QUESTIONS & ANSWERS – Commissioning Agent
PS-20063 – LCCC Performing Arts Auditorium Addition

1. Can you clarify whether the Exhibit 1 and Exhibit 2 forms are included in the 20-page limit? 
   Yes, LCCC prefers brief and concise responses

2. Does the RFQ response page limit include the front cover, back cover and/or the table of contents? Yes

3. As we understand the RFQ, the scope is limited to the Performing Arts Center addition. Is this correct? Yes, only the Performing Arts Auditorium

4. It appears that the renovation of the Fine Arts building portion of the project could benefit greatly from the commissioning process. We would be happy to provide a separate proposal for commissioning the renovation of the Fine Arts building. N/A

5. The MEP commissioning scope of work is fairly straightforward, but the list of system to be commissioned in section B poses the following question. Our review of the available documents indicates that the following systems are not part of the Performance Art Center addition project. Can you please confirm if our understanding is correct? Correct, they are not part of the scope (below)

   5.1. Air Handling Unit Humidifiers
   5.2. Supply Fans (Separate from AHU SF's)
   5.3. Return Fans Smoke purge fans (Separate from AHU RF's)
   5.4. Isolation Exhaust Fans
   5.5. Smoke system isolation dampers
   5.6. Evaporative Cooling Systems
   5.7. Fire Pumps
   5.8. Emergency Power and Lighting Systems. The Performing Arts Center addiction does not appear to be served by the stand by power system. Battery powered emergency lights can be test as part of the commissioning. We will need to get clarification on this, it was our understanding the life safety emergency lighting in the Auditorium was under the emergency power
   5.9. Emergency Generator. The existing, relocated generator does not appear to be part of the Performing Arts Center addition project. This work appears to be under the Fine Arts building renovation project. We will need to get clarification on this, it was our understanding the life safety emergency lighting in the Auditorium was under the emergency power
   5.10. Uninterruptible Power Supply. The UPS does not appear to serve the Performing Arts Center addition. Correct
5.11. Automatic Transfer Switches. The stand by power system does not appear to serve the Performing Arts Center addition. We will need to get clarification on this, it was our understanding the life safety emergency lighting in the Auditorium was under the emergency power.

6. The RFQ Scope of Work section does not include details for the commissioning of the following systems:

6.1. Building Envelope and Roof System. For these systems we recommend that following scope of work. Is this acceptable? Yes, but only to the Auditorium addition

6.1.1. Owner’s Project Requirements. Development of the owner’s project requirements. These requirements include the owner’s goals for the building envelope and how it relates to energy conservation, sustainability, durability, etc.

6.1.2. Review the construction document package. Discrepancies between the owner’s project requirements and the construction documents will be documented in a coordination log that can then be reviewed with the owner and design team.

6.1.3. Pre-construction meeting. A meeting with the contractor, design team, owner and the BECx will be scheduled on site to discuss expectations, required inspections, testing procedures and critical milestones.

6.1.4. Submittal Review. The BECx will provide a secondary review of any submittals that relate to the building envelope to verify that the proposed products meet the owner’s project requirements and the project specifications.

6.1.5. Site Visits. The BECx will perform periodic site visits at key points as the construction of the building envelope progresses. Any deviation from the construction documents or discrepancies with the owner’s project requirements will be documented in a coordination log and submitted to the owner, design team and contractor. 4 site visits are recommended.

6.1.6. Performance Testing. The BECx will review testing criteria with the testing agencies prior to any required testing being performed, review testing reports for conformance and will include site visits during required performance testing to witness first hand.

6.1.7. Thermographic Study Report – A thermographic study of the building envelope will be conducted and team will be provided with a report of the findings.

6.2. Acoustic systems (auditorium, noise and vibration control). For these systems we have the following question and recommend the following scope of work:

6.2.1. For which spaces / partitions on the project are acoustical measurements required? The entire Auditorium addition

6.2.2. Scope of work. Is this scope of work acceptable: Yes, to all below

6.2.2.1. Perform instrumented measurements to document the acoustic parameters of the critical spaces. These could include:

6.2.2.1.1. Background Noise
6.2.2.1.2. Reverberation Time
6.2.2.1.3. Support Factor
6.2.2.1.4. Strength
6.2.2.1.5. Intimacy (Initial Time Delay Gap)
6.2.2.1.6. Clarity
6.2.2.1.7. Definition
6.2.2.1.8. Inter-aural cross-correlation coefficient (IACC)
6.2.2.1.9. Presence of slap-back reflections and echo

6.2.2.2. Document the pertinent acoustic parameters for different settings of the adjustable acoustic systems and/or ceiling and stage reflectors or enclosures.

6.2.2.3. Attend rehearsals and preliminary performances to advise on stage layouts, adjustable acoustics settings, etc. to achieve excellent acoustics.

6.2.2.4. Document guidelines for settings of the adjustable acoustic elements, stage layouts and/or ceiling and stage acoustic elements for various performance types in written form to assist the users with recommended settings.