



Addendum No. 2
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DATE: January 12, 2015

Joliet Junior College
1215 Houbolt Road
Joliet, IL 60431

TO: Prospective Respondents
SUBJECT: Addendum No. 2
PROJECT NAME: Commissioning Agent Services
JJC PROJECT NO.: R14015

This Addendum forms a part of the Bidding and Contract Documents and modifies the original bidding document as posted on the JJC website. ***Acknowledge receipt of this addendum as instructed on the last page.*** FAILURE TO DO SO MAY SUBJECT BIDDER TO DISQUALIFICATION.

Questions Submitted:

1. How many design reviews and at what stages does Joliet Junior College desire?
There will be two design reviews. One during Design Development and one at the midpoint of Construction Documents.
2. On page 6, item #7 recommends a separate Division 15 and 16 commissioning specification. The commissioned systems listed in Exhibit 3 – Page 2 extend beyond Divisions 15 and 16 and would require duplicate commissioning specifications placed in each division. Is it acceptable to have all of the commissioning requirements stated in Division 01 with references to this section throughout the applicable project specification divisions?
This approach is acceptable.
3. The commissioning scope (pages 6-8) does not completely coordinate with Exhibit 3 – Page 1. For example, the following scope items are not listed in the fee table. Do you intend these to be added to the fee table or grouped with other tasks?
 - o Controls integration meeting (p7, #8) and design phase team meeting attendance (p7, #9)
 - o Pre-bid meeting attendance (p7, #10)
 - o Construction checklist development and distribution (p8, #6)
 - o Test and Balance review (p8, #10)***These fees are to be grouped with other tasks.***
4. Page 8, #12, states to “Coordinate retesting as necessary until satisfactory performance is achieved.” Typically, retesting costs are the responsibility of the contractor rather than Owner (and stated so in the Cx specifications). Do you want retesting costs reflected in the proposed fee? If so, how many rounds of retesting should be assumed?
Retesting costs shall be paid for by the contractor responsible for the work.

5. On Page 9, #17, states to “oversee and review the training of the Owner’s operating personnel.” However, the fee table in Exhibit 3, #14, states to “Provide systems level training.” Training is typically conducted by the contractors, with review by the CxA. Please confirm if the CxA is to provide training or review training.
 - Page 9, #18, states to “oversee the videotaping of this training.” Is the intent for the CxA to coordinate and hire a videographer or review a contractor-hired videographer’s deliverable for compliance with specifications?
Training and videotaping will be provided by the contractor responsible for the work.

6. The number of site visits to observe progress and attend various planning and job-site meetings is always one of the more significant costs on a proposal. To compare proposals would suggest that a fixed number of site visits be specified (similar to what was done in the design phase) for the proposal and then the actual number of visits be finalized during final negotiations. The proposal states “While not the sole criteria for determining contract award, price competitiveness and overall value will be heavily weighted as an evaluation factor.”
The quantity of site visits is unknown at this time. It will be up to the firms submitting proposals to determine an estimated amount for this value.

7. What is the estimated construction cost for each of the two projects?
The estimated construction cost of the Multipurpose Building is &17,260,000.00. The estimated construction cost of the Romeoville Building is \$11,720,000.00.

8. Included in the list of systems to be included in the commissioning scope are fume hood, autoclaves and glass washers. Typically, the commissioning group tests the systems that support this equipment and a specialized firm performs the certification/validation testing for use of this equipment. Please confirm commissioning scope for this equipment and if certification/validation is required provide the reference standard for what to include in the testing.
The commissioning shall be for the systems that support the equipment. The equipment certification will be performed by a separate agency.

9. The Enhanced Commissioning requirements state to “Verify that the requirements for training operating personnel and building occupants are completed.” Who is responsible for establishing the training requirements, agendas and training plan for the project? Will the CxA be required to attend training sessions? Provide additional information for Items 17 and 18 on page 9 of the proposal as to what responsibilities go with oversight and review of training and videotaping. Who will be responsible for videotaping and editing the training sessions? Also who is responsible for defining the requirements of the “classroom “owner’s manual” – Term 19 page 9?
The specifications (which are not complete at this time) will outline the training requirements. The CxA will be required to attend training sessions. Overseeing the training and videotaping as they relate to the requirements of the specifications (i.e. cross-reference what was performed against the specifications). Videotaping will be performed by the trade contractors. Omit “classroom owner’s manual” – Term 19 page 9.

End of Addendum #2



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Issued by:

Janice Reodus
Director of Business & Auxiliary Services
Joliet Junior College
815.280.6643

I acknowledge receipt of Addendum #2

Company Name

Printed Name

Title

Signature