

## Questions for CPJC MEP Engineers RFP

1. General – is there an anticipated design and construction schedule? **Design will run through July 2026. There is no confirmed construction schedule, but we anticipate a 20 month duration.**
2. General – is there a construction budget? **Not at this time.**
3. General – are there existing conditions MEP drawings available? **There are no existing condition drawings. The Museum will be designed as part of a new building.**
4. General – are there any concept plans or bubble diagrams for the new space available? **Concept plans have just been started and have not been approved for distribution**
5. General - what should we assume as far as spaces not mentioned in the RFP, such as restrooms, kitchens, pantries, IT rooms, etc.? **As part of a museum all of these spaces will be needed.**
6. General – what types of systems are existing for HVAC, plumbing and sprinkler? Are we to assume these systems are in good working order? **There are no existing systems, the developer will provide all MEPF utility services to support the new space.**
7. Section 1.1 (page 3) – has the architectural design team been determined? If so, what firm was awarded the project? **OMA is the lead architect.**
8. Section 1.1 (page 4) – do any of the exhibition spaces or Pompidou collections require specialized temperature and/or humidity control? **Yes, this will need to be a museum grade system, gallery spaces will need specific climate controls.**
9. Section 1.1 (page 4) – please provide details on workshop spaces and if there are any anticipated special HVAC, such as exhaust, and/or plumbing requirements, such as compressed air. **At this time there are no special HVAC needs in the workshop areas. Any requirements will be part of the MEP design.**
10. Section 2.1 Part D (page 9) – energy model fee to be provided as a separate line item. Please confirm this is acceptable. **Yes.**
11. Part 2.2 Part F (page 11) – will the CxA be engaged by the owner or the architect? **By the Architect and MEP.**
12. Part 2.2 Part F (page 11) – will attendance at weekly Cx meetings be on-site or virtual? **Both will be required.**
13. What is the anticipated gross area of the entire new building within which the Centre Pompidou will be constructed? **85,000 SF is estimated for the museum, the square footage for the entire new building is not known at this time.**
14. What is the anticipated project construction budget for the 85,000 gsf museum fit-out of interior space? **Please see Question 2.**
15. Is there a preliminary program for the museum fit-out and can it be made available? **Not at this time**
16. Is there outdoor space included in the project scope that is in addition to the interior? **There will be some additional outdoor spaces, they are not yet defined.**
17. Is there a list of architects being considered and can it be made available? **OMA has been selected as the lead architect.**

18. Will the base building architect be the same as the museum fit-out architect? **No, the selected MEP will be required to coordinate the utility connection requirements.**
19. What other consultants are anticipated on the project team for the interior museum fit-out? **Additional consultants will be required, JCRA has not finalized which services will be needed at this time.**
20. Are processes creating hazardous or safety concerns anticipated in the program that warrant inclusion of a certified industrial hygienist (CIH) on the project team? This would include storage of hazardous chemicals, spray hoods and spray booths, creation of dust and smoke, etc. Examples of spaces benefiting from CIH consultation would be labs, workshops, conservation areas, maker spaces, etc. **We are not aware of any currently.**
21. Will the project pursue LEED or other certification? Are there specific certification levels targeted? **This project will not pursue LEED certifications.**
22. Will the base building design by the base building design team include MEPF infrastructure and all utility connections to support the museum fit-out? Examples are cold water, domestic hot water, chilled water, heating hot water, electrical, sprinkler service, etc. **Yes, however, the Museum will need to provide some additional support systems, such as a dry FP system.**
23. Part A: Programming and Concept Design – Activities to include, the second bullet describes “Assist the architect to refine the massing of the building and its orientation as may be required.” Please confirm the scope anticipated for massing and orientation of the building. Would this work be with the base building architect? **This would be work with both design teams but managed through the Museum architect.**
24. Part A: Programming and Concept Design – Activities to include, the fourth bullet describes “concept design for the building restoration and renovation.” Will the project include work within a building requiring restoration and renovation? Paragraph 1.1 describes “the interior fit out of new building.” **There will be no restoration or renovation work associated with this project.**
25. Part A: Programming and Concept Design – Activities to include, the fifth bullet describes “Developer provided MEP/FP systems”. Will the Developer provided MEP/FP systems already be designed and possibly installed ahead of the fit-out design? Will the museum fit-out MEP/FP consultant have any role in selecting base building systems that will support the museum fit-out? **The Developer MEP/FP will be designing their systems to support the new space. The Museum MEP/FP will coordinate with the developers design team for required capacity and be responsible for design the MEP/FP systems for the new Museum space and permitting.**
26. Part B: Schematic Design – Activities to include, the first bullet describes evaluation of “the required MEP systems for *all* building components”. Is the intent to only evaluate the required MEP systems directly affecting or impacted by the fit-out space? **Yes.**
27. Part C: Design Development – there are several references to coordination for utility applications and permits. Is it anticipated that the museum MEP/FP will coordinate building utility connections or would direct coordination with utilities and associated applications be performed

by the base building MEP/FP consultant? At a minimum we assume the museum consultant will provide utility requirements for the museum fit-out to the base building consultant. The Developer will be providing for the utilities, but the Museum Design team will need to coordinated connections within the museum.

28. Part D: Construction documents – Infrastructure to support landscape elements is described. What is the general area and scope for landscape development included with the museum fit-out project? There will be outside terraces and roof space as part of the design that will require some MEP/FP.
29. Paragraph 2.2 Term of Contract – The term of contract is described as a period of 12 months with renewal every 12 months. What duration of the contract, or how many renewals should be assumed as the basis for development of MEP/FP consultant fees? All JCRA professional contracts are for 12-month intervals only.
30. Paragraph 3.1.2 describes “an executed acknowledgment form (Exhibit A, Form A-4)”. Will Exhibit A, Form A-4 be provided? No, it will not be provided, as there will be no addendum issued for this RFP.
31. Paragraph 3.3 .1 describes “the applicable proposal Form”. Will the Proposal Form be provided? Proposal to follow the format outlined in 3.2.1 Organization
32. Paragraph 3.3.2 (k) describes “requirements attached at Exhibit B”. Will Exhibit B be provided? While submission of the BRC is not statutorily required at the time of Proposal submission, to facilitate the Proposal evaluation and contract award process, the Respondent is encouraged to submit a copy of its valid BRC and those of all subcontractors identified, with its Proposal. Failure to include these BRCs with the Proposal will not result in rejection of the Proposal, however, any required BRCs must be submitted to the JCRA prior to award of a contract. Here is an example of the form accessible via this link. <https://www.nj.gov/treasury/revenue/busregcert.shtml>
33. Paragraph 3.3.3 (e) requires “proposed timeline for implementation of the MEP/FP Services”. We assume that the project timeline will be primarily dictated by the Architect’s scope of work. Is the Architect’s proposed timeline for implementation of services available to be shared? Please see Question 1.
34. Is there a page limit for our submission package and if so, does limit include section divider pages? There is not a page limit, but we recommend keeping company/firm and supporting information to a minimum. Please follow the format outlined in 3.2.1 Organization.
35. Do we need to include proof of insurance? No, proof of insurance is not required for the RFP submission.