

Commissioning Services

Life Sciences Public Health Laboratory

Solicitation No. 7595

Questions & Answers RFP Phase

Contract Clarification:

The successful proposer will be issued a contract in two steps:

- Phase 1 – Pre-construction services
- Phase 2 - Construction services

No.	Questions	DASNY Responses
1.	<i>General question – plans and specs:</i> Plans and specs have not been included in the attachments on the dasny.org site. When will they be available for review, and will we be able to ask questions after 3/24/23 since there hasn't been enough time to evaluate the scope of work?	The drawings are at the pre schematic phase (floor plans only) and we have attempted to describe the facility in the scope of work Section 2.1 & 2.2
2.	<i>Scope of Services (Sample Contract, Appendix A) – project meeting requirements:</i> There is no mention of what is required in terms of project meetings during pre-design, design, and construction. What is expected – weekly, bi-monthly, monthly? Will virtual meetings be available?	The majority of all design meetings to date have been virtual via Teams or Web Ex Once a Commissioning Authority is under contract with DASNY we would expect someone to attend all MEP related design meetings with the DB Team. DASNY would expect advise these meetings will be held weekly as the process develops.
3.	<i>Scope of Services (Sample Contract, Appendix A) – building envelope cx tasks:</i> What specific building envelope commissioning tasks are to be included in the Scope of Work? Required testing?	BECx requirements will include that complying with LEED V4 Fundamental Commissioning Pre-Requisites and will allow for additional LEED enhanced Cx credits. Envelope Cx scope will include QA on air, thermal, and vapor/moisture barriers, roofing, fenestration, and cladding systems, as well as joints, as it all relates to the exterior enclosure. BECx intent is to provide envelope technical QA involvement and oversight from design phase and run through pre-construction, construction, and turnover phases.

4.	<p><i>Scope of Services (Sample Contract, Appendix A):</i> Is the intent to employ sampling? Will it depend on the equipment type? If so, please provide specifics.</p>	<p>No sampling strategies should be applied to Functional Performance Testing of primary systems and equipment, or their control sequences. At this time no sampling strategies should be assumed for functional performance testing of terminal equipment.</p>
5.	<p><i>Section 2.3. of the RFP and Sample Contract, Appendix A, page A9:</i> LEED experience is required and there are tasks associated with LEED in the Scope. Will LEED be pursued? If so, what level?</p>	<p>LEED Silver</p>
6.	<p><i>General Question – project cost:</i> What is the total project construction cost?</p>	<p>+/- \$1.3 Billion including design</p>
7.	<p>Can you provide any more detail on the percentage or square footage for lab, lab types and amenity spaces?</p>	<p>Drawings are at Preschematic phase only. To be determined.</p>
8.	<p>Please elaborate on the noted (3) year post occupancy period. Is the base construction for the core and shell the initial forty-eight (48) month construction and the thirty-six (36) month post occupancy is the lab fit out or just transferring to operations?</p>	<p>Commissioning Authority (CxA) will have post occupancy responsibilities such as employing an automated monitoring-based commissioning system, as well as periodic site visits to review SOOs and O&M SOPs as an example. The Design-Build's CA will have input and review responsibilities of such activity during the contractor warranty period.</p>
9.	<p>The Post-Occupancy Phase indicates monthly/weekly visits during the post occupancy phase. Please confirm the Commissioning Authority (CxA) should include a number a visits during this three (3) year period for a building of this size/complexity.</p>	<p>The post occupancy commissioning scope will include periodic site visits along with management of an automated monitoring commissioning system. The period/rate of site visit requirements is undetermined at this time. For the purposes of uniformity of scope, you can assume twenty site visits. Monthly for the first year after the one-year contractor warrantee expiration, and quarterly for the second and third years.</p>
10.	<p>LEED is referenced in the Request For Proposal (RFP), as are Building Envelope Commissioning (BECx) and Monitoring Based Commissioning (MBCx). Please confirm both BECx and MBCx should be included in the base bid or as an Add Alternate.</p>	<p>They should be included in base bid.</p>

