

GREENVILLE UTILITIES COMMISSION

GREENVILLE, NORTH CAROLINA

QUESTION AND ANSWERS FOR #17-62:

**REQUEST FOR QUALIFICATIONS FOR
OWNERS CONSTRUCTION REPRESENTATIVE, 3RD PARTY TESTING & COMMISSIONING
FOR NEW OPERATIONS CENTER**

1. Will the Designer of Record be conducting their Construction Administration (CA) under their scope of work? (If so, what explicitly does that scope include?)
 - a. Will the Designer of Record be doing their own Construction Administration (checking shop drawings, issuing Supplemental Instructions, doing Construction Administration visits/reports) or is it GUC's intention that the Owner's Representative will do this in-lieu of items which usually are performed as part of full professional design services? **The designer of record will be performing their own inspections/administrations. It is GUC's intent to have an OR as a "second look" for reviewing submittals and viewing actual installations on site to confirm the conformance to the design. The OR is not expected to officially accept or reject any work, only provide their response/inspections to the GUC contact/team.**

2. If the building is designed using BIM, with the OR be responsible for checking the virtual model and printed documents? **OR is responsible for ensuring what is constructed/installed is in compliance with the design.**

3. General scope
 - a. Confirm scope of services for OR under General, is architectural/envelope to be considered under this scope? **All aspects of design are part of this OR scope**
 - b. Has a construction duration been identified? **Not at this time, will be dependent upon final scope.**
 - c. RFQ identifies that OR shall attend project meetings as required; confirm anticipated project duration. **See previous answer**
 - d. Has a construction budget been identified? **Not to be disclosed at this time.**
 - e. Have any energy efficiency or resiliency goals been identified? Have intelligent building solutions been identified (fault detection and analysis? User experience? Energy benchmarking)? **No**

4. Testing & Commissioning

- a. Confirm that commissioning/functional testing support will be provided by the installing contractors at the end of the project for testing and commissioning effort. **Yes, however the OR shall be conducting the testing as our 3rd party inspector.**
- b. Confirm Operations Center scope; it is expected that a hardened space will be included in the project, will electrical systems (Emergency Power, Generators/UPS/ATS, etc) be included in the testing scope? **Yes.**
- c. Any requirements for integrating existing control systems into the new project? **Yes, security for instance.**
- d. Is a BOD available for the major MEP systems associated with the project? **Not at this time.**
- e. Is building Enclosure commissioning included in the project? **Yes.**
- f. Will witnessing of piping pressure testing and duct leakage testing be required? **Yes**
- g. Confirm level of commissioning services anticipated; will CxA be anticipated to provide:
 - i. Design Review(s) **yes**
 - ii. Commissioning Specifications **No, but review and input where necessary**
 - iii. Commissioning Meetings **Yes**
 - iv. Factory Acceptance Testing (generators/UPS/chiller) **To attend**
 - v. Pre-Functional Checklists (provided by CxA, completed by installing contractors) **no**
 - vi. Systems/Operations Manual **no**
 - vii. Training (verification of contractor led or Systems level training provided by CxA) **no**
 - viii. Final Commissioning Report **yes**
 - ix. Warranty Review (10 months after occupancy) **no**