SEARHC-RFP-26-9

COMMISSIONING AGENT FOR HAINES MEDICAL CENTER

Addendum 1

Questions and Answers

#	Question	Answer
1	**Section 4.3.1:** States that "The CxA will develop a Web Based Commissioning Field notebook to be used and completed by the Contractor. Question: Will an off the shelf product such as BlueRithm or CxPlanner fill the requirement, or is in-house development really required?	In-house development is not required. An electronic, accessible (owner, contractor, CxA), editable, tool needed for tracking commissioning information.
2	**Section 4.15:** States indicates to include 12 site visits. Section 4.19 indicates the CxA will coordinate seasonal or deferred testing. Question: Is the seasonal or deferred testing site visit included in the 12 site visits requested in section 4.15 or will this be an additional site visit?	Assume seasonal or deferred testing site visit is included in the 12 site visits.
3	Is there an Owner's Project Requirements (OPR) or Basis of Design (BOD) documents available for review	No OPR or BOD documents for this project.
4	**Section 4.12.1:** States that "The CxA will execute the PFCs in phases…Resolution of deficiencies is documented on subsequent site visits…" Questions: 1. Is the intent for the CxA or the Contractor to complete PFCs? 2. Are the resolution of deficiencies site visits to be included in the stated 12 site visits (section 4.15.1)? a. If not, how many site visits should be assumed by the CxA for "resolutions of deficiencies" and/or PFC completion/spot-checking?	1. Intent is the Contractor completes the PFCs 2. Yes 2a. Included in the 12
5	**Section 4.13.1:** States the CxA will "witness the start-up of critical systems" Questions: 1. Which systems are considered critical to the Owner? 2. Is this witnessing assumed to be included in the stated 12 site visits in section 4.15.1?	1. - Building Automation System with Control Strategies - Air Handling Unit System - Mechanical Plumbing Systems - Major Electrical Systems - Backflow Preventer - Fuel Oil Tank System 2. Yes

6	**Section 4.15:** For Equivalent Bidding Purposes: Questions: 1. Do site visits include functional performance testing? 2. Should we assume 1 full day on site for non-FPT visits?	1. Yes 2. Yes
7	**4.19.2** in relation to 4.15.1 Question: Is the warranty site visit part of the estimated 12 site visits?	No
8	**Section 4.21:** States that Doors with Frames Fire Rating are to be commissioned. Question: 1. Does this commissioning scope include testing to NFPA 80 requirements?	No, this will be done by a separate vendor
9	General Commissioning Requirements - Architectural Systems Commissioning is stated as "none". Question: 1. Previous jobs with IHS funding have include Building Envelope Commissioning. Should building envelope commissioning be included in fee estimates?	No, not an IHS funded project
10	**General:** What is the estimated construction value of the new facility?	>$85M
11	**General:** Is lodging and transportation for travel provided by the Owner or is it the responsibility of the CxA?	CxA responsible
12	**General:** Should travel expenses be assumed as Time and Materials or should an estimate be included in our final proposed number?	Assume travel as Time & Materials
13	**General:** Is it possible to get a copy of the Sequence of Operations to better estimate functional performance testing creating and testing times?	Yes – SEARHC will email out a copy to all vendors when available.