11.	Has an Owner's Project Requirement (OPR) been developed and if yes can it be shared?	OPR has not been developed
12.	This type of facility may require commissioning in excess of standard LEED commissioning scope of services. Please clarify Appendix A, page A2: What other systems are to be commissioned if any as that is information needed to develop the proposal. The last paragraph on Page A2 has a sentence that starts out as "The Commissioning Authority may be requested to commission other building systems and components"	The CxA may be requested to commission other building systems and components such as water treatment systems, sewage treatment systems, electrical system main components such as generators, main switchgear, main panels, etc. as applicable, telecommunications, audio/video, security, Health Care and Laboratory specialty systems (such as medical gases, vacuum, reverse osmosis, de-ionized water, lab disposal, dental and medical equipment, etc.), building envelope and building automation systems and integration as applicable.
13.	The contract document indicates that the CxA will provide an independent certified testing and balancing firm to validate the Testing, Adjusting, Balancing (TAB) documentation and values. Please confirm that this sub-contracted TAB firm will only be validating the design-build construction teams TAB firm and the CxA's TAB consultant will not be the overall building TAB agent.	The CxA's independent certified testing firm will be validating only, and not providing the overall building TAB work.
14.	There are requirements for Indoor Air Quality (IAQ) sampling on a per project basis. Please confirm this would be on a Time and Materials (T&M) basis as it can be at a substantial cost for labor at testing materials for sampling & resampling for LEEDv4/v4.1 and GBTC Section 638 requirements.	Typically, the IAQ management during construction and testing at substantial completion is provided by contractor. Intent of the CxA's scope/involvement is for oversight and surety that reports comply, tests pass, etc.
15.	The contract indicates that the Commissioning Agent may require LEED support and Operation and Maintenance (O&M) support services. Can you please confirm if these should be included in the base bid, or will this be procured on a T&M basis as needed at a later date?	Confirmed, the CxA should include LEED support in terms of ensuring commissioning compliance requirements in LEED are met, and O&M support services in terms of ensuring O&M documentation, appropriate facility O&M staff training, and warranties and maintenances contracts are adequate for turnover.
16.	The contract references Commissioning provided by the contractor. Please confirm the intent is to have the design build contractor hire an independent	Confirmed, the Design-Build Team shall hire an independent CxA that will be responsible for coordinating with the Commissioning (Cx) Plan, pre-functional

	Commissioning Agent that will be responsible for confirming system readiness prior to the CxA validating installation, pre-functional and functional phases.	readiness, functional performance testing compliance, etc., as examples.
17.	Are Factory Witness Tests required for any of the equipment (i.e. Central Utility Plant (CUP)) and if so should this be provided as a T&M rate?	This is to be determined. However, at this time the CxA can assume they will not attend/witness factory tests. They will review assess such testing protocol prior as well as review resultant test result data.
18.	For a building of this type, sampling is not recommended. Please confirm our base bid should include a 100% sampling rate, or please provide approximate sampling rates for terminal equipment.	At this time there is no sample percentage planned for systems, equipment, and components to be commissioned. 100% will be fully commissioned.
19.	The contract indicates electrical systems may be required to be commissioned. These are typical for a building of this type and required under LEEDv4. Please confirm electrical system commissioning is required outside of lighting & lighting control systems.	Confirmed, electrical systems commissioning, beyond just lighting & lighting controls, will be required.
20.	Please confirm that integrated system testing, including simulated loss of power/pull the plug testing should be included.	Confirmed, these tests will be required to be demonstrated by the Commissioning Agent (CA). The CxA will write these testing protocols, witness performance, and review/document outcomes.
21.	Please confirm any signoffs or certifications for the specialty labs, outside of fume hood testing and general commissioning, will be provided by others.	Confirmed, certifications in general will be by others. There will, however, be signoff responsibility by both the CA and CxA specific to commissioning such as inspection and testing readiness (by CA), and Cx issue or deficiency closeouts (by CxA) as examples.
22.	A project of this size and complexity, with a Design/Build approach should include a full-time commissioning manager on the project once rough ins have started through occupancy. Please confirm if that is the intent of the contract.	In general, yes, both the Design-Build team's CA and owner's rep. CxA will likely require full-time Cx process management on-site at some point during construction phase. That point in time could be beyond rough in such as when primary equipment starts installations. TBD.
23.	What if any renewable or alternative energy technologies are anticipated to be provided with this project (solar arrays, wind, etc)?	As design develops there could be additional Cx scope responsibilities to include renewables or alternative energy technologies, such as parking area

