

**Alternative Years at James Martin
Request For Proposals
ADDENDUM #3
September 1, 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

Question 1: The RFP indicates that the site is 0.8 acres. Based on the mapping used in Appendix B showing the zoning, the area of development exceeds 1 acre. Additionally, it appears that the existing school includes a large open space that is used for recreation. Is the large open space excluded from the development of the school?

Answer: The lot area is 34,870 S.F. The entire lot should be used to accommodate the new school development.

Question 2: Shall we include the design of Outside Plant Infrastructure with our IT Structured cabling services?

Answer: The contractor should include the conduits for this infrastructure in their design. Our outside plant provider usually just wants to know where the termination point is.

Question 3: Is the school planning on designing their own Network Electronics systems?

Answer: Contractor should provide all cabling design, drop counts, wiring pathways, network racks, etc. as described in our Standards, including testing reports and labeled wiring and patch panels. SDP will install network switches, wireless access points, and phones upon completion of the project. Please refer to Exhibit D: Design Information, Design Guidelines and Technical Specifications in the RFP and SDP IT Infrastructure Standards 2021 attached to this addendum.

Question 4: Will the city require DAS (Distributed Antenna System) for First Responders?

Answer: Yes.

Question 5: Is a DAS Antenna needed for Cell phone Coverage? Shall we include it in our services?

Answer: Yes

Question 6: We are assuming the school provides a WIFI heat map for WAP placement. If this is not the case, we can include as an optional service. Please advise.

Answer: SDP IT department will do a wireless heat map based on the drawings.

Question 7: Does the school have standards for Classroom Technology and DIV 27 and 28 Standards?

Answer: Yes. See answer to Question #3.

Question 8: Please provide any recent hazmat or environmental report for the building and site.

Answer: School District Environmental Reports will be provided to the winning proposer. The selected Developer is expected to undertake all appropriate and required environmental reviews.

Question 9: Is the size of the existing UST known?

Answer: The UST is 6000 gallons. The selected Developer is required to verify in field.

Question 10: Is there any known coal caverns underneath the site?

Answer: There are no known coal caverns underneath the site. The selected Developer is required to verify any site information through a Phase I Report as required in the RFP.

Question 11: The SF330 is a qualifications form for Architects and Engineers, not typically used for developers or construction contractors. In this case, should we submit from the architect only?

Answer: Yes

Question 12: What is the estimated project budget?

Answer: The SDP does not have an estimated budget for the project.

Question 13: A \$3M Allowance for Abatement was discussed at a walk thru. Will this be issued formally and if so, please include exactly what this allowance will cover.

Answer: Please refer to the Fee Schedule attached to the RFP as Appendix J.

Question 14: Please confirm that the square footage in Exhibit C – Space Program is correct and final.

Answer: Add a 660 S.F. for a Resource Room which will change the total building area to **87,904S.F.**

Question 15: The program contains Special Ed Storage and Compliance Office but no Special Ed classrooms. Is this correct?

Answer: Please refer to the answer to Question 14.

Question 16: What outdoor spaces are expected to be designed – garden/landscape, recreational, playground or other?

Answer: The designer should include exterior learning spaces in compliance with SDP's Design Guidelines and Education and Technical Specifications.

Question 17: Is there a height restriction associated with the current zoning or should we anticipate a variance?

Answer: There is a height restriction associated with RSA-5 current zoning of 38 ft. Refer to the Philadelphia Zoning Code for all required dimensional restrictions. The Developer will be required to apply for a Zoning variance as indicated in the RFP.

Question 18: Will we be able to submit partial packages for approval to accommodate expedited construction?

Answer: Yes.

Question 19: What is the expected number and duration of PIDC/SDP review periods?

Answer: Please refer to the Submission checklist for the number of reviews. Proposers shall account for 3 weeks review period per phase.

Question 20: Due to the extensive submission package requested and the pre-proposal meeting being rescheduled, we are requesting a bid extension of at least 2 weeks.

Answer: See Addendum #2 for revised submission dates and times.

Question 21: Please confirm FFE is included in the schedule/milestone dates in the RFP and that the anticipated duration is 6 weeks.

Answer: Yes. The FFE is included and will require 6 weeks installation duration.

Question 22: Permit Fees are to be included in our GMP. Will an allowance be provided so all teams are utilizing the same amount as usually these costs are waived by the City?

Answer: Please refer to the RFP, Appendix J

Question 23: We were instructed to include "Legal" fees in our GMP for zoning purposes. Will an allowance be provided for this since the zoning issue may be resolved by the School District?

Answer: Please refer to Appendix J.

Question 24: Will a security guard be required to be present at the project site at all times when the developer is not on site and construction has begun?

Answer: It is the successful proposer's responsibility to keep the site and construction materials safe.

Question 25: Can parts of the building and/or building façade not be demolished and utilized in the new building design?

Answer: Proposers shall provide their best approach to designing the new school facility. We anticipate a creative, sustainable and resilient approach.

Question 26: What is the anticipated Notice of Award? Notice to Proceed?

Answer: The selection committee is anticipating 2 weeks to review proposals and conduct interviews. Signing the contract and sublease will occur immediately thereafter.

Question 27: Will the Developer be responsible for all Testing & Inspections or will the Owner hire a 3rd party agency to perform the required IBC Testing & Inspections?

Answer: The successful Developer shall be responsible to hire a third-party Testing and Inspection Agency.

Question 28: Will the PIDC/SDP require a jobsite trailer for their personnel during the construction phase?

Answer: No.

End of Addendum #3