

RFP / TITLE
CONTACT
EMAIL
PHONE NUMBER
QUESTION SUBMITTAL DUE DATE
Q&A ISSUE DATE

QUESTIONS & RESPONSES #02
071767 On-call Building Envelope and Building System Inspection
Jerry Clardy, Sr. Contract Administrator
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253.888.4751
10/14/22 @ 2:00 PM
10/17/2022

#	Question	Answer	Question #
1	<p>Our firm provides a technology platform uses for managing building envelope inspection data for Building Envelope consultants & building owners.</p> <p>Your project and scope of work would be an ideal fit for our SaaS platform. FM-Pro is prebuilt for Inspections for Roofing, Facade, Fenestration & HVAC.</p> <p>My question is would the Port of Tacoma consider having digital data and on demand reporting Vs what is specified.? I don't want to waste your time. If I could have a quick conversation, I would confirm our solution would be a consideration to help automate your access to the as built and inspection information for 66 buildings. Our subscription will fit into the annual budget.</p>	<p>The Port does not discuss RFQ's while out for public bid. The port is seeking a consultant with qualified inspection capability at this time. How a consultant would perform the work is up to the consultant.</p>	Q-001295
2	<p>The scope of services listed on page 3 references Hazardous Building Material Investigation Surveys but this service isn't referenced anywhere else throughout the RFQ document. Will this service in fact be included in the scope?</p>	<p>Yes, it is an on-call contract. Different scope items may be called upon depending on Task Order and location. Hazardous building material investigation survey may be used.</p>	Q-001321
3	<p>What level of energy audit do you anticipate Level 1, Level 2, or Level 3?</p>	<p>ASHRAE Level 1 and/ or 2. In rare cases the Port may need Level 3. It is an on-call project, so different scope items may be necessary at different times.</p>	Q-001321
4	<p>What level of condition assessment do you anticipate?</p>	<p>The Port would like the consultant to be able to assess remaining life in roof, siding and windows and areas in need of immediate repair. The Port would like the inspection of the existing HVAC system inspected also.</p>	Q-001321

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5	Did you have a previous assessment conducted and if so who was it conducted by?	The Port has condition assessments occasionally performed on various facilities by various consultants. Old reports may be provided by the Port as appropriate during the scoping process for each task order.	Q-001321
6	Hello, my question is that for this bid will there be some kind of bonus or benefits for Minority owned business as well as those with disabilities? Thank you so much.	At this time we do not offer additional points for Minority owned businesses.	Q-001329
7	Enclosure Assessment Scope Question: Can we assume that the building enclosure assessment is entirely visual? Or does the client anticipate exploratory openings as part of this exercise?	The Port rely's on the consultant to provide a meaningful assessment based on the consultants expertise and on industry standards. Specific instances can be negotiated with the Port on a case by case basis.	Q-001328
8	Enclosure Assessment Access Question: Similarly, does the client expect visual review from grade and accessible roof decks, or do they expect reviews to be occurring from suspended platforms (swing stage/bosuns chair, etc).	The Port can provide access on a case by case basis. If specialized equipment is needed, the Port will compensate as negotiated for that particular task order.	Q-001328
9	Teams Question: Will the client publish responses to all questions?	Yes	Q-001328
10	Teams Question: Will the client publish who asked all questions?	No	Q-001328
11	Team Question: Will the client be publishing a list of the approximately 66 properties with their age, size, address and use?	When the Port is under contract with a consultant, task orders for building assessments will be negotiated. The Port will provide all known information at that time.	Q-001328
12	In Section A Background, it states "The desired inspection is for roofing, siding, windows and HVAC systems. Future inspections may include energy evaluations and electrical systems, mechanical, fire systems and plumbing." But under Additional Background it states "The NWSA anticipates awarding one professional service agreement for providing condition assessments for building envelopes, HVAC, and other building features related to energy efficiency". While understanding the envelope and HVAC systems are key elements to energy efficiency, we would suggest considering simultaneous review of the electrical and mechanical systems which also play a large part in a buildings energy usage and efficiency.	Thank you for your suggestion.	Q-001328

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13	<p>The Additional Background Section references a 1 year agreement with up to 2 additional 1 year renewals however Section 3. Availability under the initial evaluation phase notes accomplishing the bulk of the scope in 2022 and first part of 2023. Please clarify the anticipated or requested schedule or time frame for completion of this initial building evaluation.</p>	<p>The Port has a specific project in mind for this contract which the Port would like to adhere to the schedule for the RFQ. The contract will stay open for use by other internal groups at the Port.</p>	Q-001328