		canopies with solar arrays. Scope changes would be considered as necessary and handled through amendment work authorization consideration. The desired Cx expertise could require adding additional CxA subconsultants if necessary.
24.	What is an approved standard cost proposal form and how do we know if we have one?	A Standard Cost Proposal form (SCP) is a spreadsheet listing your firm's rates and titles that have been approved by DASNY. If you have a contract with DASNY then your firm would have an SCP form. If you do not, the Request for Classification form, an attachment in the RFP, will need to be filled-in and submitted to DASNY for approval.
25.	Will we need TAB 3 Classification and Rates from our subconsultants?	Yes.
26.	Are there schematic drawings for review?	No, they are not available at this time
27.	Is there an anticipated equipment count list?	No, they are not available at this time
28.	Will DASNY/DOH consider that TABB team work directly for Cx agent?	Currently, the intent is for the Design-Build team to provide TAB. The Design-Build team will also provide the CA (Commissioning Agent). The CxA (Commissioning Authority) will provide TAB oversight as well as their own certified TAB sub for QA/QC and validation work.
29.	Can you provide the program manual, bid documents, or any further information regarding the project intent?	The drawings are at the pre schematic phase (floor plans only) and we have attempted to describe the facility in the scope of work Section 2.1 & 2.2
30.	Has the D-B team been chosen? If so, can you indicate the winning team.	Gilbane/Turner/HOK/Vanderweil Engineers
31.	Would the contracted Construction Management firm be precluded from providing Cx Services on this contract?	Design Builder not CM and they will be providing Cx Agent services for the project.

32.	To what extent, if any, is the Design-Builder responsible for Cx or Cx-related activities in their current scope of work?	The CxA (Commissioning Authority), as an independent owner's rep. will lead the Cx process. The Design Builder will be responsible for commissioning activities in both the design and construction phases. The DB team's design professional will have commissioning responsibilities such as responding to CxA design review comments, OPR review comments, as well as consideration of CxA review comments during construction phase submittal reviews as examples. The DB team's contractor(s) will have commissioning agent responsibilities during construction such as pre-functional and functional readiness documentation, performance testing, etc., as examples.
33.	Page 5, Section 2.3, "New York State licensed Architect." Would DASNY accept Licensed Architects from other states?	No must be licensed in New York State
34.	Page 8, Tab 3, "Item C- Project Examples." Please confirm if the project design-build experience must also be a laboratory project. Would a similar scope, including LEED and building enclosures for different project types, be considered?	YES, yet Design Build would be preferable if your firm has projects on their resume they have completed as DB delivery.
35.	Of the total project cost, has an estimated MEP construction budget been determined and can it be shared?	No budget has been set at this time
36.	How many floors does the 640,000 GSF building consist of?	Assume five floors at this time
37.	The RFP indicates the project commissioning services will follow USGBC LEED Requirements. Will the project be submitted for LEED Certification? If yes, are all six LEED points associated with Enhanced Commissioning to be pursued?	Assume the project will be submitted for LEED certification. It is not determined whether all enhanced commissioning credits will be pursued. However, assume they will be pursued at this time.
38.	Page A2 of the Scope of Services indicates that commissioning of other building systems may be requested, such as fire protection, electrical systems, telecommunications, audio/video, security, laboratory specialty systems, etc. Please clarify what systems are to be included in the commissioning scope of work.	At this time, it is required that submitters demonstrate their ability and expertise to commission such noted systems. The design phase commissioning scope will include electrical systems, lab specialty systems, but currently not the other noted systems except for integration with such systems to the extent that they will be tied to the BAS.
39.	Clarify the commissioning associated with Water Treatment Systems and Sewage Treatment Systems. These systems are not	<i>There may be HVAC water treatment such as adding corrosion inhibitor. If so, these systems should be commissioned. If the</i>

