



SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT

**RFQ/P – Commissioning (CxA) Services
SAMOHI Phase 3 Exploration & Gym Project
Questions & Answers
June 7, 2022**

1. Are the Academic and Gym Building being completed concurrently or should we anticipate a phase construction completion?

Answer: The two buildings will be completed within 3-4 weeks of each-other, so in general, commissioning should be considered as concurrent

2. Under the systems to commission there are two systems that generally get 'commissioned' by the AHJ. For cost efficiency we recommend these NOT be included in the Commissioning Agent scope of work. They include:
 - a. Life safety systems (fire alarm, egress pressurization, fire protection) – AHJ is the Fire Marshal
 - b. Vertical transport – AHJ is the State Elevator Inspector

Answer: The two systems will be removed from the scope of work and their commissioning will be done by others.

3. Would it be acceptable to obtain the Building Commissioning Association membership if we are awarded the project?

Answer: No, submitting firm must already have the membership.

4. Minimum qualifications state providing at least five commissioning projects for California K-12 districts. If we have 3 completed, 1 in progress, and other relevant experience, would this be acceptable?

Answer: No, submitting firm must meet the minimum qualifications in order to submit a proposal for consideration.

5. For systems not traditionally included in commissioned systems scope (emergency power, uninterruptible power systems, life safety systems, equipment sound control systems and controls, data and communication, paging, security, building envelope, process instrumentation and controls), will installing contractors provide some level of validation or commissioning and testing. In that case, would the proposing CxA incorporate the documentation of these validation exercises and spot check/verify basic functionality. Or is proposing CxA expected to provide all validation and commissioning/testing of these systems from the RFP?

Answer: The Commissioning Agent will be required to incorporate the documentation and conduct spot check/verify basic functionality of the systems of validation, commissioning and testing, performed by the installing contractor for the systems listed in this question above, with the exception of the building envelope. (Emergency power, uninterruptible power systems, life safety systems, equipment sound control systems and controls, data and communication, paging, security, process instrumentation and controls). The commissioning of the building envelope will remain the responsibility of the CxA