

Edmonds Public Facilities District RFQ#2023-1 Response to Questions

Received by March 01, 2023

Response sent March 07, 2023

Question #	Question	Response
1.	Regarding the proposal response page limit, would a table of contents and dividers count as part of the 20-page limit?	Yes, regarding the table of contents. No, regarding the dividers.
2.	Will the previous design team be precluded for this project?	There is no previous design team for the Envelope and Structural evaluation. The firm(s) involved in the Edmonds Girls & Boys Club/ECA schematic study are not precluded.
3.	Does the District possess any other original construction documents outside of the provided production so far?	There is a Hazardous Materials Study that was done of the Campus in 2003 for the 2005-2006 renovation.
4.	Are there any available reports such as geotechnical and hazardous materials evaluation report?	There is a Hazardous Materials Study that was done of the Campus in 2003 for the 2005-2006 renovation.
5.	Could the client share any specific information on the noted locations of paint spalling, bubbling, water intrusion and concrete spalling?	No further information will be shared. It is intended the evaluation will determine the extent of the damage.
6.	Please confirm if the team requires to include the cost of lifts or other means of accessing the building as part of our scope and fee.	That is correct.
7.	Will the onsite assessment, if include visual and invasive/destructive, be performed while the building is in use/occupied?	In general, yes. If destructive testing will require brief evacuation of selected areas, it can be coordinated with Lori Meagher as the contact for ECA.
8.	Are there any prevailing wage requirements for the sampling and testing?	We will be able to provide this information with the successful team before they have to prepare their proposal.
9.	Assuming this project received sufficient funding, when is the anticipated start date for this project?	Likely a June time frame for NTP.
10.	Please clarify your term, "Buildings Coating Consultant". We interpret this to mean an architect or engineer experienced with the design and specification of exterior coatings for buildings rather than a material scientist, manufacturer or chemical engineer	A specialist in building coating materials and application, not necessarily an architect or engineer.

	specializing in the formulation and production of coating materials.	
12.	Are any mechanical upgrades being considered as part of this evaluation?	No specific upgrades are expected to be identified. The scope does include a preliminary assessment of the applicability of the WA State Clean Building Performance Standard, where establishing a baseline EUI and target EUI would be expected. Note: ECA Facilities is currently working the both the electric and gas utilities to gather historic energy use to be used in establishing a baseline EUI.
13.	Is there a budget number for preparation of the evaluation?	No budget numbers will be published at this point.
14.	What detail is expected from the Revit modelling? What level of detail is desired from the Revit drawings and can the drawings be generated in AutoCAD or will only Revit files be accepted? What will the Revit model be used for?	Currently no 3-dimensional models of the facility exist. It is the Center's intent to establish a Revit model that can be used both in this evaluation study and then as a starting point for future projects. For this initial modelling, at a minimum, it would be expected to include all exterior surfaces and features, interior floors and walls, and major structural elements. As an example, it could be used in the study for helping with cost estimating take-offs and to aid in conveying potential solutions to the Owner.
15.	Can you provide the level of seismic evaluation you would like. Is this a Tier 1 ASCE 41 Assessment?	We will discuss this with the successful team before they have to prepare their proposal.
16.	What is the anticipated schedule for when the field work will commence and the desired date of the deliverables?	It is expected that the work will be completed in approximately 4 months, but the detailed schedule will be established in scope discussions with the selected firm.
17.	Are there parts of the building uninsulated?	The balance of the building is not insulated.
18.	What would be the wish list for different upgrades?	This is not in the scope of work.
19.	Any accessibility renovations?	Not part of the current scope, but something we would be interested in as part of long-term future possible work.
20.	Is the 1954 building included?	No, the Music Building it is not included as part of the scope of work.
21.	Do we have information on the specifications of the materials used for the skim coating?	We will need to look in our records to see if we are able to make that information available.
22.	Is the water intrusion in the orchestra pit and maintenance tunnel only located there?	Yes, we assume it is ground water intrusion, but that is not part of the scope of work.
23.	Are there lease holders for timing of assessment?	Yes, Community Christian Fellowship and Stella Maris Catholic School.

24.	Are the windows the originals?	Yes
25.	Is there a plan for repainting/resurfacing?	Not at this time.
26.	Are we under any formal review process for historical preservation purposes?	Not at this time.
27.	Inquiry about the water leak in boy's locker room in gym.	We are still determining if this is water intrusion or a leak in plumbing.
28.	When was the backside of the building/administrative building painted?	2006
29.	Have the buildings been repainted?	Not since 2006, only patching.
30.	What plans do we have?	The ones listed on page 7 of the RFQ 2023-01.

End of Questions & Answers