

Commissioning Services

Life Sciences Public Health Laboratory

Solicitation No. 7602

Questions & Answers RFP Phase

No.	Questions	DASNY Responses
1.	<i>This RFP was initially published March 2023, and it is being published again. What was the reasoning it was cancelled and republished?</i>	DASNY determined that it was in the best interest of DASNY and the Client to cancel and reprocur for these services, for reasons including, additional requirements and scheduling considerations which are reflected in the RFP.
2.	<i>There was a general Cx Term Contract RFP published by DASNY last September 2023. Does the proposer need to be part of the Cx term contract to bid for this opportunity?</i>	No.
3.	<i>Since this is a Design-Build project, will the Cx provider be involved in the development of the Cx scope and requirements? Is it correct to assume the Design-Builder has a contractual commitment to provide Cx per DASNY's Cx provider?</i>	Part 1: Yes. Part 2: Yes, the Design-Build team will have a Commissioning team to provide the Commissioning Agent services.
4.	<i>RFP page 8 indicated 3 project examples. Can the proposer provide additional related project experience and project sheets as long as it is within the 20-page limit?</i>	Yes.
5.	<i>RFP page 11, Tab 4 is requesting to provide a base & total cost worksheet. Is there a project plan, specification and equipment list available to determine the Cx effort required for each of the tasks?</i>	This is a Design-Build project, plans and specifications are at concept level. No equipment list exists currently.
6.	<i>Sample Contract Page 3, Article VI.A, stated the out-of-town travel is authorized only if the distance travel is greater than 50 miles from the Consultant's closest office. If the resource is traveling from another office within NYS and is greater than 50 miles, does it still fall under the exclusion?</i>	As the contract states, the out-of-town travel is authorized only if the distance travel is greater than 50 miles from the Consultant's closest office. Any deviation from this requirement will require DASNY's review and approval.
7.	<i>Sample Contract page 18, under the commissioning authority the scope of</i>	DASNY provided an approximate timeline on page 5 of the RFP with detail on the size

	services is very general in nature. To complete the Base & Total cost form, we would request for a more specific list to quantify the Cx hours required.	of the building and a list of laboratory spaces that will be part of the project. Provide your completed Base and Total Cost form taking this information into consideration. As a reminder, this is a qualifications-based selection.
8.	Base & Total Cost form does not match the Cx scope of services listed as part of the Appendix A in the sample contract document.	See answer to No. 7.
9.	Sample contract page 18, under commissioning phase 1, please provide additional clarification on expected duration and number of design/project meetings the CxA is required to provided.	<p>The majority of all design meetings to date have been virtual via Teams or Web Ex.</p> <p>Once a Commissioning Authority is under contract with DASNY we would expect someone to attend all MEP related design meetings with the Design-Build Team, and milestone meetings at 30%, 60% & GMP set (90%) and 100%</p> <p>In construction/post-construction DASNY expects the meeting frequency to increase as construction activities progress and at a minimum will be held weekly.</p>
10.	The Cx scope under the sample contract is outlining the design process similar to a standard design-bid-build delivery. Will the design-builder follow the similar SD, DD & CD project delivery process?	Yes. See answer to No. 9.
11.	Sample contract page 20, under commissioning phase 2, please provide additional clarification on expected duration and number of design/project meetings the CxA is required to provided.	See answer to No. 9.
12.	Sample contract page 22, under commissioning phase 3, please advise if equipment factory witness testing is to be expected for the project.	This is to be determined. However, at this time the Commissioning Authority can assume they will not attend/witness factory tests. They will review and assess such testing protocol prior as well as review test result data.
13.	Sample contract page 22, under commissioning phase 3, provide the expected project duration for the phase.	It would be premature to provide a duration for each phase. Please see page 5 of the RFP for the overall project duration, as well as review Appendix A, pages A6 through A9.

14.	Sample contract page 22, under commissioning phase 3, please advise if equipment factory witness testing is to be expected for the project.	See answer to No. 12.
15.	Sample contract page 23, under commissioning phase 3, please clarify if the CxA is required to witness and execute the functional performance testing or the Cx scope only require reviewing of the completed form by the Cx Agent.	<p>The Commissioning Authority shall witness and review resultant reports by the Commissioning Agent.</p> <p>Please review Appendix A of the Sample Contract.</p>
16.	Sample contract page 25, under the Enhanced Cx turn-over phase the SOW requires the provider to provide MBCx data analytic tools for 3 years. Is this tool to be developed by the CxA provider? And if there is an implementation & monthly operating cost for the tool, is it to be included under the base contract scope?	<p>An MBCx tool is required and should be tailored to be specific to the project systems, equipment, and components. It does not have to be developed by the Commissioning Authority.</p> <p>All associated costs to use an MBCx tool should be incorporated into your base contract scope.</p>
17.	Sample contract page 25, the paragraph as the CxA to include several additional services such as existing building Cx, energy auditing, O&M support. How do we quantify this cost within the Base & Total Cost form? Or are those services should be included as base services?	These services are not considered base services currently.
18.	The RFP requires a Cost Proposal to be provided and to include the Base & Total Cost spreadsheet, which has a detailed cost and associated hours breakdown; however, no specific information is provided regarding the type, quantity, etc. of equipment or specialized systems. Additionally, the Project Scope of Services in Appendix A of the Sample Contract mentions, <i>"The Commissioning Authority may be requested to commission other building systems and components such as water treatment systems..."</i> but does not mention which of these other building systems and components will require commissioning.	<p>The 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> <p>a. As examples, there may be HVAC water treatment such as adding corrosion inhibitor. If so, these systems should be commissioned. If the 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</p>

	<p>a. Can a list of systems (including specialized systems) that will be commissioned along with equipment types and quantities be provided in order to complete the required Cost Proposal and detailed Base & Total Cost spreadsheet?</p> <p>b. Additionally, due to the abundance of systems and the complexity associated with pricing the associated services, the time required to prepare accurate pricing is not adequate based on the proposal due date of 02/12/24. As such, can a one-month extension to the Proposal Due Date be granted?</p>	<p>resistant piping and or specific drainage venting requirements for labs, then these systems should be commissioned. There is no specific list of systems, equipment, components to be commissioned at this time.</p> <p>b. There will be no extension. The proposals are due February 12, 2024.</p>
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