



November 19, 2019

Rundel Memorial Library Exterior Building Repairs

City responses to RFP questions submitted

1. Construction RPR services are not required for this request for proposals.
2. The requirements for providing a condition assessment report (investigation phase) are provided below (inspection and evaluation report), and shall be required in the draft scope of services for the project.
3. The project Consultant shall provide all equipment and testing necessary to perform building inspections and evaluation. All costs of required equipment and testing, including necessary repair of surfaces to previous condition shall be included, without mark-up, in expenses reimbursed by the City.
4. The Consultant shall explore the options and provide solutions for access to the building facades, for detailed inspections and required repairs, responsive to the building's site constraints, proximity the Genesee River and upcoming north terrace reconstruction project.
5. Qualifying for an additional 10% as a City firm is applicable to the prime consultant firm.
6. The extents of the building limits includes the entire building's 3 floors, penthouse at the roof level, basement-level, below-grade levels and egress stairs, known areas of deterioration identified in existing condition reports and identified by the City of Rochester.
7. Limited and available original construction drawings, project record drawings and previous reports on the conditions of the building facades have been posted to the City's project RFP webpage. All existing drawings and previous reports will be provided to the Consultant as available.
8. Proposals shall be submitted to the following City project managers instead of those listed in the original RFP:

Jason VanDemark, RA
City of Rochester
Department of Environmental Services
Bureau of Architecture and Engineering/Architectural Services Division
414 Andrews Street
Rochester, New York 14604
E-mail: Jason.VanDemark@Cityofrochester.gov
(585) 428-7356

Robert Terrell, Jr.
City of Rochester
Department of Environmental Services



A. Inspection and Evaluation Report

1. Existing Data

The Consultant shall become familiar with the project before starting any other work. The Consultant shall review all existing drawings and previous reports on the condition of the facades, and field verify all information required for inspection of the conditions. The Consultant shall meet with the City to review all areas of concerns and ascertain information for the project. The consultant shall make maximum use of existing plans, data, and condition surveys as available from the City. Limited original drawings and project record drawings are available.

2. Base Mapping

The Consultant shall utilize existing record drawings and project plans provided by the City of Rochester, as available. The Consultant shall measure the existing facilities comparing dimensions with the as-built plan information. Where record drawings are not available or found to be inaccurate, the Consultant shall survey, measure and document the existing facility. The Consultant shall produce accurate plans of the building in a digital format that conforms to City digital standards required for inspections and design of the project.

3. Comprehensive Inspection and Evaluation

The Consultant shall perform a comprehensive inspection and evaluation of the building to determine the conditions, deficiencies and deterioration of the exterior building envelope, masonry façades, structural and waterproofing systems. The Consultant shall determine and recommend the required repair work necessary to restore and preserve the building's exterior envelope in good to excellent condition.

The Consultant shall perform all inspections and testing required to the extent necessary to determine the current conditions, areas of deterioration and repairs required for the project. Inspections shall include hands-on inspections, measurement of masonry stone displacement, examination of concealed conditions with intrusive inspection openings, inspections of stone veneer anchoring systems, steel lintels and metal windows, masonry joints, building waterproofing, masonry walls and structural framing.

The Consultant shall develop and present to the City an inspection and testing plan requiring more than standard visual inspection and non-destructive evaluations. The Consultant shall, with the City's approval, perform all testing to determinate physical conditions. All costs of testing and equipment, also including necessary repair of surfaces to previous condition shall be included, without mark-up, in expenses reimbursed by the City.

The Consultant shall explore the options and provide solutions for access to the building facades, for detailed inspections and required repairs, responsive to the building's site constraints and proximity the Genesee River.

4. Report and Executive Summary

The Consultant shall produce a comprehensive report for the building inspection and evaluation. Plans and photos documenting conditions shall accompany the reports in appendix. Report shall include an executive summary. Included in the summary shall be a description of the present conditions, deficiencies and deterioration, recommended repairs and improvements, and the cost estimates. The required repairs shall be prioritized based on the type and urgency of the required repairs, impact of deferring the repair / maintenance on the remaining life of the system element, estimated cost of the work. The Consultant shall work with the City on developing a phased project approach based on the work prioritize and available project funds.