about envelope testing. We are assuming a desktop review, but do you also want to do window infiltration and building pressurization testing? Some of the spaces are quite small. On the other hand McKinley has separate buildings, and a set of drawings would give us an indication of the procedures needed to perform the pressurization tests.

Answer: We want a full review of window infiltration and pressurizing testing. A desktop review would not be sufficient.