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ADDENDUM NO: 1

IFB/RFP No: RFP-NKCC-04-2021

Project /Commodity: New Residence Hall
Independent System Building
Commissioning Services

Date: 09/04/2020

Due Date: September 14, 2020 @ 2PM

BIDDER/RESPONDER SHALL CONFORM TO THE FOLLOWING CHANGES AS SAME SHALL BECOME BINDING UPON THE CONTRACT TO BE ISSUED IN RESPONSE TO THIS INVITATION FOR BID.

New Residence Hall Independent System Building Commissioning Services

SEE QUESTIONS BELOW – ANSWERS ARE IN RED TEXT

1. Can Fundamental Commissioning still be achieved if construction has already started?

Response: Yes, Fundamental is the requirement/expectation

Will the CxA be able to perform the following activities:

a. OPR/BOD review of the mechanical, electrical, plumbing renewable energy systems and exterior enclosures?

Response: Please consider RFP Section 5.3 commissioning activities, construction documents and specifications as owner program requirements/basis of design. Once offeror is awarded, all submittals owner has received from the contractor prior to award date, will be provided to offeror for review/comment. Exterior Envelope Commissioning is not included in Scope. This will be performed by others.

b. Include Cx Plan and Specs in contract documents? I did not see anything included in the electrical specifications. Fishbeck would like to update the other Cx sections

Response: Please refer to spec section in the HVAC Commissioning 230800, Part 3.2 states overall scope for electrical systems, which include lighting and daylighting controls and electrical sub-metering. As listed in Section 5.3, “The commissioning agent will review Commissioning specification sections to ensure these sections are unambiguous and are fully coordinated with all other specification sections to clearly outline Contractor responsibilities. This review and subsequent report shall include a review of all other appropriate drawings and/or specification sections with bearing on the work of commissioning this building as described herein. Timing is of the essence and must be completed within 4 weeks of contract. “

c. Perform mid-design document review for OPR compliance?

Response: Please consider RFP Section 5.3 commissioning activities, construction documents and specifications as owner program requirements/basis of design. Once offeror is awarded, all submittals owner has received from the contractor prior to award date, will be provided to offeror for review/comment.

2. Can LEED Enhanced Commissioning still be achieved?

Response: Enhanced commissioning cannot be achieved. Fundamental is the requirement/expectation.

Will the CxA be able to perform the following activities:

- a. Include Owner Training Requirements before the bid documents are final?

Response: Please refer to RFP Section 5.3 commissioning activities, construction documents and specifications. The university will also require the commissioning agent to provide proper systems training and complete operations documentation to the Operations & Maintenance staff of Northern Kentucky University.

Operations and Maintenance manuals will be as outlined in the specifications and o/m documents from the construction manager will be given to the CxA. The commissioning agent shall confirm the completeness of operation and maintenance manuals, as well as training on each system's operation, are provided to the building operators.

- a. Review contractor submittals for compliance with OPR/BOD and Cx Requirements

Response: Please consider RFP Section 5.3 commissioning activities, construction documents and specifications as owner program requirements/basis of design. Once offeror is awarded, all submittals owner has received from the contractor prior to award date, will be provided to offeror for review/comment as listed in Section 5.3.

- b. Perform exterior envelope commissioning requirements.

Response: Exterior Envelope Commissioning is not included in this RFP Scope. This will be preformed by others.

3. Which LEED Enhanced Cx Option and Path is being requested for this proposal?

Response: Enhanced commissioning cannot be achieved. Fundamental is the requirement/expectation.

4. Section 5.1 indicates that the commissioning scope will include '...Energy and Atmosphere Prerequisite 1; "Fundamental Commissioning of the Building Energy Systems", and Credit 3; "Enhanced Commissioning".' Section 5.3 mentions Credit 3 as well. However, "Credit 3" is LEED v3 terminology. Enhanced Commissioning under LEED v4 includes three possibilities under Credit 1 - Option 1 Path 1, Option 1 Path 2, and Option 2. From the context we assume Option 1 Path 1 would be the minimum required, but should costs for the other Enhanced options be presented as well?

Response: Enhanced commissioning cannot be achieved. Fundamental is the requirement/expectation.

5. Please further define the term "third party"? We would like to request that the definition include the following: "Third party commissioning agent or team may be qualified employees of one of the listed design firms if these individuals played no role in the project's design."

Response: The key here is that the work product must be arrived at independently. That is, firms should demonstrate in their proposals to the satisfaction of the selection committee that their analysis and findings exclude in either fact or appearance any internal or external influence that would compromise the project, harm NKU, lower the professional standard of care, or unfairly advantage the firm in this selection process. A firm that employees design team members on this project but who also wishes to send a proposal for commissioning will not be automatically excluded from doing so. However, the burden of showing independence may be higher in this case in the opinion of the selection committee.

6. Since there will be no interviews, is it acceptable to include video links as part of the proposal? We would like to provide this to help explain our commissioning approach and methodology as required under proposal section E. Qualifications of Project-Specific Commissioning Team, v. Commissioning Approach & Methodology.

Response: Yes, videos will be accepted in order to provide explanation of commissioning approach and methodology as required under proposal Section E.

7. Item 5.1 requires the commissioning agent to be a Professional Engineer and a LEED V4 AP. If we show experience in completing LEED V4 projects, do we still have to meet the PE with a LEED V4 AP requirement? Is it acceptable to hire a consultant if us as Prime CxA does not have this individual on staff?

Response:

- 1) PE with a LEEDv4 AP is not required;***
- 2) Yes, hiring a consultant with these qualifications will be accepted pending review of qualifications, resume as part of the team, and experience requirements as outlined in RFP.***

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**END OF
ADDENDUM**

HCV 09/04/2020