	typically commissioned from a LEED standpoint, and it is unclear what equipment and systems would be included and the extent of the commissioning scope of work and effort.	<i>labs require water purification, reverse osmosis, or deionized water systems, they should be commissioned. If any lab work requires special drain piping such as corrosion resistant piping and or specific drainage venting requirements for labs, then these systems should be commissioned.</i>
40.	Does the project intend to utilize renewable or alternative energy technologies?	Yes, including EO-22
41.	What level of Building Envelope Commissioning is desired / required? Consider clarifying how many field tests and what tests would be performed by the Commissioning Authority.	Building Envelope Commissioning (BECx) requirements will include that complying with LEED V4 Fundamental Commissioning Pre-Requisites and will allow for additional LEED enhanced Cx credits. Envelope Cx scope will include QA on air, thermal, and vapor/moisture barriers, roofing, fenestration, and cladding systems, as well as joints, as it all relates to the exterior enclosure. BECx intent is to provide envelope technical QA involvement and oversight from design phase and run through pre-construction, construction, and turnover phases. Mock-up work, field tests, and which tests to performed will be determined by the CxA (Commissioning Authority) after the qualifications-based submissions are reviewed and an appropriate Commissioning Authority selected. However, the actual mock-up builds, and tests, etc. would be performed by the DB team's contractor and CA (Commissioning Agent).
42.	Clarify whether the Post-Construction IAQ testing services will be included under the commissioning services scope of work. The scope of services on page A8 indicates it is determined on a per project basis.	IAQ management during construction will be required by DB team. IAQ testing post construction will be by DB team. Defining these, and overseeing and documenting conformance/compliance of these will be by CxA (Commissioning Authority).
43.	We are proposing a team for the IAQ scope of this project that includes an MWBE firm with appropriately accredited personnel on staff. For the portions of the IAQ scope that require a Design Professional (CIH), can we as the prime or our MWBE sub-consultant hold a separate contract with the Design Professional (CIH) and meet the DASNY requirements?	The M/WBE or SDVOB should refrain from subbing any portion of their scope of work to a firm that is not a NYS Certified M/WBE or SDVOB. If a Non-NYS Certified M/WBE or SDVOB is performing the work, you as the Prime should have an agreement or purchase

		order between that firm and your company.
44.	The Scope of Services indicates attending design progress meetings at various design stages. Consider clarifying how many meetings are expected for each phase.	Milestone meetings at 30%, 60% & GMP set and 100%
45.	As referenced on page A7 of the Scope of Services, how many periodic site inspections should be anticipated during construction?	See response to question #22
46.	Page A7 of the Scope of Services, indicates that all of "lab specific or lab specific equipment inspection, pre-test, and testing requirements" be witnessed by the Commissioning Authority. Clarify which lab equipment would be included in this witnessing.	Only Lab equipment that would have an effect on the HVAC / Exhaust system would be tested or commissioned by the Cx Authority. Bench top / lab specific equipment would not be required to be witnessed. This will be checked tested / certified and started by the vendor or supplier.
47.	As referenced on page A8 of the Scope of Services, clarify the quantity of post construction visits to be provided. The RFP indicates a range from monthly (12) to weekly (52).	The post occupancy commissioning scope will include periodic site visits along with management of an automated monitoring commissioning system. The period/rate of site visit requirements is undetermined at this time. For the purposes of uniformity of scope and proposed budgets you can assume twenty site visits. Monthly for the first year after the one year contractor warrantee expiration, and quarterly for the second and third years.
48.	As referenced on page A9 of the scope of services, clarify the scope of O & M Support Services to be provided.	This portion of the scope is not finalized at this time, but assume O&M support services will include ensuring O&M documentation is complete and correct, appropriate facility O&M staff training occurs, facility O&M staff technical capabilities review, ensuring warrantees, maintenances contracts, and Systems & Energy Management Manuals are adequate for turnover, SOP development work, CMMS development as examples.
49.	Please confirm if the project will have an independent LEED consultant or is it the intent for the Commissioning Firm to support LEED Certification.	We will have an independent consultant.
50.	Please confirm LEED targets and points being pursued related to Commissioning,	See answer to #38.

