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Materials Management Department
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Addendum 6

Date: May 9, 2024

Title: Commissioning Agent University Medical Center Hospital Miscellaneous Projects
RFP # 950-04-24-004

Subject: Questions and Answers

On behalf of the El Paso County Hospital District d/b/a University Medical Center of El Paso (UMC), please accept our appreciation for your interest in the above-referenced solicitation. **Please note the following questions:**

Question 1

Commissioning firms typically confirm system operation implementing a percentage based verification (sampling). Does UMC find this acceptable, or are there any specific equipment or systems that UMC would like the commissioning firm to verify 100%. The effort is significantly different, affecting the evaluation factor "Proposed Fee".

Answer:

The following general guideline applies to any project and any of the system sizes indicated below:

HVAC units 5 tons or 2000 cfm and larger 100%,

Pumping systems 20 HP or above 100 %,

VFD 20 HP and larger 100%

Critical HVAC Systems e.g USP 797, 100%

Other HVAC systems and controls not denoted of smaller capacity 20%.

Question 2

Exhibit B indicates "verify maintenance personnel are trained on system...". Does UMC expect and require the CxA be present and attend all trainings sessions? Or does UMC simply require that the CxA obtain the sign-in sheet of such trainings to incorporate on the O&M Manual. Both approaches "verify" training took place, but the effort is significantly different, affecting the evaluation factor "Proposed Fee".

Answer:

Not required to be present but must be responsible to coordinate, review and validate the effectiveness of the training materials, means and methods to meet the owner's intent, coordinate the owner's review and approval of the training content and receipt training material with at least 1 week of anticipation to the scheduled training and manage the owner's acceptance of the trainers qualifications and credentials to prevent unqualified trainers (sales persons) to teach the content.

Question 3

Please confirm if UMC expects CxA to be present at all start-ups for all equipment and systems.

Answer:

Same logistics and percentages apply as denoted in Question 1

Question 4

Exhibit B Scope of Work indicates that "establish and document Owner's Project Requirements."

- a. Has an OPR been developed by design team for each of the project? If so, please indicate which ones.
- b. For projects already in construction, and if the OPR has not been developed, what is the method or approach that UMC expects the CxA to implement for the development of this document?
- c. For projects still in design phase, what is UMC's required approach to developing the OPR? For example, would it be the CxA providing UMC with a questionnaire for their answers, and that becoming the OPR? Or would it be the CxA conducting a Charette with user groups? Cx firms can develop the OPR in any of these formats, but the effort is significantly different, affecting the evaluation factor "Proposed Fee".

Answer:

- a. OPR not developed at this point. It's the Cx Company responsibility to develop OPR in concert with Designers of record, UMC Facilities, administration of end users.
- b. Follow the protocol described in section A above.
- c. Please follow ASHRAE Guideline 0-2019 Protocol. I.e. Conduct charette with users groups including but limited to designers of record, UMC Facilities, administration of end users.

Question 5

Will electrical systems to be commissioned include fire alarm, surveillance/security, or nurse call systems?

Answer:

Commissioning of the above items are not included in the Work

Question 6

Is warranty phase commissioning to be included in the scope of work?

Answer:

Warranty phase commissioning is not included in the Work

Question 7

Emergency expansion and Thomason 8th Floor observation unit noted to be in Preliminary Design Phase. Is a narrative available to allow for responding firms to provided better pricing for these projects?

Answer:

Reference Exhibit B.1 in the Request for Proposal

Question 8

Is there any drawings or narratives available for the Core Lab Renovation project to allow for better pricing?

Answer:

Reference Exhibit B.1 in the Request for Proposal

Question 9

Is it acceptable to put project profile information behind the personnel forms in Exhibit C, providing additional information on the project experience?

Answer:

Yes, It's acceptable to put project profile information behind the personnel forms in Exhibit C

Again, thank you for your interest.

Sincerely,

Liliana Guerrero

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