

## Answers to questions received for Facilities Condition Assessment RFP May 2, 2022

Page 2 – Item 3 – Please expand on what the Town desires with respect to Building Code Compliance. Are you looking for absolute compliance with current codes **NO**, or just items that are currently in violation of the code that governed when the building was constructed or last received major renovation?

Mainly interested in evaluating for Accessibility, fire protection & emergency egress. Ex. Is a building sprinklered or not, and what would it take to make egress paths meet current codes. See later items for Accessibility evaluation.

Page 2- Item 4 – last bullet. This statement requires coordination with third parties that are executing studies for other public facilities. Can you define/describe these with known quantities of studies being done and the extent of those studies. There is no way to include this effort within our quoted price without have some idea of the actual effort.

List of studies – Facilities Report 2015 by Turner, latest Accessibility Study and DACTrak list, CPSM Public Safety Operational Studies (fire and police), current in progress Public Safety Complex feasibility study including MRI reports on condition of fire and police facilities. The Town can provide you with copies of these studies.

Page 3 – Items 8 and 9 – These two items contradict. Please define the deliverables that the town requires. Should data be delivered in Excel or via the vendors software tool?

Database can be in any format as long as it can export data in a format that is compatible with peopleGIS and Excel.

FCA Building List-

- a. Please define GFA and FFA. Gross Floor Area and Finished Floor Area

Gross Floor Area only is OK, use standard definition of GFA.

- b. Please include an estimated gross square footage for Powderhouse.

Approximatley 100 square feet

- c. Please designate which buildings are on the Historic Registry list.

I'm assuming this means the National Register of Historic Places. If so, none of the buildings are on the list.

- d. Can you provide estimates for the "Unknown" Year Builts. **No, except to say that they all appear at least to be 50 years old.**

**ADA assessment:** The industry typically offers a Level One - Visual Checklist that is deemed adequate for commercial property lending as per ASTM 2018-15. Is this checklist adequate for your needs? If not, the industry also offers a Level Two - Detailed Assessment that includes measuring and photographing conditions throughout the facilities. Both surveys focus on three primary ADA priorities:

- a. Access to Goods and Services
- b. Restrooms
- c. Access to building entry

Include data already collected from the earlier Accessibility study, then Level One checklist.

Which ADA assessment would you want consultants to include in their proposals? Level One or Level Two? Level one can be done with minimal additional cost. Level two can add significant costs to the assessment due to an increase in man hours on site and report generation.

### Level One

#### a. Which ADA Service Level is requested?

**Energy Assessment:** Similar to ADA, Energy Assessment services are typically offered in the industry as Tier One – visual checklist or Tier Two – detailed data collection and calculated pay back. Tier One can be done with minimal additional cost. Tier Two can add significant costs to the assessment due to an increase in man hours on site and report generation. These services are defined in ASHRAE standards.

### Tier One

#### a. Which Energy Assessment service level is requested?

**Environmental** - Please elaborate on the scope expectations for environmental hazard recommendations. What hazards are you primarily interested in and what level of scrutiny or assessment are you expecting? Taking samples and testing are typically not part of an FCA scope. Identifying potential hazards may be included if this is your scope. Please clarify.

Visual assessment for presence of contaminants like asbestos or PCBs. Review of existing drawings and staff interviews to determine any site hazards like buried tanks. Coordinate with the town to see if any sample testing has been done at any facilities.

**Security** - Please describe in more detail what is meant by assessment of security hardness – Visual assessment of current security elements and systems?

Yes to visual assessment; note high value resources that are vulnerable to natural or man-made damage due to facility issues. Identify critical system redundancies or lack thereof.

**Code** – Please elaborate on the scope expectations for code compliance – Visual assessment of readily identified code non-compliance?

See first item, yes, we would like visual assessment of non-code compliance.

The Town is seeking an energy sustainability study as part of the overall project. **Is the Town interested in identifying the opportunities (ASHRAE LEVEL I), or also getting a potential analysis that shows pay back analysis with energy and cost savings associated with each identified measure (ASHRAE LEVEL II)?**

ASHRAE Level I; coordinate with the Town of Exeter's Energy Committee who did their own audit and assessment.

The building list in the RFP provides GFA (Gross Floor Area) data for each building. However, the GFA for three buildings is not provided (listed below). **Can you please provide the GFA for these buildings?**

- a. Powderhouse **Approximatley 100 square feet**
- b. SWTP – Surface Water Treatment Plant. **This is not building. This is simply explaining what the acronym SWTP in the document stands for.**
- c. DPW – Department of Public Works. **This is not building. This is simply explaining what the acronym DPW in the document stands for.**