	i.e. Enhanced, Building Envelope, Monitoring Based Cx.	
51.	Is there a quantity of BSL3 labs that will require certification / validation, how many will require BSL3+ (enhanced)?	To be determined at a future date.
52.	How many cleanrooms are anticipated and is the Cx agent required to provide full clean room certification including viable and nonviable testing & HEPA filter certs.	There will be (2) ISO 7's and (1) ISO 5 Modular Clean rooms that will be installed by the design builder and certified. The Cx Authority will witness and verify the certification and they are ready for use by NYSDOH
53.	Should the Cx Agent carry testing for NSF 49 and ASHRAE 110, if so, quantities will be required for pricing.	Yes, CA (Commissioning Agent) under the DB team will provide testing as defined and required by the CxA (Commissioning Authority). The CxA will provide planning, review, oversight, and documentation of such testing. Quantities are not known at this time.
54.	Is the project intending to utilize liquid nitrogen or other similar specialty systems?	There will be no Liquid Nitrogen on the project. There will be a Centralized Argon system. There will also be piped CO2 to a few floors / labs, tanks & regulators required.
55.	On page 5, section 2.1 of the RFP, is it noted this is a Design-Build project. Will the commissioning (Cx) provider be part of the design process and be responsible for providing the design phase commissioning activities? Or is this Cx service contract will only focus on executing the Cx requirement development by the Design-Builder (DB)?	There are two key commissioning providers for this project. The primary commissioning provider is an independent contract owner's rep. and assume the role of Commissioning Authority (CxA) . The CxA leads the commissioning process from design through construction and turnover phases defining Cx related tasks within Cx plans and specs, and providing oversight, test witnessing and compliance, etc., during construction. The DB provided CA (Commissioning Agent) will collaborate with the CxA during design refining the CxA recommended Cx plans and Cx requirements in the contract documents, and conduct/perform required Cx tests during construction.
56.	On Page 5, section 2.3 of the RFP, requires a NYS license architect to be part of the project team responsible for building envelope commissioning. Is it acceptable if the subconsultant is a firm that specialized in the enclosure testing and inspection?	Yes, provided they have a NYS licensed Architect on staff.

57.	On Page 5, section 2.3 of the RFP, requires five (5) years of experience in HVAC engineering project. Does this mean engineering design experience?	Yes, within the CxA team, someone must have Five (5) years of experience in HVAC design.
58.	On Page 8, tab 3 section c, is requesting three (3) sample projects. Does all of the sample projects have to be 3rd party? Can the Design-Build project be non-third party and for other types of facility?	We would like to see at least three project examples of third-party commissioning. We would also like to see commissioning experience in Design-Build projects.
59.	On Page 9, tab 5 section b, is requesting 7% MBE, 7% WBE, and 3% SDVOB for the project goal. Is it the intent to have M/WBE and SDVOB for the project? Or can the service provider meet the total % with M/WBE?	The required goals for this project are specifically 7% MBE and 7% WBE and 3% SDVOB.
60.	On Page 9, tab 6. Is there a page restriction for the Firm Diversity narrative?	Your response should be in a thorough, yet concise manner that provides a clear description of your Firm's Diversity.
61.	On Page 11, tab 2. Does the service provider need to provide all of the multiplier items listed in the worksheet? Or is the provided worksheet a sample?	The worksheet is a sample. If using the form, it should be submitted with a current financial statement for a multiplier greater than 2.5.
62.	On Page 11, tab 2. Does the subconsultant need to provide the FARS audited financial report? Or just the prime service provider?	If selecting to satisfy the requirements of Section 4, Tab 2 under option d. then an approved FARS audited financial statement is required, along with a DASNY multiplier form from both the Prime and subconsultant.
63.	On A2 of the Appendix A, it stated the Cx Authority may be requested to commission other building systems. Is there an equipment/system list available as part of the RFP?	See answers to #39 & 40
64.	On A3 of the Appendix, the Cx scope include attending and participation of the schematic design progress meeting. Is there a number of meetings the bidder should include?	See answers to #45
65.	On A3 of the Appendix, the Cx scope includes design review. Can DASNY clarify if this review if for commissioning review only? Or design peer review is also required?	Commissioning review only. We will have a Tech Advisor working for DASNY for actual design peer review.
66.	On A3 of the Appendix, the Cx scope review and provide input of the Energy Model. Can DASNY to clarify if this has to be done by an energy modeling	Energy modeling certified professional is preferred.

