



Addendum No. 1
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DATE: January 9, 2015

Joliet Junior College
1215 Houbolt Road
Joliet, IL 60431

TO: Prospective Respondents
SUBJECT: Addendum No. 1
PROJECT NAME: Commissioning Agent Services
JJC PROJECT NO.: R14015

This Addendum forms a part of the Bidding and Contract Documents and modifies the original bidding document as posted on the JJC website. ***Acknowledge receipt of this addendum as instructed on the last page.*** FAILURE TO DO SO MAY SUBJECT BIDDER TO DISQUALIFICATION.

Submission Requirements:

- All sealed proposals are to be clearly marked: **Commissioning Agent Services** and submitted to Janice Reedus, Director of Business & Auxiliary Services, at the following location prior to the due date/time provided in the RFP document.

Janice Reedus, Director of Business & Auxiliary Services
Campus Center Building A, Room 3100
1215 Houbolt Road
Joliet, IL 60431

- Vendors must submit 3 complete hard copies (1 original and 2 copies) of the proposal and 1 complete electronic copy (via CD/DVD or USB flash drive).

Questions Submitted:

1. Will these projects be bidding to General Contractors to be constructed under one prime contract?
No, there will be multiple prime contractors.
2. Is there any more information on what the building will be used for?
Yes, see attached drawings for both buildings.
3. Is there a communications objective?
Yes, Communications commissioning for the infrastructure for the low-voltage information transport systems, which include telecommunications and audio/video is to be completed for each system.

4. How many hard copies of the proposal should be submitted?
Two hard copies and one electronic copy are to be submitted.
5. Is the RFP submission acceptable to submit as a PDF to purchasing@jjc.edu?
No, emailed RFP responses cannot be accepted. Please see submission requirements on page 1 of this addendum.
6. Do you have an estimated equipment list/schedule (number of each) for the equipment to be commissioned (listed on page 2 and 3)?
Below is a narrative of additional information for the MEP systems for each building.

Romeoville Building Narrative

- **Mechanical**
 - *Fire Protection – NFPA 13 wet-pipe sprinkler system. The need for a fire pump is unknown at this time.*
 - *Plumbing – Low flow, hardwired plumbing fixtures. Centralized water heater and storage tank with distributed 3-pipe domestic water system. Potentially need a centrally piped compressed air system, vacuum system and/or pure water system. Acid neutralization for Laboratories. Grease Interceptor for Kitchen.*
 - *HVAC – Packaged rooftop units with energy recovery wheels (probably 2 or 3 total). Two hot water condensing boilers for reheat and perimeter radiation loads. Terminal air boxes with hot water reheat coils for each thermal zone; air valves for Laboratories with duct mounted reheat coils. Cabinet heaters at all vestibules. Stainless steel exhaust ductwork for Laboratories with a centralized lab exhaust system (mixed flow dilution fans) and laboratory control system including exhaust air valves. Kitchen exhaust system for grease hoods.*
- **Electrical**
 - *Power – Medium voltage and transformer by ComED. Main electrical service of approximately 1,200A, 480/277V. Both 480/277V and 208/120 Volt distribution system throughout the building. Tie into existing natural gas emergency generator for emergency lights, boilers, pumps, sump pumps, BAS controls and lab exhaust.*
 - *Lighting – All LED lighting with controls per IECC (vacancy sensor, active daylight harvesting).*
 - *Fire Alarm – Addressable fire alarm system with voice notification.*
- **Technology**
 - *Structured Cabling - An EIA/TIA Category 6 structured cabling system will be installed to support voice, data, wireless LAN (802.11) and Surveillance Camera applications. Panduit Cable and Termination Hardware will be the basis of design. A manufacturer's system assurance warranty with a minimum of 20 years will be required for the system. This warranty requirement will dictate that a manufacturer certified contractor provide all materials and perform all aspects of the installation and testing. The entire system will require to be fully tested to meet standard Category 6 performance requirements.*
 - *Audio/Visual – Turn-key point-to-point digital AV cabling and equipment will be provided from the teaching position in instructional spaces. The AV equipment will not be provided by the Owner. Speakers will be provided for sound reinforcement in all spaces without devices with integrated audio.*
 - *Security – Rough-ins will be provided for Owner provided access control door hardware. Cameras will be provided as part of the contract documents.*

