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ADDENDUM #3 RFP #25-0016 SOUTH CENTRAL REGIONAL MENTAL HEALTH HOSPITAL BUILDING COMMISSIONING

February 20, 2025

The following is to ensure that vendors have complete information prior to submitting a *proposal*. Here are some clarifications regarding the proposal for *South Central Regional Mental Health Hospital Building Commissioning*.

Questions and/or statements of clarification are in **bold** font, and answers to specific questions are *italicized*.

1. Will there be a site visit prior to bid for bidders to familiarize themselves with staff procedures and work areas?

The hospital is under construction and a vertical structure does not exist. Construction substantial completion is expected on October 31, 2026.

2. Please provide the names of the design team and construction team members for this project, including architect, MEP engineer, general contractor, mechanical/plumbing and electrical contractor, and TAB and controls contractor if selected.

All the necessary contacts will be provided to the selected vendor.

3. Reference Page 5, Systems & Assemblies to be Commissioned of the RFP: Please clarify or give an example of “integrated systems”.

Listed below are examples of integrated systems:

- 1. HVAC (Heating, Ventilation, and Air Conditioning) – Controls temperature, humidity, air quality, and energy efficiency.*
- 2. Lighting Systems – Automates lighting schedules, occupancy sensors, and daylight harvesting.*
- 3. Access Control & Security – Manages door locks, card readers, surveillance cameras, and alarms.*
- 4. Fire and Life Safety Systems – Monitors smoke detectors, fire alarms, and sprinkler systems.*
- 5. Energy Management – Tracks energy usage and optimizes power consumption.*
- 6. Plumbing and Water Management – Controls pumps, water heaters, and leak detection systems.*
- 7. Elevators – Interfaces with BAS for scheduling and emergency protocols.*
- 8. Shading & Window Controls – Adjusts blinds and smart glass based on sunlight and occupancy.*
- 9. Power Monitoring & Backup Systems – Integrates generators, uninterruptible power supplies (UPS), and demand response programs.*

4. Reference Page 6, paragraph IV B 11 of the RFP: Please clarify the requirements for 3rd party commissioning. Does this apply to the design team? See example flow chart for examples of 3rd party relationship.

Qualified Provider will contract directly with the Owner and cannot be part of the design or construction team.

5. Reference Page 6, paragraph IV B 13 of the RFP: Will the Association of Energy Engineers Certified Building Commissioning Professional (CBCP), certification and the ASHRAE Building Commissioning Professional (BCxP), certifications be acceptable as they are not listed? (ASHRAE added by addendum).

In addition to AABC, NEBB or BCA originally listed in the RFP, refer to Addendum #1 Section 019113, 1.8 Quality Assurance at [Project Information: RFB/RFP 24-0073 | Sedgwick County, Kansas](#)

Owner Reserves the right to accept or reject certifications as evidence of qualification.

6. We have downloaded and reviewed the contract documents for the new mental health hospital. We noticed a specification section titled *01 91 13 General Commissioning Requirements*. (Replaced by 019100 per addendum #5). This section references several other specification sections that are related to Commissioning... However, we could not find these missing sections.

Specifically, Project manual Page 420, Para B1.1B lists specification sections 210800, 220800, 230800, 260800, 270800, 280800 that do not exist in the project manual. (220800, 230800 and 263216 were added in addendum #5.)

SYSTEMS AND ASSEMBLIES TO BE COMMISSIONED

All equipment and building systems including, but not limited to:

1. *Air Distribution System including building and area positive and negative pressure*
2. *Hot/Chilled Hydronic System*
3. *Lighting Controls*
4. *Access Controls*
5. *Emergency Power including Automatic Transfer Switches*
6. *Duress Call System*
7. *Audio Visual System*
8. *Integrated Systems*
9. *Temperature Controls System*
10. *Plumbing system*
11. *Electrical Systems*
12. *Water Management and Treatment Systems*
13. *Ground's sprinkler systems*
14. *Sewage Systems*
15. *Fire Protection and Life Safety Systems*
16. *Elevators and associated equipment systems*
17. *Security And Surveillance Systems*
18. *Intercom, PA Systems other Communication systems*
19. *Building Management System*
20. *Stormwater Management*
21. *Waste Management System*
22. *Patient Room Controls*
23. *Kitchen Systems*
24. *Grounds and Exterior Enclosure*
25. *Building and area acoustics*
26. *FF&E*
27. *Exterior Enclosure*
28. *Sequence of Operations for all equipment and integrated systems*

7. Can we get a copy of the overall construction schedule so we can estimate our weekly inspection costs?

Refer to the preliminary expanded construction schedule [Project Information: RFB/RFP 24-0073 | Sedgwick County, Kansas](#). Please provide cost per month for extending the schedule in case of the project delays.

