

**Alternative Years at James Martin  
Request For Proposals  
ADDENDUM #5  
September 8, 2022**

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**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**

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### **QUESTIONS AND ANSWERS**

**Question 1:** The response to question 1 [in Addendum #3] is in conflict with the updated map that was provided in the addendum. We (KSS/DMA/SS) were looking at the zoning maps end of day yesterday and the information is confusing. Graphically it appears the various properties highlighted as the project site in the addendum are all separate lots; but they all populate with the address 3350 Richmond Street and owner as the school district. So we need to confirm the project boundary, and if lots are all consolidated or not.

**Answer:** According to City records, the lot is one parcel. An image of the Office of Property Assessment map is attached at the end of this addendum.

**Question 2:** I realize the deadline for questions was end of day yesterday, is there any chance we can request they issue an updated zoning map since this new information is in conflict with previously issued information?

**Answer:** The zoning map issued in Addendum #2 is the correct zoning map for the property.

**Question 3:** Could another tour be scheduled prior to the RFP due date?

**Answer:** A third site tour will be held, Friday, September 9, 2022 at 3:30 p.m.

**Question 4:** Please clarify if LEED Gold is required or just that the standards must be met outside a formal certification.

**Answer:** Yes, LEED Accreditation is required. Refer to the requirements in the RFP, section V. PROJECT CONSIDERATIONS, D. Sustainability.

**Question 5:** Is 100% Union labor required for this project?

**Answer:** No. Prevailing wages are required in accordance with Federal guidelines. Refer to Section III. B. 1. of the RFP and Exhibit F.

**Question 6:** There is an overlap of information between the SP 330 and Tab 1. Is only the SP 330 Part 2 required so that overlap would be alleviated? If not, should we repeat projects between them or can we include more than 5 total projects?

**Answer:** For Tab 1, provide a maximum of 5 projects. For the SF 330, it is the proposers option as to what projects are included. You can provide additional projects to the 5 and projects can overlap as applicable.

**Question 7:** Are financial statements required only for the Developer or for the full team including contractor and architect?

**Answer:** Section VI. C .13. of the RFP requires a financial statement from the proposer only.

**Question 8:** Regarding the Non-collusion Affidavit. Should both the developer and contractor sign this document? As it currently reads, the developer alone would not feel comfortable signing the document.

**Answer:** The Non-collusion Affidavit should be signed by the Proposer as required by Appendix F, 2.

**Question 9:** Does the school district have a minimum parking requirement that is different and potentially less than zoning might require?

**Answer:** Parking shall comply with the zoning requirements. Parking requirements are also identified in the SDP Design Guidelines, Exhibit D.

**Question 10:** Does the school district have a preference for a multi-story building?

**Answer:** The developer should adhere to the Philadelphia Zoning requirements for the building height. Buildings 3-story or less are preferred for a middle school.

**Question 11:** is it possible to have students vacate the main building early to allow for earlier demolition?

**Answer:** The potential of relocating the students during the 2022-23 school year will be discussed with the successful proposer but may not occur until Spring break.

**Question 12:** What percentage of students use buses to get to and from this school?

**Answer:** Most students utilize SEPTA transit, the only yellow school bus service we have is for special ed students, which amounts to about 30 students with slight fluctuation each year.

**Question 13:** Is the intent of this project to go for LEED Gold Certification or just built to the standards of LEED Gold?

**Answer:** LEED Gold Certification and accreditation is required. Refer to V. B. 4. of the RFP.

**Question 14:** What is the total project budget?

**Answer:** See answer to Question #12 provided in Addendum #3. The SDP does not have an estimated budget for the project.

## ATTACHMENTS

### 1. OPA Property Information Web Page for 3350 Richmond Street

The screenshot shows a web browser window displaying the City of Philadelphia Property Information Web Page for 3350 Richmond Street. The page is titled "City of Philadelphia Property" and features a search bar with the address "3350 Richmond St" entered. Below the search bar, there are two buttons: "SELECT RADIUS" and "DRAW BOUNDARIES".

The property details are listed in a table:

| 3350 RICHMOND ST<br>PHILADELPHIA, PA 19134-6006 |   |
|---|---|
| Building Description                            | SCHOOL 3 STY MASONRY+OTH                                  |
| Building Condition                              | Average   |
| Number of Stories                               |   |
| Number of Rooms                                 | Not Available   |
| Features  | No basement<br>No fireplace<br>No garage                  |
| Heating and Utilities                           | Heater type n/a<br>No central air<br>Sewer type n/a       |
| Lot Size  | 34,870 sq ft  |
| Improvement Area                                | 31,527 sq ft  |
| Frontage  | 194 ft  |
| Beginning Point                                 | SWC ONTARIO ST  |
| Zoning  | <a href="#">RSAS-Residential Single Family Attached-5</a> |
| OPA Account Number                              | 786456000   |
| OPA Address                                     | 3350 Richmond St  |

The map on the right shows the location of 3350 Richmond St, highlighted in blue. The map includes street names such as Tilton St, Salmon St, Richmond St, E Wensley St, E Ontario St, and E Schlar St. A blue pin is placed on the property location. The map also shows a "MAY at James M. Moran Middle School" nearby.

The bottom of the screenshot shows the Windows taskbar with various open applications and the system clock displaying 12:49 PM on 9/7/2022.

**End of Addendum #5**