Multi-Purpose Building Narrative

- **Mechanical**
 - **Fire Protection** – *NFPA 13 wet-pipe sprinkler system. The need for a fire pump is unknown at this time.*
 - **Plumbing** – *Low flow, hardwired plumbing fixtures. Centralized water heater and storage tank with distributed 3-pipe domestic water system.*
 - **HVAC** – *Packaged rooftop units with energy recovery wheels (probably 4 total). Two hot water condensing boilers for reheat and perimeter radiation loads. Terminal air boxes with hot water reheat coils for each thermal zone. Cabinet heaters at all vestibules.*
- **Electrical**
 - **Power** – *Existing campus medium voltage will be extended to 1000KVA distribution transformer (oil field FR3). Main electrical service 1,600A, 480/277V. Both 480/277V and 208/120 Volt distribution system throughout the building. Extend existing emergency power from campus network if capacity allows. If not, provide 150KW natural gas emergency generator for emergency lights, boilers, pumps, sump pumps, BAS controls.*
 - **Lighting** – *All LED lighting with controls per IECC (vacancy sensor, active daylight harvesting).*
 - **Fire Alarm** – *Addressable fire alarm system with voice notification.*
- **Technology**
 - **Structured Cabling** - *An EIA/TIA Category 6 structured cabling system will be installed to support voice, data, wireless LAN (802.11) and Surveillance Camera applications. Panduit Cable and Termination Hardware will be the basis of design. A manufacturer's system assurance warranty with a minimum of 20 years will be required for the system. This warranty requirement will dictate that a manufacturer certified contractor provide all materials and perform all aspects of the installation and testing. The entire system will require to be fully tested to meet standard Category 6 performance requirements.*
 - **Audio/Visual** – *Turn-key point-to-point digital AV cabling and equipment will be provided from the teaching position in instructional spaces. The AV equipment will not be provided by the Owner. Speakers will be provided for sound reinforcement in all spaces without devices with integrated audio.*
Security – Rough-ins will be provided for Owner provided access control door hardware. Cameras will be provided as part of the contract documents

7. The RFP indicates 1 firm may be selected for both projects. Can the CxA submit one (1)-team to serve both projects or are two (2)-teams required to be considered for both projects?
If the requirements of the commissioning services can be met then one team may handle both projects.

8. How many copies of the proposal need to be submitted?
Two hard copies and one electronic copy are to be submitted.

9. Page 12 of the RFP show Other Required Documents, can you provide clarification for the following:

- a. Fee Form – Is this Attachment A Fee Page?
- b. Vendor Information Form – Was this provided? If not, please provide.
- c. Commissioning Task List Form – Was this provided? If not, please provide.

- a. *Attachment A is the Fee page.*
 - b. *The Vendor Information Form will not be used for this project.*
 - c. *The commissioning task list appears in Exhibit 3a and 3b.*
10. Exhibit 3 Budget Tables do not have a place for the Design and Pre-Construction Phase pricing?
Please clarify how you would like us to show our price for that Phase.
Use item #1 in exhibit 3a & 3b “Review Owner’s Project Requirements” for design and pre-construction pricing.
11. Exhibit 3 Budget Tables indicate that Page 1 Construction Phase Total should match Page 2 Construction Systems Total, this is not feasible as there are associated costs in the Construction Phase that do not have to do with the actual systems (i.e. Cx Plan, site visits)
Disregard the “TOTAL” row on page one of exhibit 3a & 3b.
12. Attachment A – Fee Page, the Alternate Proposal asks for Romeoville Expansion, Enhanced Commissioning, however Enhanced Commissioning will already be allocated for in the Base Bid.
Please clarify.
Provide the Romeoville Expansion enhanced commissioning fee in both spaces within Attachment A. Indicate any cost reduction/addition in the alternate section.
13. Are there any schematic drawings or narratives available for review in advance of submitting a proposal?
See attached drawings and the narratives in question #6.
14. Has a basis of design been prepared and available for review in preparation of the proposal?
See question #6 response.
15. For equipment / systems such as; Autoclaves, Glassware Washers...is the intent to Cx the apparatus or the services/utilities connected to the device?
It is the intent of the commissioning agent to commission the apparatus only.
16. Do the two projects share any utility services such as the source for emergency power? (Campus chilled Water and steam excluded)
The Romeoville project will utilize the existing generator on site now. All other systems will be internal to each building.
17. Is the CxA to incorporate any sampling of like devices / component? If so, is there a preferred sample rate?
The goal will be to sample 25% of the HVAC equipment and 50% of the lighting control systems.
18. Is the CxA responsible for updates to the LEED Energy model?
No, the A/E will be responsible for energy modeling.
19. Is BIM anticipated for the design development and coordination of building systems?
BIM will not be used for the coordination of the building systems.