8. **Specification section 019119.43, “Exterior Enclosure Commissioning” section. Can we exclude that section from our response to the RFP as it is not listed on pages 4 or 5 of the RFP scope of work.**

Exterior Enclosure Commissioning was unintentionally left out of the RFP. Please include Exterior Enclosure Commissioning in your response. Refer to 019119.43, “Exterior Enclosure Commissioning” section for details.

9. **Section 122413 in addendum 6 on Roller Shades, in “Part 3.3 roller shade installation” item F, references cooperation with the commissioning agent and the work to be performed during the commissioning stage. Is the Roller Shade system included in the list of electrical systems to be commissioned?**

Yes, the Roller Shade system should be included.

10. **Where is section 263215- Generator Building, Generators and Switchgear Commissioning? (referenced in addendum 5, section 019100.1.1.B.3)**

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25. *Building and area acoustics*
26. *FF&E*
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11. Does Section 019100.1.3.C “systems to be commissioned” in addendum 5 entail all systems to be commissioned on project?

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- 21. Waste Management System*
- 22. Patient Room Controls*
- 23. Kitchen Systems*
- 24. Grounds and Exterior Enclosure*
- 25. Building and area acoustics*
- 26. FF&E*
- 27. Exterior Enclosure*
- 28. Sequence of Operations for all equipment and integrated systems*

12. Tasks listed in the Pre-Construction phase are mentioned to be developing pre-functional checklists (PFC) and functional performance tests (FPT). These are typically developed after submittals are received to ensure they are specific to the actual equipment being provided and occur in the Construction Phase. Is the intent here to just see example PFCs and FPTs of similar equipment?

Please provide sample PFCs and FPTs. For pricing, please provide pricing not to exceed.

13. There is reference to weekly site visits starting at the placement of equipment (Section V.B.f). Construction schedules can fluctuate. To ensure there’s good comparison between the proposals, is there a specific number of site visits you’d like to provide for these site visits?

Please refer to Project Manual [Project Information: RFB/RFP 24-0073 | Sedgwick County, Kansas.](#)

In addition, plan visits around major milestones to verify that systems and components are installed and functioning correctly before they become concealed or difficult to modify.

Refer to the preliminary expanded construction schedule [Project Information: RFB/RFP 24-0073 | Sedgwick County, Kansas.](#) Please provide cost per month for extending the schedule in case of the project delays.

14. It sounds like there are design documents that have been developed. Are there drawings or specifications that can be provided to give any idea of building size and/or equipment quantities?

Refer to the post-bid documents under “Other Files” [Project Information: RFB/RFP 24-0073 | Sedgwick County, Kansas.](#)

15. Does the county have a preferred allowable sample rate for redundant equipment and types allowed to be sampled?

All equipment and systems commissioning and testing should be done at 100%. In addition, commissioning should follow all the warranty instructions.

16. In reference to Systems and Assemblies to be Commissioned in the Cx scope (Access Controls, Duress Call System, Audio Visual System). These are typically division 27 & 28 systems and these divisions are not listed in this same section and section V.A.2.a. Can we clarify if those divisions are provided to reference the specifications, or are those systems not supposed to be within the Cx scope?

These are included within the Cx scope. Please refer to [Project Manual at Project Information: RFB/RFP 24-0073 | Sedgwick County, Kansas.](#)

17. Please provide the current design documents (drawings and specifications) in order to provide a fee for the commissioning scope of work.

Refer to the post-bid documents under “Other Files” [Project Information: RFB/RFP 24-0073 | Sedgwick County, Kansas.](#)

18. If available, please provide a construction schedule in order to help estimate the number of meetings required between equipment rough-in and the end of functional testing.

Refer to the current construction schedule. Please provide cost per month for extending the schedule in case of the project delays. Refer to the preliminary expanded construction schedule [Project Information: RFB/RFP 24-0073 | Sedgwick County, Kansas.](#)

19. Please confirm through the commissioning specification how the trade contractor will participate in execution of the pre-functional checklists. Is there any direction on how the CA should address failed tests and re-testing?

