

EXHIBIT K

BUILDING ENVELOPE MONITOR RESPONSIBILITIES

DESIGN PHASE:

- 1) BUILDING ENVELOPE CONSULTANT will perform one (1) technical review of the Architect's building envelope-related detail drawings and technical specifications when the Project Documents are 65% complete. The review can be accomplished via digital red-line edits and/or design comment matrices for ease of reference for the Project team. In addition, BUILDING ENVELOPE CONSULTANT will include recommendations for additional building envelope detailing, as may be necessary for the successful execution of the Project.
- 2) BUILDING ENVELOPE CONSULTANT will perform a second technical review of the Architect's building envelope-related detail drawings and technical specifications when the Project Documents are 95% complete with the purpose of confirming comments were entered, checking for proper detailing on additional drawings and details, and for cross checking the building envelope-related specifications and drawings for consistency and accuracy. This review can be accomplished via digital red-line edits and/or design comment matrices for ease of reference for the Project. In addition, BUILDING ENVELOPE CONSULTANT will include recommendations for additional building envelope detailing, as may be necessary for the successful execution of the Project.
- 3) Following each of these technical reviews, BUILDING ENVELOPE CONSULTANT will participate in a meeting with the Architect and MSR, SPS and City to discuss BUILDING ENVELOPE CONSULTANT's technical recommendations and red-line edits to Drawings & Specifications. Up to four (4) total drawing reviews may be performed across the design phase.

BIDDING PHASE:

- 1) BUILDING ENVELOPE CONSULTANT will address bidding sub-contractors' building envelope questions, and review and provide recommendations on substitution requests. BUILDING ENVELOPE CONSULTANT will review building-envelope related addenda to the Project Manual to integrate answers to contractors' potential questions into the Project Documents, as appropriate. Up to six (6) hours of bidding phase support to be provided.

CONSTRUCTION PHASE:

- 1) BUILDING ENVELOPE CONSULTANT will perform technical review of building envelope-related product Submittal Packages. Up to 30 hours review of Submittal Packages to be provided. Review will include two (2) initial reviews of shop drawings (i.e., roofing, curtain wall, or similar) and two (2) reviews of re-submittals of shop drawings.

- 2) BUILDING ENVELOPE CONSULTANT will attend and assist Architect with conducting four (4) pre-installation meetings with the General Contractor and Sub-Contractors, to be conducted virtually or combined with a construction site visit. The focus of these meetings will be to review and discuss building envelope requirements, specifications, and detail drawings, submittal status, and manufacturer's specific installation requirements: one (1) Below- and Above-grade Waterproofing and Underslab Vapor Retarder; one (1) Exterior Cladding; one (1) Roofing and Sheet Metal Flashings; and, one (1) Windows, Storefront and Curtain Wall. Pre-installation meetings shall occur after approval of shop drawing submittals. Product manufacturer's representatives shall attend all pre-installation meetings. Field reports will be issued after each site visit with distribution to include MSR, SPS and the City.
- 3) BUILDING ENVELOPE CONSULTANT will review and respond to RFI's regarding the building-envelope system and component installation. This will allow for envelope-related questions to be addressed by the BUILDING ENVELOPE CONSULTANT, in a timely manner. Response shall be consistent with the intent of the Project Documents and good industry practice. Up to 25 hours of RFI responses to be provided.
- 4) BUILDING ENVELOPE CONSULTANT will make three (3) initial assemblies in-situ site visit reviews: Underslab Vapor Retarder; Curtain Wall; Exterior Cladding; and Metal Cladding. Additional initial assemblies site visit reviews will be conducted based on mock-ups for the following: the Below-grade Waterproofing Mock-up assembly; the Rough Opening Flexible Flashing and Window Mock-up assembly; and the Roofing and Sheet Metal Mock-up assembly. Field reports will be issued after each site visit with distribution to include MSR, SPS and the City.
- 5) During the construction of the building envelope (estimated to occur over a 12-month period), the BUILDING ENVELOPE CONSULTANT will conduct part-time technical monitoring site visits once every two weeks to verify that the building envelope work is or is not being performed per the Project Documents, and that the quality of the Contractor's work is in keeping with industry standards, as well as, to assist with any hidden conditions and/or technical issues that may arise during the Project. After each site visit, BUILDING ENVELOPE CONSULTANT shall prepare a formalized Field Report that includes photographs, recommendations, and, as needed, action items that require follow-up corrective action or tracking, with distribution to include MSR, SPS and the City.
- 6) Prime Contractor will coordinate with product manufacturer's representatives and arrange for BUILDING ENVELOPE CONSULTANT to be present on site to attend site visits during the course of implementation of the Work to confirm installation of certain building systems is being implemented in accordance with manufacturer's requirements and at the conclusion of the work, Contractor can provide required warranties. Site visits with product manufacturer's representatives and the BUILDING ENVELOPE

CONSULTANT are to be coordinated for installation of the following building systems: Below-grade Waterproofing; Roofing; Weather Resistant Barrier; Horizontal Hot Rubber; Sealant at Pre-cast; and Storefront.

- 7) BUILDING ENVELOPE CONSULTANT will conduct a Pre-Completion Survey in the form of a building envelope punch list and verify that all action items in the consultant's reports have been closed out as the Project work nears completion. Architect will perform Completion Survey of the building exterior to verify that all action items in the consultant's reports have been addressed. MSR or SPS may ask BUILDING ENVELOPE CONSULTANT to provide ongoing consultation or other review responses.

PROJECT CLOSEOUT PHASE:

- 1) BUILDING ENVELOPE CONSULTANT will review Building Envelope Portions of O&M Manual, and request Contractor provide missing sections, warranties, and/or other items on behalf of MSR and SPS.
- 2) BUILDING ENVELOPE CONSULTANT will collaborate with the Contractor and its Sub-contractors to coordinate timing of consulting services regarding the Air Barrier and Window, Curtainwall, and Skylight Water Testing.