20. Regarding Submittals Review – is the CxA responsible for a 1-time review of individual submissions or are multiple reviewed expected?

Multiple reviews of individual submittals may occur but are not defined at this time. Trade contractor coordination may require multiple reviews of revised submittals.

21. General

- a. Is there a design narrative that can be used for pricing purposes?
See question #6 response.
- b. Does the proposal require 100% testing of all system or is sampling allowed for large quantity items? (i.e. VAV boxes, lighting control sensors, etc.)
The goal will be to sample 25% of the HVAC equipment and 50% of the lighting control systems.

22. Part II - RFP SCHEDULE

- a. Please clarify what format proposals must be submitted (i.e. electronic on CD, printed or both). If printed, please indicate number of copies required.
Two hard copies and one electronic copy are to be submitted.

23. Part IV – PROJECT DESCRIPTIONS

- a. Please clarify the extent of security systems controls testing. Is the intention complete system functional testing, BMS integration or somewhere between?
25% of this system will be sampled
- b. Projects with campus chilled water systems are required to have central plant sequences commissioned for verification of sequences as part of LEED Enhanced Commissioning (EAc3). Shall this be included as an alternate?
There will be no chilled water system for either building.
- c. Is LEED measurement & verification plan for required?
This is not required.
- d. Last paragraph of this part indicates that the project will use existing emergency generators and that the commissioning plan should include verification of all commissioned equipment on both normal and emergency power. Please verify that NO function testing is required for the existing emergency generators.
The existing generators will not be commissioned.

24. Part VI – PROJECT TEAM, OBJECTIVES AND SCOPE OF COMMISSIONING SERVICES

- a. Section D – Detailed Scope of Work
- i. Construction Phase – Phase 2
1. Item 8. Does JJC have a set frequency of site visits required?
To be determined

25. Exhibits:

- a. Exhibit 3a requests Expenses and Man-Hours, is the intent to have the expense column filled in with cost typically associated with travel, tolls, etc. Shall the Man-Hour column be filled in with a monetary value?
The intent of the man-hour and expense columns is for them to be filled in with a monetary value.
- b. Exhibit 3a, Page 2, Number 8 indicates “Emergency Generator / Standby Power Transfer Switching” however the RFP indicates that the emergency generators are existing to remain. Does client want full testing of existing generator(s)?
Testing of the existing generator at the Romeoville campus is not required.
- c. Exhibit 3a, Page 2, Number 11 indicates “Steam System, Controls and Sequences”; however, this is not indicated on Exhibit 3b. Please verify that this is NOT required for the Romeoville Expansion Building.
Neither building will have a Steam System. Leave this line blank.

- d. Exhibit 3a, Page 2, Number 12 indicates “Door Access and Security Systems”; however, the RFP is not clear as to what is required?

See question #23a response.

- e. Exhibit 3a and Exhibit 3b, Page 1, Number 8 indicates “Develop Procedures, Review Functional testing, Witness testing”. Please clarify if “Witness Testing” includes factory witness testing.

Factory witness testing will not be required.

End of Addendum #1



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Issued by:

Janice Reodus
Director of Business & Auxiliary Services
Joliet Junior College
815.280.6643