Please refer to [Project Manual at Project Information: RFB/RFP 24-0073 | Sedgwick County, Kansas.](#)

20. For the equipment listed under “Systems and Assemblies to be Commissioned”, is 100% of all HVAC equipment, access controls, duress call devices required to be commissioned during prefunctional and functional testing procedures? Is sampling for terminal level equipment and devices allowed?

Yes, the intent is to test 100% of all the systems.

21. Clarify if the owner's intent is for the commissioning agent to test 100% of the listed system/equipment or a sample rating?

Yes, the intent is to test 100% of all the systems.

22. Is Building Envelope Commissioning part of the scope of work?

Yes, Exterior Enclosure is part of the scope of work.

23. Is there a M/W/S/V/BE Minimum Participation (%) requirement?

There is not a M/W/S/V/BE Minimum Participation (%) requirement associated with this project. The project does need to comply with Federal and State anti-discrimination guidelines.

24. Could you please provide access to the project construction documents or provide an equipment list per system?

Refer to the post-bid documents under "Other Files" [Project Information: RFB/RFP 24-0073 | Sedgwick County, Kansas](#).

25. In Addendum 5, issued November 15, 2024, the project manual dated 20241024, was revised to remove specification section 019119 (General Commissioning Requirements) and replaced it with 019100. Specification section 019119.43 (Exterior Enclosure Commissioning) is still listed in this addendum as well as Addendum 6. There is no mention of Exterior Enclosure Commissioning in the Building Commissioning RFP (25-0016). Is Exterior Enclosure Commissioning to be a part of the Building Commissioning RFP?

Exterior Enclosure Commissioning is included and should be tested and commissioned.

26. If the answer to question 1 above is YES, is a Building Enclosure Commissioning Agent (BECxA) or Building Enclosure Commissioning Provider (BECxP) required to be included as part of the Commissioning Authority (CxA) team?

Yes, the Exterior Building Commissioning will be administered by the selected Building Commissioning Agent.

27. If the answer to question 2 above is NO, will a separate RFP be issued for the Exterior Enclosure Commissioning services and a Building Enclosure Commissioning Agent (BECxA) or Building Enclosure Commissioning Provider (BECxP)?

The Exterior Building Commissioning will be administered by the selected Building Commissioning Agent.

28. Please confirm project is receiving ARPA funding. If so, are there any sustainability goals the project must meet that needs to be reflected in the Commissioning effort, ie, Commissioning of Building Enclosure.

Yes, the project is receiving ARPA funding and should follow ARPA funding guidelines.

29. Page 5, Construction Phase Activities, B.1.h

Please clarify CxA is an independent third party and not responsible for "Testing individual pieces of equipment, systems, and system integration with other systems." The CxA is only witness testing system components.

The Commissioning Agent will test individual pieces of equipment, systems, and system integration with other systems.

30. Is there a listing of adopted building codes, such as the International Energy Conservation Code, and applicable year, that will be referenced in the construction documents for general compliance by the city of county?

All the city and county code requirements should be followed.

31. Please clarify that the Commissioning firm is to conduct witness testing of the building systems, i.e., that the installing contractor is to operate the systems during testing and that the Commissioning firm will observe and record the results for general compliance with the contract documents. Further, what is the anticipated percentage of the systems to be witness tested; 25%, 50%, 100%?

The Commissioning will conduct witness testing of 100% of the systems are to be tested. The installing contractor is to operate the systems during testing.

32. How are the periodic site visits by the Commissioning firm during construction to be scheduled? Are they weekly, bi-weekly, by critical milestone such as by system, by floor, by wing, or by contractor request?

Refer to the current construction schedule. Please provide cost per month for extending the schedule in case of the project delays. Refer to the preliminary expanded construction schedule [Project Information: RFB/RFP 24-0073 | Sedgwick County, Kansas.](#)

33. In light of the questions raised and the effort required to prepare a valued submittal for the Commissioning services requested, is the due date for the submittal to remain February 18, 2025, or is there consideration for the due date for the submittal to be extended?

Please refer to Addendum #2 <https://www.sedgwickcounty.org/media/68388/25-0016a2.pdf>.

Firms interested in submitting a proposal must respond with complete information and **deliver on or before 1:45 pm CST, Tuesday, February 25, 2025 (revised date)**. Late proposals will not be accepted and will not receive consideration for final award.

“PLEASE ACKNOWLEDGE RECEIPT OF THIS ADDENDUM ON THE PROPOSAL RESPONSE PAGE.”

Sincerely,

Joseph Thomas

Joe Thomas, NIGP-CPP, CPSM, CPSD, C.P.M.
Director of Purchasing

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