	professional or can this be done by a commissioning professional?	
67.	On A4 of the Appendix, the Cx scope require backcheck 20% of the final TAB values with "an independent certified TAB firm". Can DASNY clarify if this is a different TAB firm from the construction or subcontractor team? If so, does Cx Authority need to engage a 3rd party certified TAB firm for the TAB verification?	Yes, the CxA needs to engage a separate certified TAB firm to verify the DB's TAB work.
68.	On A5 of the Appendix, the Cx scope include attending and participation of the design development progress meeting. Is there a number of meetings the bidder should include?	See answer to #45 & #65
69.	On A5 of the Appendix, the Cx scope includes M&V strategy. Can DASNY clarify if the Cx provider need to include M&V plan or service per IPMVP or LEED M&V credit requirements?	Yes, the CxA needs to recommend an M&V plan to DB's design professional during design and the design professional reviews, amends if necessary, and adopts the M&V plan requirements within the contract document specifications. The M&V plan/process will have to meet both IPMVP and LEED M&V credit requirements.
70.	On A5 of the Appendix, the Cx scope include attending and participation of the contract document progress meeting. Is there a number of meetings the bidder should include?	See answer to #45.
71.	On A6 of the Appendix, the Cx scope include attending and participation of the contract document progress meeting. Is there a number of meetings the bidder should include?	Same as #45, #65 & #69 #71
72.	On A7 of the Appendix, is it the intent of DASNY to have Cx provider to witness all equipment startup for the system/equipment to be commissioned?	Yes.
73.	On A7 of the Appendix, is it the intent of DASNY to have Cx provider to verify all of the pre-functional checklist (PFC) completed by the contractor or commissioning agent? Is sampling verification of the PFC acceptable by DASNY?	Yes, the CxA will have to verify ALL PFCs. No sampling strategies are planned for this project at this time.
74.	On A8 of the Appendix, what is the minimum number of post-occupancy period site visit DASNY is expecting? Typically, the Cx Provider will	The post occupancy commissioning scope will include periodic site visits along with management of an automated monitoring commissioning system. The period/rate of site visit requirements is undetermined at

	include 1 to 2 visits, post-occupancy to ensure system operation.	this time. For the purposes of uniformity of scope, you can assume twenty site visits. Monthly for the first year, and quarterly for the second and third years.
75.	On A9 of the Appendix, is the Cx Authority to provide a monitoring-based commissioning analytic tool or software to DASNY for performance monitoring? Is yes, is there a specific platform that DASNY prefer? Also, what the expectation of the monitoring tool after 3 years? Will DASNY consider scribing to the annual service fee for the data analytic tool?	Yes, the CxA shall provide and manage an automated monitoring commissioning system for the three-year post occupancy period. No specific platform is preferred at this time. Based on performance of the monitoring based Cx analytics and value added to the owner during the three-year post occupancy phase, owner will decide whether to continue use of this tool or not.
76.	On A9 of the Appendix, the scope of work indicate the Cx Authority "may" include, sustainability, existing building commissioning, energy auditing, and O&M support. Is DASNY looking for add-alternate service fee for those services? i.e., LEED, O&M support, etc.	No, not at this time. However, demonstration of the candidate CxAs to be able to perform these services will be considered.
77.	On A9 of the Appendix, the scope of work indicate the Cx Authority "may" include, sustainability, existing building commissioning, energy auditing, and O&M support. LEED and O&M support service narrative provided, but the existing building commissioning service requirement narrative was not provided.	After the post occupancy period, there may be consideration to continue commissioning. At that time the service would be considered existing building commissioning or continuous commissioning depending on the owners needs/desires. Demonstration of candidate CxAs to be able to perform these services will be considered.
78.	On A9 of the Appendix, under the LEED section there were several tasks provided. Can DASNY clarify if the LEED support is only for the commissioning credit only or for the full LEED compliance support. i.e., including other credits beside commissioning.	At this time plan on the CxA's LEED support will be confined to the commissioning related prerequisites and credits.
79.	On A9 of the Appendix, under the O&M support service, the scope of service included support for transition and temporary system operation, on-going energy analysis, etc. Can DASNY provide additional clarification on the service request? i.e., Will there be temporary system and system transition expected for this project? What is the expected duration or monitoring period for the on-going energy analysis? What is the frequency of the energy reporting DASNY	This portion of the CxA scope is not finalized at this time. However, assume there will be operations management support required during the three-year post occupancy period. It is also expected that utility use analysis and annual reporting will be required for this period.

