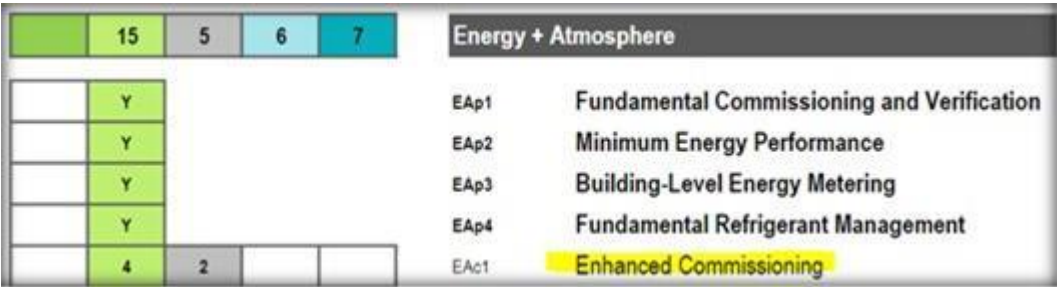


**REQUEST FOR PROPOSAL “RFP” NO. PS20200835  
COMMISSIONING AUTHORITY FOR COAL HARBOUR PHASE II**

**QUESTIONS AND ANSWERS NO. 2**

ISSUED ON: November 10, 2020

<p>Q2.1</p>	<p>According to the LEED v4 scorecard for the project, this project is targeting four (4) Enhanced Commissioning points (which we presume are for Enhanced Commissioning Option 1 Path 2 - including Monitoring Based Commissioning) and has two (2) more points “under investigation” (which must be for Enhanced Commissioning Option 2 (Building Envelope Commissioning)). Is it the intention that we are to propose for all six (6) Enhanced Commissioning points? If so, do you wish us to breakout our fees for LEED v4 Monitoring Based Commissioning and LEED v4 Building Envelope Commissioning?</p> <p>{see snip below for reference}</p>  <table border="1" data-bbox="300 940 1351 1224"> <thead> <tr> <th colspan="2"></th> <th>15</th> <th>5</th> <th>6</th> <th>7</th> <th></th> </tr> </thead> <tbody> <tr> <td></td> <td>Y</td> <td></td> <td></td> <td></td> <td></td> <td>EAp1 Fundamental Commissioning and Verification</td> </tr> <tr> <td></td> <td>Y</td> <td></td> <td></td> <td></td> <td></td> <td>EAp2 Minimum Energy Performance</td> </tr> <tr> <td></td> <td>Y</td> <td></td> <td></td> <td></td> <td></td> <td>EAp3 Building-Level Energy Metering</td> </tr> <tr> <td></td> <td>Y</td> <td></td> <td></td> <td></td> <td></td> <td>EAp4 Fundamental Refrigerant Management</td> </tr> <tr> <td></td> <td>4</td> <td>2</td> <td></td> <td></td> <td></td> <td>EAc1 <b>Enhanced Commissioning</b></td> </tr> </tbody> </table>			15	5	6	7			Y					EAp1 Fundamental Commissioning and Verification		Y					EAp2 Minimum Energy Performance		Y					EAp3 Building-Level Energy Metering		Y					EAp4 Fundamental Refrigerant Management		4	2				EAc1 <b>Enhanced Commissioning</b>
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<p>A2.1</p>	<p><b>Building Envelope Commissioning is not part of the scope of this RFP. Monitoring-Based Commissioning is part of the scope of this RFP.</b></p>																																										
<p>Q2.2</p>	<p>If we are providing LEED v4 Building Envelope Commissioning, can details be provided on how our LEED v4 Building Envelope Commissioning specialist will coordinate with the Passive House Certifier?</p>																																										
<p>A2.2</p>	<p><b>Building Envelope Commissioning is not part of the scope of this RFP.</b></p>																																										
<p>Q2.3</p>	<p>Will the mechanical design consultant be requiring the Mechanical Consultant to subcontract an independent (3rd party) Mechanical Commissioning Agent to assist the Mechanical Contractor delivery fully functional, and documented (as such), systems?</p>																																										

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A2.3	The City/Owner wishes to reserve the choice of provider at this time. The Proponent shall provide an Alternate Price for the Mechanical Commissioning Agent service in the amended Pricing Schedule in Appendix 3, note the proposed company and describe the scope of services to proposed.
Q2.4	The RFP references an Owner’s Project Requirements (OPR) document, yet we could not locate this document in the provided data. Can we be sent the OPR document?
A2.4	See Amendment 2 (AMD 2). The creation of the OPR has been added into the scope of work. Generally the current documents created by the consultants and the construction standards of Vancouver School Board and City of Vancouver form the basis of the OPR.
Q2.5	The RFP Part B “Scope of Work” Section 1.0 “Background” clause a) indicates that the CxA is to ensure that all systems function properly, whereas Section 3.0 “Equipment and Systems to be Commissioned” lists specific mechanical, electrical and life safety systems - with fire alarm and security systems also listed as alternate fee requirements. Can we assume that we are proposing for the Section 3.0 systems and not all the systems of the project?
A2.5	<b>Section 3.0 systems are the ones to be commissioned.</b>
Q2.6	The RFP Part B “Scope of Work” Section 3.0 “Equipment and Systems to be Commissioned” has several systems which are noted with: “full sampling required but not during functional testing”. Can we presume that full sampling means 100% sampling or perhaps this could be more clearly stated as “no sampling is allowed”? Also, does the part of the note that indicates: “not during functional testing” mean that sampling is allowed for functional testing and if so, what sampling percentage will be allowed for functional testing?
A2.6	The Commissioning Authority will create a 100% sampling methodology of on-site checks for prefunctional activities and 25% sampling methodology with increased sampling rate based on rates of failure that they will be completing if an independent commissioning agent hired by the mechanical contractor is provided. Otherwise, the Commissioning Authority will complete 100% on-site functional performance checks. The construction contract documents shall clearly state who will perform the on-site performance checks.

END OF Q&A No. 2