



Thursday, October 10, 2022

RFQ – Commissioning Agent

CU Denver College of Engineering, Design, and Computing Building and North Classroom Renovations.

Project Number 22-103067

ADDENDUM 1

Please carefully review the questions and answers listed below. Be sure to acknowledge this addendum in your submittals.

Commissioning Agent submittal packages are to be a maximum of 30 pages.

The following is a list of Commissioning Agent questions and their associated answers.

1. **Q:** The documents are for SOQ information. Do we need to provide pricing as well?

A: Pricing does not need to be provided at this time. This is a request for qualifications (RFQ) and selection will be made based on qualifications.

2. **Q:** Is there an energy modeling firm already on your team? Is this project enrolled in xCel's Energy Design Assistance Program?

A: SmithGroup is providing energy modeling services internally as part of the project. The project has not formally been enrolled in the xCel Energy Design Assistance Program, but it is anticipated to be enrolled.

3. **Q:** Understanding your high-performance goals for this project, are there any examples of value-engineering decisions from the CU Anschutz Police Building that you would apply as Lessons Learned to this Denver campus project?

A: All lessons learned from previous projects are taken into account by the design team, however, these will not be shared with RFQ respondents at this time.

4. **Q:** Does the University have a Building Automation Systems Standard and/or Specification for the CU Denver campus?

A: Yes, the campus standard is Siemens. Current standard specifications are available on the CU Anschutz / Denver Facilities Website at:

5. **Q:** Will the project team be considering a Variable Refrigerant Flow system for the project? If so, what Lessons Learned from City Heights design/construction/operability will be applied to the project?

A: A VRF system is not currently being considered by the design team. All lessons learned from previous projects are taken into account by the design team, however, these will not be shared with RFQ respondents at this time.

6. **Q:** What net-zero and/or net-zero ready projects have the CMGC and A/E firms delivered in the recent past?

A: N/A for this selection process.

7. **Q:** Does the acknowledgement and attestation form (Page 47) need to be included in our qualifications response?

A: Yes, please provide this form signed as part of the RFQ response. No modifications are allowed to be made to the form or your firm's submittal will be deemed non-responsive.

8. **Q:** Are you anticipating the need for Building Envelope Commissioning?

A: Yes, this will be required.

9. **Q:** Can you elaborate on the level of commissioning services desired during the design phase such as OPR development, level of design reviews, energy modeling review, etc.?

A: The scope will include Enhanced Commissioning Services as well as Building Enclosure Commissioning. A brief description (including, but not limited to) is below for reference:

Enhanced Cx:

- Review contractor submittals.
- Verify inclusion of systems manual requirements in construction documents.
- Verify inclusion of operator and occupant training requirements in construction documents.
- Verify systems manual updates and delivery.
- Verify operator and occupant training delivery and effectiveness.
- Verify seasonal testing.
- Review building operations 10 months after substantial completion.
- Develop an on-going commissioning plan.

Building Enclosure Cx:

- Review contractor submittals.
- Verify inclusion of systems manual requirements in construction documents for enclosure systems.
- For specialty enclosure systems with controls and automation:
 - Verify inclusion of operator and occupant training requirements in construction documents.
 - Verify systems manual updates and delivery.
 - Verify operator and occupant training delivery and effectiveness.

- Verify seasonal testing.
- Review building operations 10 months after substantial completion.
- Develop an on-going enclosure commissioning plan for maintenance, renewal and revitalization cycles.

10. **Q:** Confirm if fire alarm system commissioning is required as part of the scope of work?

A: This is not currently anticipated. Testing/acceptance of the system is anticipated to be performed by the delegated design subcontractor of the system in coordination with Denver Fire (DFD).

11. **Q:** Confirm if any level of monitoring based commissioning is required as part of the scope of work?

A: The Ongoing Cx plan for the project has yet be prepared, however, given that ongoing Cx would be something that would continue after the LEED documentation has been submitted, it's an extension of the enhanced Cx process. This will likely be a part of the project, but could also be performed by in-house CU staff rather than outside staff. This is yet to be determined.

12. **Q:** Is there a preliminary construction schedule available for review?

A: Construction is currently anticipated to commence on 4/3/23 and complete by the end of 2024.

13. **Q:** Will renewable energy battery storage be included as part of the project scope and associated commissioning scope of work?

A: This is not currently anticipated as part of the project. PV panels are anticipated to be included, however battery storage is not currently anticipated.

END OF ADDENDUM 1