



SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT

**Santa Monica High School
Discovery Project
Commissioning Services
RFQ/P Questions & Answers
July 13, 2018**

Question 1: Page 3, #1 – Is there an OPR or drawings/specs available for our review and aid in developing our fee?

Answer 1: The plans and specs for the Discovery Building will be provided to prospective proposers using the project architect's Newforma site for shared documents. In order to obtain, please provide a name and email address of an individual to receive the information, so HED can set up the site to share. Additionally, this information must be received by Sheere Bishop at sembishop@smmusd.org no later than Noon on Tuesday, July 17th, 2018. When sending the information the subject line of the email must read "Discovery Project CxA Dwg Request". No requests after said date and time will be permitted.

Question 2: Page 3, #6 – 'Meetings as needed' is subjective and difficult to competitively price. We would like to recommend a specific number defined (say 12) so we are competing on equal assumptions.

Answer 2: Allow for a total number of 12-meetings

Question 3: Page 4, #16 – Similar to above, 'retesting as necessary' is difficult to price. Some contactors have been known to abuse the commissioning process by not adequately coordinating trades and rehearsing the tests before telling us they are 'ready'. We would like to recommend an approach that is becoming more of an industry standard where after the 2nd failure, additional commissioning verification becomes a compensable event.

Answer 3: Agreed. Compensation for retesting beyond the 2nd retest will be paid and the cost recovered from the contractor. Wording describing that will be included in the bid documents.

Question 4: Page 6, #23 – Is the project pursuing 2016 CA CHPS Verified or Designed?

Answer 4: Designed

Question 5: Page 7, #25 – Life Safety and Vertical Transportation systems are normally approved through State Inspectors. Please confirm if the District intends to have the commissioning agent 'pre-approve' these systems prior to State Inspectors or if state inspection is sufficient.

Answer 5: The commissioning agent will be involved in the pre-approval commissioning of the Life Safety and Vertical Transportation systems, although the final approval will be done through the normal State Inspectors

Question 6: Page 8, #25 – Building Envelope is listed as a commissioned system. Shall we use the CHPS Building Envelope credit as the performance criteria we'll commission to?

Answer 6: Yes

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