

**Thomas Holme Elementary School
Request For Proposals
ADDENDUM #1
*September 30, 2022***

On behalf of the School District of Philadelphia and the Philadelphia Authority for Industrial Development (PAID), this Addendum shall modify and become part of the referenced Request for Proposal. Any items not mentioned herein, or affected by, shall remain strictly in accordance with the original documents

QUESTIONS AND ANSWERS

1. QUESTION: Please confirm that 127,000 GSF is the size building required by the Philadelphia School District (PSD) for the NEW Thomas Holme School
 - a. ANSWER: Please refer to Exhibit C District's Program which was posted with the RFP
2. QUESTION: On the Appendix B Zoning Map, could 60% of the 15-acre lot marked "Portion of Lot Leased to City" be used to build the NEW Thomas Holme School?
 - a. ANSWER: No it may not be used
3. QUESTION: Does PSD prefer a specific number of floors within the NEW school building?
 - a. ANSWER: No preference, however minimizing overall height can lead to efficiencies in system design

ATTACHMENTS

The following shall be considered attachments to the RFP:

1. Site Tour A & B Sign-In Sheet
2. Pre-Proposal Meeting Sign-In Sheet
3. Pre-Proposal Meeting Presentation September 9, 2022.

End of Addendum #1

THE SCHOOL DISTRICT OF PHILADELPHIA

OFFICE OF CAPITAL PROGRAMS

440 NORTH BROAD STREET, 3RD FLOOR

PHILADELPHIA, PA 19130

(215) 400-4730

CAPITALBIDS@PHILASD.ORG

PRE BID WALK THROUGH: Turnkey Development

Holme Elementary

9125 Academy Road

TIME:		DATE:	
NAME	REPRESENTING	PHONE	EMAIL
David Kirsch	BSI Construction	484-886-6007	david@BSICONST.COM
JEFF VENOZA	TOICT	732-393-5609	JVENOZA@DGROUPARCHITECTURE.COM
Eileen Dellaville	KS ENGINEERS (MBE)	973-902-9043 cell. 215-925-0425	edellaville@KSENG.COM
Ricky Burrell	KS ENGINEERS (MBE)	215-925-0425 (C) 215-527-6641 (M)	RBURRELL@KSENG.COM
Troy Hill	Blackney Hayes Architects	215-829-0922 (C) 610-420-8861 (F)	thill@blackneyhayes.com
STEVE SCHWARTZ	HAINES & KIBBLE	267-663-4513	SSCHWARTZ@HKGROUP.COM
MIKE SEXTON	TOWARD CO	215-622-6175	msexton@toward.com
LEE BACHMAN	Mod Logic	717-278-5249	leebachman@modlogic.com
LUIS VILDOSTEGUI	STANTEC	215.847.8850	luis.vildostegui@stantec.com
Terry McKenna	Gilbane	610-761-9638	tmckenna@gilbaneco.com
SHARIF SHARAFI	SETTY	301-996-3677	SHARIF.SHARAFI@SETTY.COM

PRE PROPOSAL MEETING: Turnkey Development

Holme Elementary 9125 Academy Road

CAPITALBIDS@PHILASD.ORG

September 29, 2022			
NAME	REPRESENTING	PHONE	EMAIL
JAN WARREN	TOP TIER ERECTORS	(302) 483-4499	JAY.TONAWARD@gmail.com
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Paul Scipione	Current Electrical Solutions	215-897-6171	Paul@res-electricalconstruction.com
MIKE SEXTON	TNWARD COMPANY	215-622-6175	msexton@tnward.com
CHRIS GILLIS	MINORITY CONTRACTORS	856-296-1647	TERSEY/CATS33@AOL.COM
Gene Conway	Triocum Service Corp	352-912-0572	gene.conway@Triocum.com
Ryk Mahoney	Heating	908-380-9977	rkMahoney@heating.com
Althea Gorbett	Laputt Enterprise	(767) 251-5422	agorbett@laputts.com
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Carl Leaks	Leak's Development	215 964 2040	leak'sdevelopment@gmail.com
Lino Robinson	Mar-Tins Enterprise LLC	215-960-1750	lrobinson@mar-tins.com
Anthony DePascale	ELS	215-677-2625	ADePascale@ERNETback.com
Terry McKenna	Gilbane	610 761 9638	tmckenna@gilbane.com
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THE SCHOOL DISTRICT OF
PHILADELPHIA

