A&E SUBCONTRACT IN SUPPORT OF BUILDING COMMISSIONING SERVICES

Potential vendors: Please write “A&E Subcontract for Building Commissioning Services” in the subject line.

JPL is reviewing options concerning the following scope of work

INTENT
It is the intent of the Jet Propulsion Laboratory to select and award, three, three-year contracts (with two, one-year options) Time and Material, SWO-driven subcontract(s) with qualified commissioning authority firms to provide comprehensive building commissioning services to support JPL’s Facilities Engineering and Construction Sections.

SCOPE DESCRIPTION
Commissioning authority services provides a systematic process of assuring all facility systems perform interactively in accordance with their design intent by verification and documentation, from the pre-design phase, through the construction and warranty phases to a minimum of one year after construction. Commissioning services ensures the building systems operate in accordance with the Owners Project Requirements (OPR’s)/end user requirements and the Basis of Design (BOD). The Final Commissioning Reports provides a baseline data for Maintenance and Operations.

The subcontracted firm shall be required to provide the following professional services:

1.0 COMMISSIONING AUTHORITY (CxA) SERVICES
Provide commissioning of new and existing building systems (mechanical, electrical, fire/life/safety, and building envelop. Perform diagnostic and forensic existing building commissioning (EBCxP) and existing building re-commissioning or Retro-Commissioning (ReCX) per the NASA Commissioning Guidelines. The Commissioning Authority is to verify and document the building system(s) function per the Basis of Design (BOD) and the owner’s project requirements (OPR’s). Perform design reviews. Develop and perform pre-functional and functional checklists. Creates and maintains Issues Logs and Systems Commissioning Reports. Performs field and factory acceptance test and inspections as a representative of the S&C/QA personnel. Assist in developing a writing commissioning guidelines and specifications for JPL construction projects.

2.0 SUSTAINABLE / LEED, CALGREEN, OR CEC COMMISSIONING
Provide Fundamental and Enhanced LEED Commissioning for new construction and existing buildings, ranging from ‘LEED-Certified’ through LEED Platinum. Commission buildings to meet certification levels, program requirements, NASA Commissioning Guidelines and JPL Site sustainability goals.

3.0 BUILDING ENVELOPE / AIR BARRIER TESTING
Perform building envelop and air barrier services with specialized blower door fans, thermography, and other testing methods to pinpoint, document, and prioritize areas of air infiltration and heat loss, and calculate the related energy impacts.
4.0 TESTING, ADJUSTING AND BALANCING (TAB)
Testing and balancing building HVAC systems to ensure the engineer's design intent are met and
design/construction deficiencies, such as; system effect, hot or cold spots, drafts, odors, or noisy
areas, are identified and rectified.

5.0 FIRE AND LIFE SAFETY
Provide building code compliant comprehensive fire/life safety system review and inspections.
Provide services from design reviews, field coordination, and systems sequence of operation
determination.

6.0 CERTIFIED ACCEPTANCE TEST TECHNICIAN
Provide Certified Acceptance Test Technician (as approved by the California Energy Commission)
to perform systematic testing of building lighting controls systems to verify functionality and
CEC Title 24, Part 6 compliance.

A-E SELECTION CRITERIA

• Professional Qualifications
Minimum technical staff strength of 4 licensed professional engineers, 2 licensed mechanical
engineers, 1 electrical engineer, 1 environmental engineers, 3 certified commissioning agents. The
lead technical contact person in the firm must be a qualified professional engineer and certified
commissioning authority with a minimum 15 years of design and management experience.

• The Commissioning Authority should have been involved in numerous LEED projects, including LEED
Silver, Gold and Platinum levels of certification. The Commissioning Authority has extensive
knowledge of all industry codes, standards and guidelines governing the construction, maintenance
trades and commissioning.

• Specialized Experience/Technical Competence/Related Experience
The Commissioning Authority and their technicians shall hold professional certification(s) of at least
one of the major certifying agencies, such as;
AABC or BCA.
Experience of the firm and its personnel in handling at least (3) three large projects of over 5 million
dollars in construction cost and (5) five medium to small repair / rehab type of projects that typically
have a quick turnaround schedule. It is desirable the selected CxA have BIM and COBie2 knowledge
and experience. Bluebeam capabilities are required.

• Past Performance (cost/quality/schedule)
Known documented record of past performance from the most recent (2) two large projects and (3)
three medium projects (include JPL projects, if applicable) or provide references on a separate
document (customer name, contract number, period of performance, short description of work,
point of contact, phone number and email address). JPL will ascertain your past performance in the
areas of technical, schedule, cost and management.

There is no commitment or guarantee on the part of JPL to move forward with an RFI or RFP at this
time.