



Date: February 16, 2024

Title: Commissioning (Cx) Services for the High Commission of Canada in Australia, in Canberra

Solicitation Number: 24-248145

The following Questions & Answers is in link with the solicitation document mentioned above.

Questions & Answers # 1

- Q1.** “The 45 pages in Section 1.2, does that include all the returnable schedules including the documents that need to be completed for return of the RFP?”
- A1.** Yes.
- Q2.** “You mentioned a construction start early 2025, when is your target of pre-occupancy phase or close to pre-occupancy is likely to occur?”
- A2.** We expect 24-month construction duration from start until final occupancy and handover.
- Q3.** “Just reading through the documents, the commission authority has some elements that are over and above typical GREEN star ICA requirements, is that the intention that there is coordination and commissioning plan development on top of the GREEN star requirements for ICA?”
- A3.** Yes. GREEN star is a component of the scope. The intent of the commissioning services is to create a commissioning plan and undertake commissioning services in accordance with the Statement of Work.
- Q4.** “Will the commissioning plan form part of the tender documents for the general contractor?”
- A4.** Yes.
- Q5.** “What about in terms of being Revit level of development, are you guys aware of how that will play out in terms of our reviews?”
- A5.** Revit design documents will be available.
- Q6.** “Are there any limitations on using our commissioning management software packages in the commissioning process?”
- A6.** We haven’t specified a software. It will be up to the bidder to identify a software, if applicable.
- Q7.** “Is there a scope of work document today that covers schedules, indicative equipment, etc.”
- A7.** We’re in schematic design currently, so we don’t have outline specifications ready yet.



- Q8.** “Any particular redundancy generator backed; UPS backed?”
- A8.** The building will have full generator back up and some UPS for critical loads.
- Q9.** “The SOW mentions net zero, is there anything particular tricky in terms of systems?”
- A9.** There will be no gas fired systems, solar photovoltaic panels will be provided on the roof. .
- Q10.** “The engineering services seem to be silent on security, is that a piece that’s been carved out of this scope or is it in?”
- A10.** Electronic security systems are not included in the commissioning scope because it will be completed and commissioned by GAC. The systems included in the Cx Process are identified in section 2.6 of the SOW.
- Q11.** “Because phase 2 is the demo of the existing building, are there any major service cutovers between practical completion and distribution?”
- A11.** The intent is to have the existing building operational at all times during construction, understanding that some services (power/water etc.) might require schedule shutdowns. Design consultant will put together the phasing of the construction and it should be clear once the construction starts.
- Q12.** “There are some scope requirements that are a little unusual, where in particular the scope appears to suggest the ICA is to develop the OPR. Is that the intent or is it a work in progress?”
- A12.** The ICA will provide input, but GAC will develop the OPR document.
- Q13.** “Is this tender for CxA or Cx only. Or in other words, only for ICA of services.””
- A13.** The extent of the Service is described in a table in section 2.5 of the SOW.
-