

NORTH CAROLINA CHILDREN'S CAMPUS
COMMISSIONING AGENT SELECTION PROCESS
RESPONSES TO QUESTION RECEIVED RELATED TO THE RFQ

NUMBER	QUESTION	RESPONSE
1	In reference to Section 5 of the attached RFQ, is preference given to references on healthcare commissioning projects? The request for architectural references implies that design projects might suffice in addition to commissioning projects.	Preference is given to similar pediatric healthcare commissioning projects. However, all references will be reviewed.
2	Section 3. Submission Requirements, subsection 5) References requires "Three Architect references: Including name, project name and contact information." As commissioning agents, we work closely with the "MEP design engineers," can we submit three (3) Design Engineer references in lieu of "Architects?"	Yes, Design Engineer references are acceptable.
3	Will preconstruction services include envelope commissioning, or is the scope of the Commissioning Agent engagement limited to MEP systems? The RFQ references MEP systems in the project purpose but describes the preconstruction scope as encompassing the full campus development including sitework, and we want to ensure our submission reflects the correct scope boundaries.	The current scope of this RFQ is for MEP systems only. Building envelope commissioning will be separate.
4	Is building automation systems (BAS) integration or controls commissioning within the CxA scope, or is the role limited to functional testing and documentation? This will help us identify the most relevant team qualifications and project experience to present.	Yes, BAS integration falls within this CxA scope.
5	Will the Commissioning Agent be responsible for commissioning the central utility plant as a standalone scope, or will it be integrated with the pediatric hospital commissioning engagement?	The Commissioning Agent will be responsible for commissioning the central utility plant as part of the pediatric hospital commissioning engagement.
6	Are there anticipated LEED, ASHRAE Guideline 0/1, FGI Guidelines, or other compliance frameworks that the CxA will be expected to document against? Understanding the applicable standards will allow us to address the appropriate methodology in our submission.	This project will not seek LEED certification. However, the other applicable guidelines (ASHRAE, NFPA, FGI, NC State Construction Office) are applicable standards.
7	The RFQ identifies key construction milestones but does not include a design and documentation schedule. Could NCC provide the anticipated design phase milestones — schematic design, design development, and construction documents — along with any preliminary construction phasing or sequencing information? This will help responding firms describe their approach to preconstruction phase engagement more accurately.	Anticipated design phase milestones will be provided as an attachment to the RFP.
8	Has the architect of record been selected for the project? If so, and if it is appropriate to share at this stage, we would welcome that information as we prepare our submission.	Yes, an architect of record has been selected for this project. A public announcement is forthcoming.
9	Will NCC require a North Carolina-licensed professional engineer of record for the commissioning scope, or is a certified commissioning professional credential — such as CxA, BCxP or CCP — sufficient to serve in the lead role? This is directly relevant to how we present our proposed team given the NC presence criterion noted in Section 2.	North Carolina requires commissioning to be performed under "the charge" of a licensed professional engineer.
10	Section 3.3(b) states that resumes included in the appendix will not count toward the 30-page submission limit. Could you confirm that this exemption applies to all appendix materials, or only to resumes specifically?	Cover pages, table of contents, dividers, resumes will not be counted as part of the 30-page limit.
11	The Methodology and Approach section of the Selection Criteria indicates the CxA will be evaluated for a "thoroughness of the proposed commissioning plan, including design review, functional testing, and systems integration approach." We find the best way to communicate these strengths (especially in the procurement phase) is to provide example work products from prior projects. Please advise if that's acceptable, as they will breach the 30 page limit. If acceptable, we advise providing them as links (to a share site) within the qualifications package for easy access.	Examples of work may be included in the appendix and will not count towards the 30-page limit.
12	Can NCC provide the anticipated composition of the selection committee or key stakeholder groups involved in evaluation?	The selection committee will be comprised of members from the North Carolina Children's Group, DCI, and Currie & Brown.
13	Who is leading facilities/engineering on the owner side?	Please refer to the answer for question 12.
14	Which user groups make up the review committee and the interview/selection committee?	Please refer to the answer for question 12.
15	Is Building Envelope Commissioning (BECx) expected, or MEP systems only?	Please refer to the answer for question 3.
16	What deliver method (Design-Bid-Build, CM at Risk, Design-Build, IPD, etc.) is anticipated for the project	The delivery method for the project is CM at Risk.
17	What is the current construction budget for this project?	Confidential. Additional information may be available during the RFP stage of the selection process
18	Has a Construction Manager or design team been selected?	Selection for Construction Manager is ongoing. A design team has been selected and a public announcement is forthcoming.
19	Can NCC provide an estimated construction budget or range for the campus and/or hospital?	Please refer to the answer for question 17.
20	Are there existing design standards that are available?	Please refer to the answer for question 6.
21	Can a list of other commissioning firms invited to submit be provided?	No
22	While it is not specifically called out in the RFP nor in the project documents, can we assume this project is NOT seeking LEED certification?	This project is not seeking LEED certification.