
Request for Proposal (Commissioning Agent Services)

Project Name	<u>Martin Middle Renovation and Addition</u>	Response Deadline	<u>March 14, 2023</u>	<u>2:00 p.m.</u>
Project Location	<u>111 Brown St</u>	Project Number	<u>EPSD.DISTRICT.2023.005</u>	
City / County	<u>East Providence, RI 02914</u>	Owner Representative	<u>Superintendent of Schools or designee</u>	
Owner	<u>East Providence School Committee</u>	Contracting Authority	<u>East Providence School Committee</u>	

ADDENDA # 1

Please see the questions and answers below:

1. Should we assume 2 phases of construction during the construction phase as it pertains to MEP/Envelope Systems?
 - ***Yes, renovations of band, chorus and gym and ancillary existing to remain spaces are to be part of the 2 phases.***
2. The RFP discusses providing commissioning services consistent with ASHRAE, LEED, CHPS and NE CHPS. As these high performance programs have differing requirements, please outline which high performance program specifically will be required and what enhanced commissioning credits are being sought for that program.
 - ***Please assume for the purposes of this RFP that NE CHPS is the base requirement, ownership reserves the right to add and negotiate enhanced commissioning credits at a later time with the awarded Cx Agent***
3. The last bullet on page two of the RFP states that other building systems including acoustic and American with Disabilities Act are to be included. Please define what specific systems these entail as this is vague.
 - ***There aren't specific systems to these since these fall under general building- but per NE-CHPS requirements, design reviews and construction reviews are required.***
4. Exhibit A, section 1, d, vii, states "Review and report on building materials, landscaping, use of water resources, and waste management and their respective possible impact on the environment and their compliance with the design intent." Landscaping and waste management are unusual areas that commissioning would have any involvement and are not required per NE CHPS building systems for commissioning. Please clarify that these items are actually desired and the extent of the scope required.
 - ***Landscaping and waste management is not part of Commissioning Agent scope of work***
5. Exhibit A, section 4, e, v, 1, states "Cx Agent shall observe all environmental performance testing, and testing of environmental monitoring systems or tests by manufacturers' personnel over whom Cx Agent may not have direct control, shall review and comment on the accuracy of the test reports and the conformance of the test results with the Contract Documents, and all permits and other applicable requirements, and shall document and include the results of these tests in the Final Commissioning Report." These areas are unusual for the Cx Agent to be involved with and are not required per NE CHPS building systems for commissioning. Please confirm that these areas are actually desired and define what environmental performance testing and monitoring systems and scope of such systems to be included in the scope of commissioning.

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- ***The observation, review and comment on the testing of environmental systems performance is required and should be included in the Final Commissioning report. These are requirements under NE-CHPS.***

6. The bullet list of systems under Commissioning Activities on page 2 of the RFP does not list building envelope. The NE CHPS scorecard indicates an enhanced commissioning credit is being sought for envelope commissioning. Please clarify if envelope commissioning is included and to what extent envelope commissioning would apply to the renovated portion of the existing structure vs. new addition.

- ***Envelope commissioning should be included to the extent of addition and interface with existing structure. Building Envelope requirements are called out in Exhibit A.***