

**RFP for Building Enclosure Consulting Services
Proposal Request No. 17-0137**

Answers to Questions Asked as of 11/01/2017

1. What extent of project documents will be available for the building enclosure consultant's review?
 - a. Original architectural drawings? **Answer: Yes these will be available.**
 - b. Project manual? **Answer: Yes this will be available.**
 - c. Metal panel system shop drawings? **Answer: Yes these will be available.**
 - d. Structural calculations for metal panel system? **Answer: The selected firm will need to contact the metal panel system vendor for this information.**
 - e. Material submittals for metal panel system, back-up supports, and air barrier? **Answer: Shop drawings will be available.**
 - f. Change orders? **Answer: Yes these will be available.**

General: These documents will be made available to the successful firm upon execution of the contract.

2. Are there any known performance issues related to the exterior walls, including the air barrier and/or metal panel system?
 - a. Interior water leaks? **Answer: No**
 - b. Air infiltration/exfiltration? **Answer: No**
 - c. Condensation-related issues? **Answer: No**
 - d. Metal panel oil canning, buckling, etc.? **Answer: Oil Canning**
 - e. Loose metal panels? **Answer: No**
3. Have any repairs been performed to the metal panel system or air barriers since original construction? **Answer: Two short pieces of vertical flashing (<10 feet) that came loose were refastened. Repairs were also made to the horizontal metal framing under the north soffit which required the removal the reinstallation of the metal panels in this area.**
4. Was a wind tunnel study for the building performed prior to original construction? **Answer: No**
5. Do the metal panel system and air barriers remain under warranty? **Answer: There is a 20 year finish warranty for the metal panels.**
6. If destructive testing is deemed appropriate, is there a preferred local contractor that we should work with to perform the destructive testing? **Answer: There are several qualified local contractors the selected vendor could use to perform this work.**
7. Does the City of Sioux Falls possess attic stock of the metal panels? If so, how many panels are available? **Answer: No attic stock panels are available.**
8. The submittal requirements request a cover letter with several items to address along with a one-page summary of the benefits our firm would bring to the city if selected for the project. Should the cover letter and one-page summary be one document or separate documents? **Answer: Please be as concise as possible but more than one page is acceptable.**

9. The request for references asks for agencies that our firm has provided services. Can we provide other types of references, such as institutions, owner's reps or legal counsel, etc. from similar types of projects to answer this question? **Answer: Yes that is acceptable.**
10. 2.04 Indemnification - The word "defend" should be struck in sentence 2 for professional liability claims. Professional liability insurance is purchased for the professional firm and does not extend to other entities and does not include an additional insured provision. Therefore including the word "defend" makes this an uninsured risk as it is over broad and outside of the standard of care for professional firms. The word "defend" can stay in place for GL claims only. **Answer: The City is okay with striking the word "defend" in the final contract.**
11. In order to test the panel structural soundness, air barrier system, and moisture barrier systems it will be required to remove sections of the exterior metal panels and interior finishes, such as dry wall. Is it acceptable to the City of Sioux Falls to remove sections of the exterior panels and interior finishes for testing? **Answer: The City will rely on submitting firms to provide their methodology and project approach including their proposed testing methods and number of tests. The selected firm will be responsible to restore or repair areas if destructive testing is performed.**
12. During testing, the existing panels may be damaged and no longer usable. New identical panels may not be available from the manufacturer. Does the City of Sioux Falls have spare panels available for reinstallation after testing? **Answer: No**
13. For testing of the panel structural soundness, does the City of Sioux Falls require testing per ASTM E1592 "Standard Test Method for Structural Performance of Sheet Metal Roof and Siding Systems by Uniform Static Air Pressure Difference" or other test performed? What is the minimum number of tests required? **Answer: The City will rely on submitting firms to provide their methodology and project approach including their proposed testing methods and number of tests. The selected firm will be responsible to restore or repair areas if destructive testing is performed.**
14. For testing of the panel structural soundness, does the City of Sioux Falls require testing per ASTM E 1886 "Standard Test Method for Performance of Exterior Windows, Curtain Walls, Doors, and Impact Protective Systems Impacted by Missile(s) and Exposed to Cyclic Pressure Differentials" or other test performed? What is the minimum number of tests required? **Answer: The City will rely on submitting firms to provide their methodology and project approach including their proposed testing methods and number of tests. The selected firm will be responsible to restore or repair areas if destructive testing is performed.**
15. For testing of the moisture barrier does the City of Sioux Falls require testing per ASTM E 1105 "Standard Test Method for Field Determination of Water Penetration of Installed Exterior Windows, Skylights, Doors, and Curtain Walls, by Uniform or Cyclic Static Air Pressure Difference" or other test performed? What is the minimum number of tests required? **Answer: The City will rely on submitting firms to provide their methodology and project approach including their proposed testing methods and number of tests. The selected firm will be responsible to restore or repair areas if destructive testing is performed.**

