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CITY
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420 COLLEGE ST SE
LACEY, WA 98503

QUESTIONS AND ANSWERS NO. 1

TO THE REQUEST FOR PROPOSALS FOR THE CITY OF LACEY

New Police Station – Commissioning Services

LACEY CONTRACT NO. PW 2022-12

TO ALL SOP HOLDERS:

You are hereby notified of the following questions. Issued this 4th day of August 2023.

THIS DOES NOT NEED TO BE ACKNOWLEDGED.

QUESTIONS AND ANSWERS:

Question 1: Systems to be Commissioned. The body of the RFP list systems not required by the WA State Energy Code (WSEC) such as laboratory equipment, fire/life safety and elevator. While the Proposed Cost section calls for separate Cx cost for fire alarm and security, it does not request others such as laboratory and elevator. Please confirm only Fire Alarm and Electronic Security are required to have Cx pricing separate from Fundamental and Enhanced work, and no others (laboratory, elevator, etc.)?

Answer 1: **Correct, the City would like a breakout of those specific systems and understand their commissioning fees. The other items are anticipated to be included within a SOW.**

Question 2: Enhanced Cx Scope. The RFP mentions Enhanced Cx, which is typically associated with a sustainability protocol, such as “LEED”, but LEED is not called-out. LEED has clear definition for Enhanced Cx scope, but the RFP only references the WA State Cx Guideline, which does not have clear Enhanced Cx definition, other than reference to LEED. Further noting there are various Options under LEED for Enhanced Cx. Please confirm basic LEED Enhanced Cx is the needed Enhanced Cx scope of work (earning 3 points under LEED V4, and excluding Envelope Cx and Monitoring-based Cx)?

Answer 2: **At this time, the City is not pursuing LEED certification and anticipates only needing competencies in building commissioning services. Thank you for alerting us to this crossover in verbiage.**

Question 3: Project Description and specific Equipment to be Commissioned. While the RFP has an architectural project description, there is no Mechanical, Electrical & Plumbing (MEP) system description, and no list of specific equipment to be commissioned. Please provide a description of the MEP systems to be commissioned and/or a list of MEP equipment to be commissioned – typically we get these in the form of plan set Equipment Schedules, especially for mechanical (HVAC).

Answer 3: Typical systems to account for are included in the division section of this RFP (see Division Table of Content in advertisement). Please examine for details as to the type of systems that would be standard to account for (i.e. Div 20, 22 and 23).

Question 4: Project Description. Section discusses the commissioning provider's involvement with the Training Building. Should pricing for this building (which is a Bid Alternate) be broken out as an alternate in the commissioning pricing?

Answer 4: Yes, this building is programmed to be bid additive, but is not included in the base bid of this project at this time. It is anticipated, that the construction plans and specifications will be almost, if not complete, by the time this contract is awarded and the perspective awardee would only work on that building if it became a awarded bid additive for the City.

Question 5: Commissioning Requirements. Section states that “electrical” systems are to be included in the commissioning scope of work. Note that WSECCP (code) commissioning requirements limit electrical systems to a) lighting controls, b) controlled receptacles, and c) power monitoring. Please clarify if the scope is to be limited to these three areas or if the entire power distribution system is to be included in the commissioning scope of work.

Answer 5: Similar to question 12. The baseline is the WSECCP, but the City would like to review and consider for budgetary purposes any and all systems to be included in the SOW upon award of commissioning contract.

Question 6: Commissioning Requirements. Section states that “laboratory equipment” is to be included in the commissioning scope of work. Please clarify what specific equipment is to be included in the commissioning scope of work.

Answer 6: The City has confirmed that the extent of “laboratory equipment” would only include potential items like Evidence Drying Cabinets or Narcotics Storage.

Question 7: Commissioning Requirements. Section states that “low voltage” systems are to be included in the commissioning scope of work. Please clarify what is meant by “low voltage” systems.

Answer 7: The City and Design Team would consider “low voltage” systems to include all applicable work associated with Divisions 27 and 28.

Question 8: Commissioning Requirements. If building envelope is to be included in the commissioned systems, please clarify scope related to these systems (e.g., site observations, whole building air leakage testing, window air and water penetration testing, etc.).

Answer 8: **Correct. The City would consider this to relate to site observations, and whole building testing (air leakage testing, window air and water penetration) as various sections are being completed where seals or insulation will be covered up and become un-accessible later in the project.**

Question 9: Functional Performance Testing. Will a sample-based test methodology be allowed or is it desirable to test 100% of commissioned systems/equipment?

Answer 9: **For division 22 and 23 equipment sample-based testing is acceptable. When this method is used, the City will also want to see that full trend logs are reviewed.**

10) SOP Content – Proposed cost of services. Section discusses “Fundamental” and “Enhanced” commissioning pricing. This verbiage is typically associated with LEED certification of a building. Will this project attempt LEED certification? If so, which LEED Enhanced Commissioning points will the project pursue?

Answer 10: **The City is not pursuing LEED certification at this time, see question 2 for additional context.**

Question 11: Is SOB due date Friday August 11th, 2023 or Monday August 14th, 2023?

Answer 11: **SOP due date is Friday August 11th, 2023.**

Question 12: Commissioning Requirements. Section lists the systems to be commissioned on this project, though with the qualification of “as required by applicable State-adopted codes”. The following listed systems are not required by the Washington State Energy Code, Commercial Provisions (WSECCP) to be commissioned. Should these systems be excluded from the commissioning scope of work? Systems are: a) laboratory equipment, b) plumbing (excluding domestic hot water systems), c) fire/life safety, d) security, e) low voltage, f) emergency power, g) elevator, and h) building envelope.

Answer 12: **No, do not exclude these systems. The City’s intent would be at a minimum to include the WSECCP as a baseline as laid out by state requirements. However, the City of Lacey would also want to review, and consider for budgetary purposes, if these systems should be included under any perspective SOW negotiated upon award of SOP for a commissioning contract.**