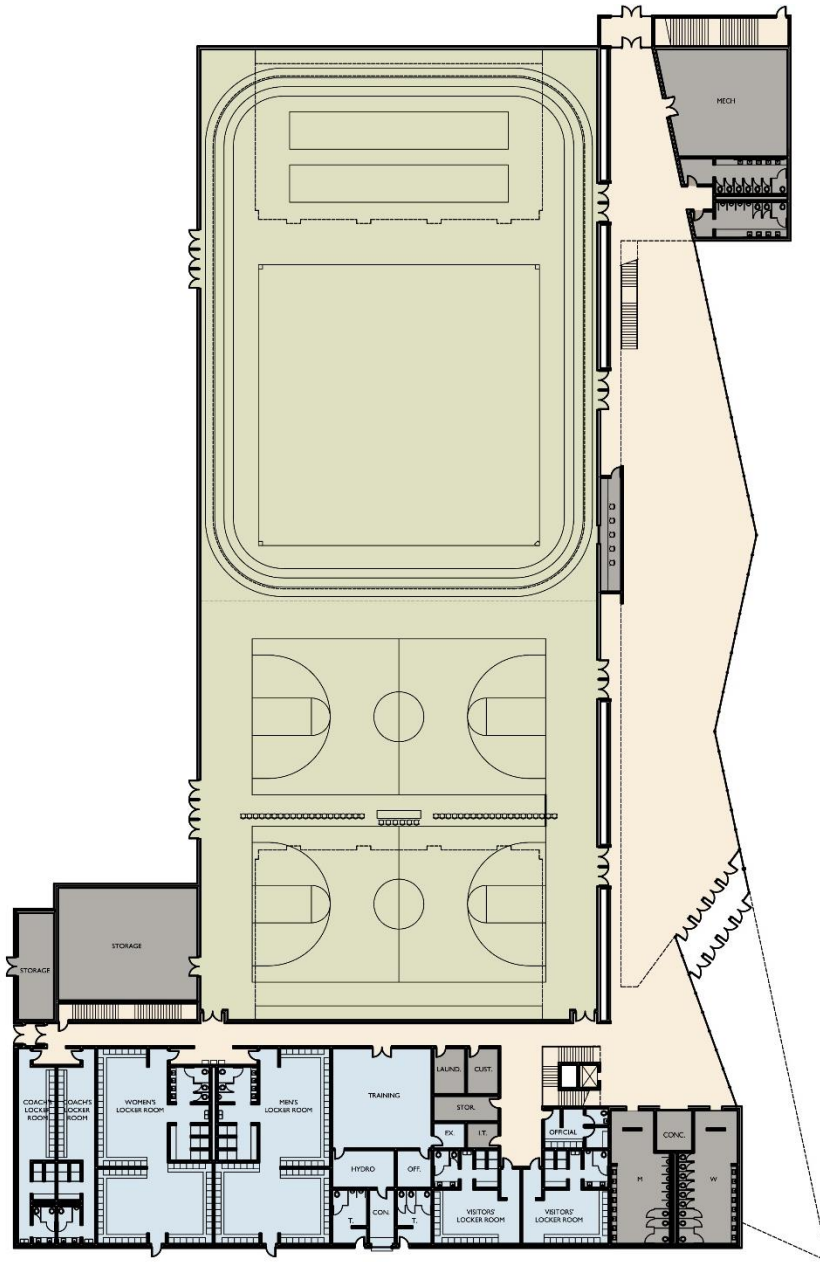
I acknowledge receipt of Addendum #1

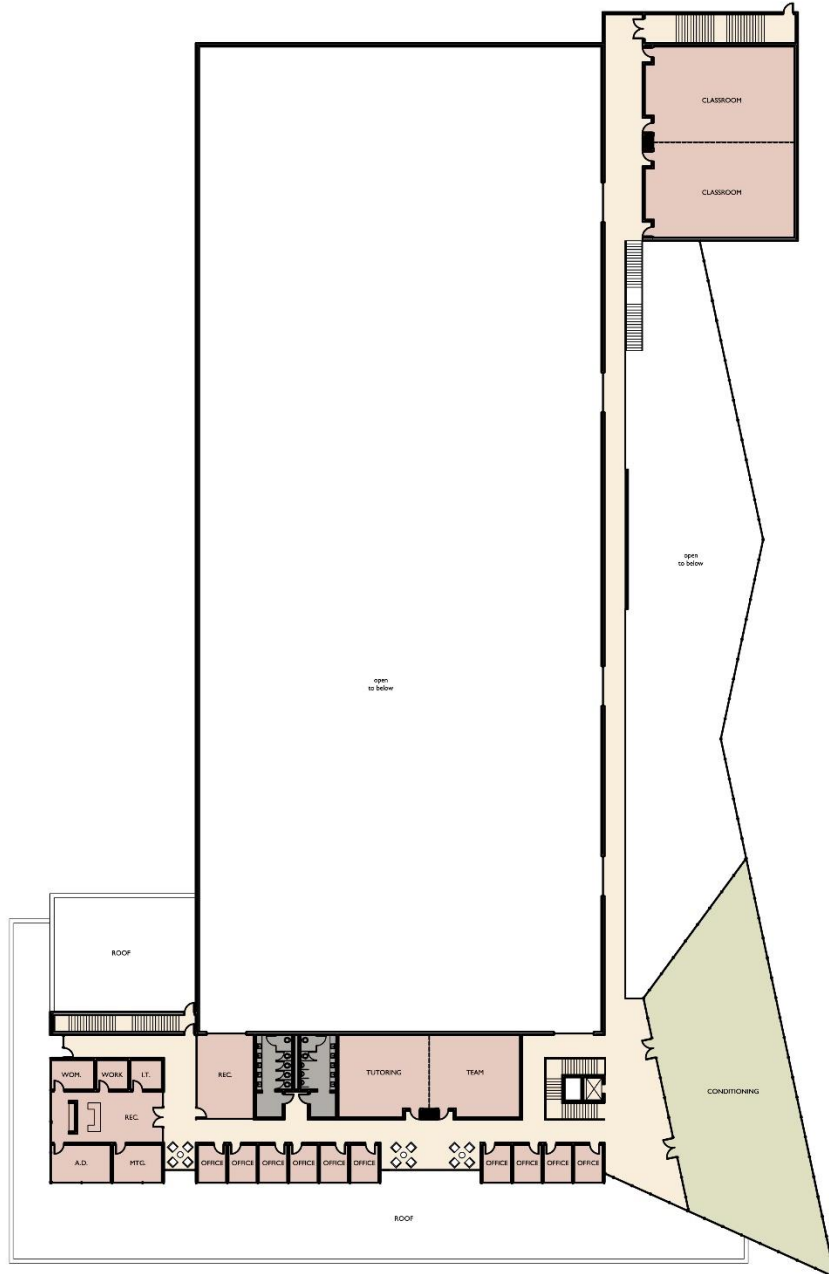
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