	is expected? Is it annually, semi-annually? Quarterly?	
80.	On page 11, Section 5.a (Administrative Proposal) of the RFP states to provide a copy of the certification page to DASNY . Is this applicable for the subconsultants as well? Or just the Prime?	It applies to the Prime only.
81.	On page 11, Section 5.b (Administrative Proposal) of the RFP states to provide " A completed Omnibus Certification form included in this RFP as an attachment ". Is this applicable for the subconsultants as well? Or just the Prime?	It applies to the Prime only.
82.	On page 12, Section 5.c (Administrative Proposal) of the RFP states to provide " A completed W-9 Form ". Is this applicable for the subconsultants as well? Or just the Prime?	It applies to the Prime only.
83.	On page 12, Section 5.e (Administrative Proposal) of the RFP – are the insurance requirements applicable to just the Prime or the subconsultants as well?	It applies to the Prime only, however, it is the responsibility of the Prime to ensure all subconsultants possess insurance coverage.
84.	Are the following systems anticipated to be commissioned for the project and if so, to what standard and scope: a. Building envelope b. Laboratory specialty systems such as medical gases, vacuum, reverse osmosis, process water, etc.	Yes, BECx requirements will include that complying with LEED V4 Fundamental Commissioning Pre-Requisites and will allow for additional LEED enhanced Cx credits. Although not called out at this time, there will be generally accepted standards that BECx and other systems will need to comply with.
85.	Is Indoor Air Quality testing required to be performed by the CxA? If so, what standard should be utilized?	Typically, the IAQ management during construction and testing at substantial completion is provided by contractor. Intent of the CxA's scope/involvement is for oversight and surety that reports comply, test witnessing, etc.
86.	Is the project formally seeking LEED or other sustainability certification?	LEED Silver (see answer to #5)
87.	Is the CxA responsible for performance of any ASHRAE 110 testing?	The DB's CA is responsible for ASHRAE 110 testing. The CxA will ensure this requirement and testing protocol is in the Cx plan and contract document specifications. The CxA must oversee, witness tests, and document compliance.
88.	Base and Total cost form appears to be related to design and construction services and not necessarily commissioning services. Will a new, more	No

	applicable form be provided for the proposal?	
89.	Can you please provide a breakdown of the 640,000 sq. ft. facility space usages i.e.. XXX,XXX sq.ft. - Laboratory space, XXX,XXX sq. ft. - Administrative support spaces, Central Utility Plant etc.?	See answer to #7
90.	Will the low voltage systems be included in the commissioning process? If so, which systems will be commissioned? Fire Alarm? Security/Badge Access?, CCTV?, Public Address?	Commissioning of these systems will depend on the extent of their integration with the BAS. For now, assume CxA will only ensure integration with these systems to the extent the BAS connects with them.
91.	Please provide the anticipated breakdown of the \$1.717B complete budget between design and construction.	See Question # 6
92.	Please confirm RFP does not include any surveys/assessments/compilation of information for existing facilities or existing State-owned equipment.	Confirmed, the noted items will not be included in the CxA scope at this time.
93.	Has the state procured the air & water permits? Have these firm(s) been confirmed?	No
94.	Per page A9 of the "Sample Contract" - O&M Support Services, please clarify the length/duration of these services.	See answers to #8 & #9
95.	Scope is provided in Appendix A of the Sample Contract and lists the equipment to be commissioned and states equipment i.e. generators and switchgear "may be requested to be commissioned." Should the base commissioning budget include these types of critical equipment components, or will they be added later to the commissioning scope?	Yes, these items will be part of the CxA scope.
96.	Page A6 of Appendix A of the Sample Contract indicates the Commissioning Firm will independently verify 20% of the final field verified values. Please clarify if this scope is intended to flow through the Cx firm (i.e. use in-firm resources), or Cx firm to subcontract this scope to an outside T&B firm, or manage a 3rd party T&B effort provided by the Owner?	The CxA needs to engage a separate certified TAB firm to verify the DB's TAB work. The intent is for the DB team to provide TAB. The DB team will also provide the CA (Commissioning Agent). The CxA (Commissioning Authority) will provide TAB oversight as well as their own certified TAB sub for QA/QC and validation work.
97.	Page A9 of the sample contract indicates "Provide monitoring-based commissioning (MBCx) data analytics tools to ensure consistent optimal efficiency, and energy management, for a period not less than	The post occupancy commissioning scope will include periodic site visits along with management of an automated monitoring commissioning system. Monthly Monitoring

