



Department of Administrative Services Purchasing and Contracts

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CLARK COUNTY, NEVADA RFP NO. 603127-13 COMMISSIONING SERVICES - CCDC NT PHASE I & II

December 10, 2013

ADDENDUM NO. 3

REQUEST FOR PROPOSAL

- The RFP opening date of December 23, 2013 at 3:00:00 p.m. **remains unchanged.**

GENERAL CONDITIONS

- Section 19 EVALUATION CRITERIA, subsection D Project Fee shall be deleted in its entirety and replaced with the following:

D. Project Fee

Describe PROPOSER'S fees to provide the services described in their proposal in the format that follows (Commissioning Schedule of Values).

Commissioning Schedule of Values

Description	Dollar Amount
Bridging Document Design Review	\$
Design Build Final Engineering Document Review	\$
Division 21 – Fire/ Life Safety	\$
Division 22 - Plumbing	\$
Division 23 – Mechanical	\$
Division 26 – Electrical	\$
Division 27 – Communications, A/V and Data	\$
Division 28 – Security Electronics	\$
Total Fee for Total Building Commissioning	\$

* Pricing shall include all inspections, monitoring and testing as outlined with the following clarifications

Pricing shall include all reimburseable expenses

Proposed Milestone Payment Schedule	Dollar Amount
	\$
	\$
	\$
	\$
	\$
	\$
	\$

QUESTIONS AND ANSWERS

3. Q1 Scope of Work, Page A-1, #1.a.vi
- a. Can you elaborate on "FPE/MQAA participation"?
 - b. This item mentions: fire sprinkler system, specialty fire suppression systems and the fire monitoring systems. Is it the intent of the SOW to require commissioning of these various fire suppression systems, or just their interaction and connectivity to the fire alarm system? I do not see the fire suppression systems mentioned in other places in SOW.
- A1
- a. **FPE/MQAA participation is participation in commissioning by a Fire Protection Engineer (FPE) and Mechanical Quality Assurance Agency (MQAA).**
 - b. **The intent of the SOW is for full commissioning of each system and its interaction/connectivity to the main fire alarm panel. There are specialty fire suppression (Water Mist) systems in addition to the fire sprinkler system. A commissioning plan to include a comprehensive functional matrix depicting all system inputs and associated output functions is also required.**
- Q2 Page A-4, #6.b.xi – implies that the Senior Engineers will "conduct" the functional performance tests, not just witness them? Please describe the expectation regarding the conduct of a functional performance test.
- A2 **Delete the word "conduct" and insert the word "witness" to describe the Senior Engineers functional performance role.**
- Q3 Page A-5, #7.a.iv – "assist in the development ofan as-built documentation of record as directed by the client".
- a. Does this mean prepare the as-builts, check the as-builts, or to ensure the design build contractor to prepares them, etc?
- A3 **The commissioning entity shall check the as-built document from the design build entity and ensure that corrections are included in the final as-built documents.**
- Q4 Regarding Smoke Control - indicated it must be performed by a special inspector. It's not clear if this inspector is hired by the Cx firm or another entity
- A4 **The smoke control special inspector will be hired by the Cx firm.**
- Q5 Regarding processes in-general:
- a. May we use sampling techniques for repetitive type of equipment (VAV boxes, fan coil units, plumbing fixtures, etc)?
 - b. May we exclude or use low sampling for small equipment. I.e. exhaust fans smaller than 5 HP?
 - c. How much latitude does CxA have to identify specifics of start-up scope?
 - d. May we allow third party vendors hired by GC as part of the pre-functional testing. Ex: emergency generator vendor sends someone to perform startup/checkout procedures instead of us?
 - e. Need to define expectation on attendance at weekly construction meetings, etc., so that efforts are focused on CxA activities.
- A5
- a. **No**
 - b. **Exclude low sampling for small equipment.**
 - c. **The CxA, the design build entity and the Owner will collectively complete the start up scope of work. Plan on a separate development process leading to a final start up scope of work.**
 - d. **The CxA shall work with all subcontractors, specialty contractors, etc. from the Design Build entity.**
 - e. **Attendance to a portion of the weekly design build meetings is solely based upon the responsibilities of the CxA, the need to communicate to the DB entity, to communicate to the Owner and to secure approval from the Owner.**
- Q6 The RFP specifies including at least 6 failures with re-test. As this is highly variable, depending on the performance of the responsible subcontractors, would you like us indicate on the RFP response, a breakout of the allowance for hours and dollars for the re-testing?
- A6 **Provide an allowance for re-testing.**
- Q7 What is the level of Contractor cooperation we can expect for the RCx of Phase 1?
- A7 **The contractor and sub-contractor cooperation for Phase I will be the same as Phase II**

- Q8 Will the Phase 1 smoke control system special inspections be tested by others as a part of Phase 1 construction or by this CxA at the end of Phase II construction?
A8 **The CxA will test the Phase I smoke control system special inspections.**
- Q9 Will we be submitting a separate Smoke Control System special inspections Final Report to the AHJ (authority having jurisdiction) at the conclusion of the testing?
A9 **Review the smoke control systems special inspections final report to the AHJ at the conclusion of testing. The report will be drafted by Phillip Chung, the Fire Protection Consultant to the design build entity.**
- Q10 What is the level of AHJ witnessing and all systems testing we can expect for the smoke control systems?
A10 **The AHJ will take usual and customary interest in this high rise jail in downtown Las Vegas. Your experience with Las Vegas high rise commissioning shall guide your proposal development.**
- Q11 For the electrical NETA testing verification, Low Voltage Telcom verification, Security Systems verification, and Fire Alarm system verification.....is the intent for the CxA to self-perform the point to point verification / testing, or witness those tasks as provided by speciality vendors/subcontractors hired by Sletten?
A11 **The commissioning authority will witness those tests as provided by the speciality subcontractors, the design team and others provided by the design build entity.**
- Q12 Will the CxA provide the Arc Flash Study, or review the study provided by others?
A12 **The CxA will review the arc flash study provided by the design build entity.**
- Q13 Should we consider the smoke control system testing of phase 1 & 2 to be a coordinated and integrated event?
A13 **Yes**
- Q14 I was wondering if I may ask a clarifying question? Under 19. Evaluation Criteria, it asks for a recent Financial Statement. Will a Dun and Bradstreet report suffice for the Financial Statement?
A14 **Yes**

Should you have any questions, please contact me at (702) 455-4230 or via email at jhaining@clarkcountynv.gov.

ISSUED BY:



JIM HAINING, CPSM, CPSD, C.P.M., A.P.P.
Sr. Purchasing Analyst

Attachment(s): None

cc: Joe Gale, RPM