Thomas Holme Elementary
09/29/2022

LEARN

Agenda

1. Key Personnel
2. Key Dates
3. Project Overview
 - a. Equity Goals
 - b. Site
 - c. Existing Conditions
 - d. Program of Requirements
 - e. Community Engagement
4. Example Projects
5. PAID Process
6. RFI and RFP Process
7. Additional Resources
8. Questions and Answers
9. M/WBE Networking Event

Key Personnel

Design Manager	Keith McCormack
Construction Manager	Ed McMahon
Design PM	Ben Oas
Construction PM	TBD
Assistant Superintendent	Tamara Edwards
Principal	Dr. Crystle Roye-Gill
Facilities Area Manager	Stephen Manna
Community Outreach	Dar'Rel Lucky
Director of Small Business	Eric Watkins
PIDC Executive VP	Sam Rhoads

Key Dates

Question Submission Deadline	10/10/22
Final Addendum Distribution	10/12/22
RFP Submission	10/18/22
Interviews (week of)	10/24/22
Anticipated Agreement	11/07/22
<i>Accelerated Substantial Completion</i>	<i>07/15/24</i>
<i>Accelerated Final Completion</i>	<i>08/15/24</i>
Substantial Completion	08/15/24
Final Completion	09/15/24

Project Overview

Equity Goals

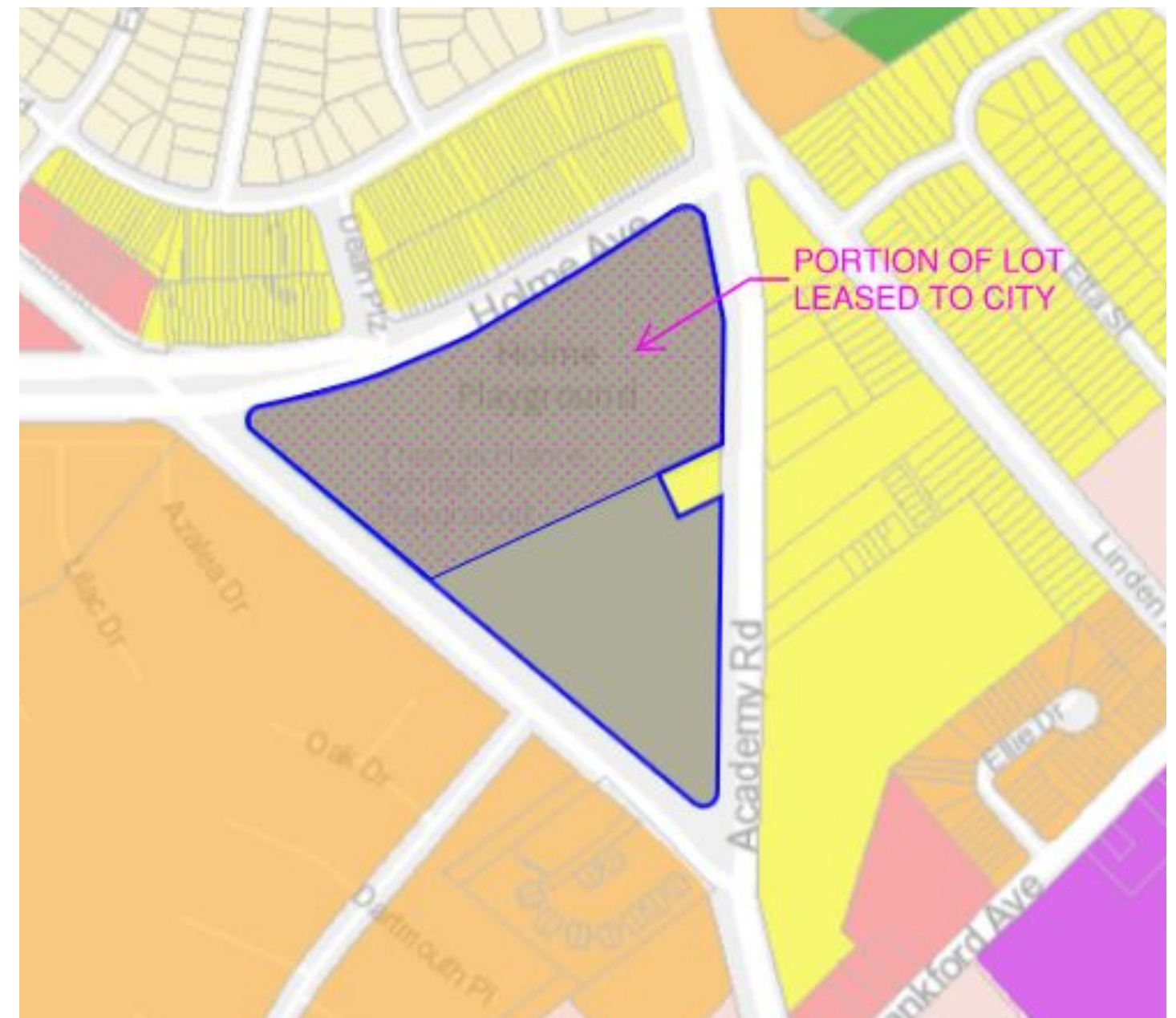


GOAL: cultivate prosperity and liberation for students and staff, starting with historically marginalized populations, by removing barriers, increasing access and inclusion, building trusting relationships, and creating a shared culture of social responsibility and organizational accountability.

GOAL: generate significant economic opportunity for certified minority- and women-owned business participation through all phases of the project.

Site: 9125 Academy Road

- Torresdale neighborhood, in the Northeast section
- Approximately 15 acres, partially leased to the City
- Limited record documentation, survey required
- RSA2 (Residential Single Family Attached-2) zone
- Variance required, by Developer





Thomas Holme Elementary School

Existing Conditions

- Currently occupied building, program to be relocated
- Building vacated June 2023
- Coordinate with district for any items to be salvaged
- No existing building material allowed to remain on site following demolition
- Existing Electric, Natural gas, Water, Sewer, and Telecommunications services
- Service upgrades by Developer
- Soil tests by Developer
- Environmental Phase 1 by SDP



Program of Requirements

- Grades: PK-8
- Target Capacity: 700
- Square Footage: 127k

- Gymnatorium accessible for community use after school hours.
- Cafeteria with full service Kitchen
- Collaborative spaces for public speaking and artistic expression
- Art Rooms, Music Rooms, Science Rooms and Maker Spaces/Flexible learning spaces
- Dance studios and storage spaces
- Green Schoolyard and playground accessible to the community after school hours.

Design of the new school is to be in accordance with the District's Program of Requirements, Design Guidelines, Educational Specifications and Technical Specifications.

Community Engagement

- A diverse Focus Group will be selected by the Principal that includes the Assistant Superintendent, the parents, and the teachers