16. For testing of the air barrier, does the City of Sioux Falls require testing per ASTM E 783 “Standard Test Method for Field Measurement of Air Leakage through Installed Exterior Windows and Doors” or other test performed? What is the minimum number of tests required? **Answer: The City will rely on submitting firms to provide their methodology and project approach including their proposed testing methods and number of tests. The selected firm will be responsible to restore or repair areas if destructive testing is performed.**
17. Does the City of Sioux Falls require testing of the panel exterior painted finish? **Answer: No**
18. To determine the minimum number of tests required, can the City of Sioux Falls confirm that there currently is mix of insulated and non-insulated metal panels on the building and that evaluation of both panels are required? **Answer: The IMETCO CF-12 panels are not insulated.**
19. On page 6 of the RFP, Section “Evaluation Criteria”, it states: “Upon completion of the interviews, the highest ranking firm may be asked to enter into contract negotiations with the City.” Will contract negotiations include negotiating testing scope and fees or only contract terms and conditions? **Answer: Only the contract terms and conditions and fees.**
20. Can an extension be provided for submission of the proposal? **Answer: No**
21. Please identify the city’s goal(s) for the study? For instance, is it to:
- Understand the general condition of the exterior metal panels and the air/moisture barrier system behind them.
 - Identify panels that require replacement and/or repairs needed to the air/moisture barrier system behind them.
 - Form the basis of a potential litigation claim.

Answer: Two presentations were made to the Sioux Falls City Council at the Informational Meeting on October 3 and October 17, 2017. The links to those presentations can be found at <http://siouxfalls.org/council/view-meetings>. There are also numerous documents that can be accessed by clicking on the respective presentation. The presentations provide the basis for this RFP.

22. Will technical reports developed, produced, or otherwise associated with the settlement and the metal panel issues be provided to us, if awarded the project? **Answer: A Building Enclosure Report, prepared for the architect and prepared by Wiss, Janney, Elstner Associates, Inc. dated November 16, 2012 will be provided to the selected vendor.**
23. Please provide a description, including an approximate square footage, or an elevation identifying which metal panels or façade portion you would like included in this work. **Answer: Refer to Attachment A, sheets A3.10 and A3.11. The scope of this RFP is to review the IMETCO CF-12 flush metal panels. The corrugated metal panel area is not included in this scope of work.**
24. Please provide a description, including an approximate square footage, or an elevation identifying the extent of the air/moisture barrier system that you would like included in this work, if different than the area identified in 3 above. **Answer: The extent of the air/moisture barrier system review will match the IMETCO CF-12 flush metal panel area.**

25. Are we allowed to contact the architect and contractor, listed in the RFP, prior to submitting our response? **Answer: No**
26. Are there restricted dates and/or times when work cannot be performed on the building? **Answer: The firm awarded the project will need to coordinate their work with the building operator, SMG.**
27. Are there observation reports from the architect, general contractor, or third party inspection firm during construction that will be made available to us, if awarded the project? **Answer: Reports will be provided to the firm awarded the project.**
28. What specific symptoms has the city or facility personnel observed with the metal panels and the backup air/moisture barrier system? **Answer: Oil canning.**
29. Is the building currently experiencing water leakage? If so, what documentation is available to us, if awarded the project? **Answer: The City or its operator, SMG, is not aware of the building experiencing water leakage.**
30. Have there been any repairs or modifications to the exterior wall panel and air/moisture barrier systems not reflected in the original construction documents or shop drawings? **Answer: No.**
31. Do you have extra panels (attic stock) that have not been installed on the building? If so, where are these located and are they available to us, if awarded the project? **Answer: No**
32. Have panels previously been removed from the building? If so, will we have access to them, if awarded the project? **Answer: No panels have been removed after the completion of the building except as outlined in answer #3.**
33. Will the city separately procure contractor assistance for our work (including access to the elevations and assistance with removals/replacement/testing/etc.) or is that expected to be included in our response to the RFP? **Answer: It is expected the submitting firms should include contractor assistance in their RFP.**
34. If the investigation requires panel removal, will you provide replacement panels (e.g. attic stock) or can temporary means be used? **Answer: No attic stock is available. The firm awarded the project will need to make provisions for repairs/replacement of removed panels.**
35. Do you require a presentation or a meeting in Sioux Falls following receipt of the final report? **Answer: Yes**
36. Given that the submission is a non-electronic package due to the city on Tuesday, 7 November 2017, and responses to these questions will not be provided until Friday, 3 November 2017, please consider allowing either an electronic response to the RFP or an extension to the deadline so there is sufficient time to incorporate your answers. **Answer: No extension will be granted.**
37. Are there any reported, known, or suspected problems with the building envelope with regard to air, moisture, or structural attachment? **Answer: No**

38. For intrusive investigation a subcontractor would be required to remove and replace building components. Is this service is to be included in the building enclosure consultant's scope of services?

Answer: Yes.

a. Does the city have any standing contracts with renovation contractors who could assist with intrusive investigation? Answer: No

39. Does Sioux Falls have any guidelines for acceptable levels of air/moisture infiltration for the facility that the consultant is expected use? Answer: No

40. Are there any expectations for the level of reporting for the findings of the building envelope investigation and testing? Answer: No other the answer provided in answer #35.