	<p>three consecutive years, commencing upon the end of the one-year contractor warranty period. During this period monthly MBCx Reports shall be submitted to the owner, DASNY, and the Energy Management Consultant (as applicable) for the site." Please clarify this request with specific requirements as indicated for the other services. Is this intended to be an enterprise level management system or an individual building level system, packaged software system, or integration into existing NY State system?</p>	<p>Based Commissioning Reports will be required during the three-year post occupancy period and focus on operational conformance to SOOs, SOPs, alarm trends, and utility usage data as examples.</p> <p>While an enterprise management system would be considered, at this time a building level packaged software system is what is envisioned. Either way there will likely be requirement to integrate utility usage data to NYPA's NYEM system.</p>
98.	<p>Multiple locations throughout the "Sample Contract" indicate "may include" i.e.. Page A9 "The Commissioning The Commissioning Authority's services may include, but not be limited to services related to sustainability (including the USGBC LEED rating system), existing building commissioning, energy auditing, and O &M support. The Commissioning Authority may:" Please confirm these items listed as "May" are or are not to be included in the Cx budget.</p>	<p>The CxA should include sustainability support in terms of LEED commissioning related items.</p> <p>The other noted tasks that may be included in the CxA scope are potential construction phase Cx activities that are not finalized at this time and will be codified in future work authorizations during construction phase. Since this RFP selection is based on qualifications, I recommend firms do their best to concisely demonstrate their expertise and ability to perform such work.</p>
99.	<p>Would NY state be interested in full facilities operational support post completion?</p>	<p>Unknown at this time.</p>
100.	<p>One proposal page 11, the RFP says that the administrative proposal must be provided as separate, individual electronic files, but the proposal upload information on page 14 seems to indicate that there is only one upload for the administrative proposal. Does the administrative proposal need to be one file or separate files? Please clarify.</p>	<p>It can be submitted as one file or separated. Whatever way is most convenient.</p>
101.	<p>Authority's services may include, but not be limited to services related to sustainability (including the USGBC LEED rating system), existing building commissioning, energy auditing, and O &M support. The Commissioning Authority may:" Please confirm these items listed as "May" are or are not to be included in the Cx budget.</p>	<p>See response to question #99</p>
102.	<p>It would be helpful to have an overall project schedule. We certainly</p>	<p>The best information for project durations has been provided on page 5 of RFP.</p>

	understand that there will be changes but some duration more that currently stated would be helpful.	
103.	When the project is awarded, at what stage will the design have progressed?	Schematic design will begin +/- July 2023
104.	Are there expectations that there will be a CxA representative on site during the construction or just in response to the onsite work as proposed?	Yes, both the Design-Build team's CA and owner's rep. CxA will likely require full-time Cx process management on-site at some point during construction phase. That point in time could be beyond rough in such as when primary equipment starts installations. TBD.
105.	For building enclosure Cx: Is the intent for the Cx Firm include in-situ testing of the building enclosure assemblies, or will the Owner/Contractor contract those services separately?	The CxA (Commissioning Authority) in collaboration with the Design-Build's CA (Commissioning Agent) will define in the design documents in-situ, mock-up, and at manufacturer testing requirements as examples. The Design-Build team's Contractor(s) will provide these testing and performance compliance services. The CxA will oversee, witness, and document this process.
106.	On page 13, section 7.1.a of the RFP states " Please navigate to the following link to request access to SharePoint Site: RFP# 7595 Commissioning Services " There is no link provided – please confirm where to send in the requested information "through the form including firm name, contact name, contact email, and additional contacts (if any) from your firm that may require access to submit the RFP responses through the SharePoint site."	The link has been updated in the RFP document.