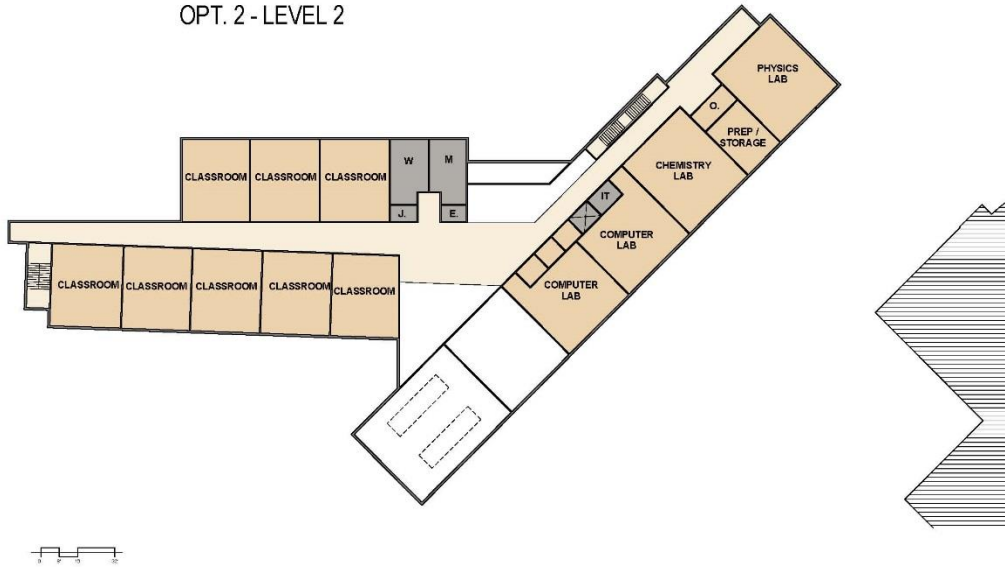
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OPT. 2 - LEVEL 2



OPT. 2 - LEVEL 1