- The Focus Group participation will start at the beginning of the project and be ongoing on a quarterly basis, including four (4) design charrettes
- The Focus Group will give valuable input that to both inspire and direct the design of the school that will best work for the students, educators, and community
- The community will continue to be engaged throughout the construction process

Lewis C Cassidy Elementary School

Status: *In Development*









Thomas M Pierce Elementary School

Status: *In Construction*







Solis-Cohen Elementary School

Status: *Opened 2021*











PAID Lease and Development Agreement

- The School District will lease the property through PAID to the selected Developer for the construction period.
- PAID will enter into a Development Agreement on the School District's behalf that obligates the Developer to construct the project according to plans and specifications approved by the School District at an agreed upon GMP.
- The lease will terminate when the project is completed and all title to the improvements will revert to the School District.

PAID Administration and Approvals

- PAID acts as administrator on a conduit basis for the School District.
- Developer will work with the School District for all reviews and approvals, including design, pricing, monthly payments for work in progress, and all change orders.
- PAID will issue monthly payments for work in progress and document approvals at the School District's recommendation.

PAID Objective

- The structure allows the School District and PAID to select Developers on a value basis that includes pricing as well as team diversity and ability to deliver on-time and on-budget.
- Variants of this structure have been used for public-related projects including Rebuild, construction of the stadiums, library improvements, and more.

RFI and RFP Process

- All questions must be submitted capitalbids@philasd.org.
- Must be submitted no later than 2:00 PM on the “Question Submission Deadline”
- Responses will be distributed no later than 2:00 PM on the “Final Addendum Distribution”
- Proposals due by 2:00 PM on the “RFP Submission” date
- An original hard copy and an electronic copy of the Proposal in PDF format should be submitted
- Documents to be bid as issued and per addendum. Information provided at this meeting is not binding.

MWBE Resources Packets

- Certification Agencies Accepted by the City of Philadelphia
- Oracle Vendor Registration Instructions
- Website Listings for Capital Programs
- PIDC Resource Page
- Prequalification Package

Websites

- Visit us at:
 - <https://www.philasd.org/capitalprograms/>
- Design Opportunities:
 - <https://www.philasd.org/capitalprograms/construction-bids/>
- Procurement:
 - <https://www.philasd.org/procurement/oracle-supplier-portal/>
- PDIC:
 - <https://www.pidcphila.com/>

Questions

and Answers

Minority- and Women- owned Business Networking Event