

**Thomas Holme Elementary School**  
**Request For Proposals**  
**ADDENDUM #3**  
*October 14, 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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**I. ADDITIONAL WALKTHROUGHS**

- 10/18/22 at 4PM

**II. CLARIFICATIONS**

- The RFP Submittal deadline has been extended. Revised dates are as follows:
  - RFP Submission: 11/15/22
  - Interviews (week of): 11/21/22

**III. QUESTIONS AND ANSWERS**

**A. TN WARD: 10/07/22**

1. QUESTION: The design and GMP pricing deliverables requested by PIDC and PSD in the Thomas Holme School RFP are extensive. To produce and submit a responsive proposal, our team requests the Proposal Due Date be extended from October 18, 2022 to November 15, 2022
  - a. ANSWER: See the clarifications section above for the revised dates.
2. QUESTION: Please confirm the last day of school for students in 2023 and the duration in weeks, after students are dismissed, of time required by School Staff (Administrators / Teachers / Facilities Personnel / etc.) to identify, pack, and remove items off site completely.
  - a. ANSWER: Last day of school is 06/13. Building will be vacated by 06/30.
3. QUESTION: Please provide specific dimensions within the site improvement requirements for the playground area, staff and visitors parking area and student drop-off area.
  - a. ANSWER: Proposer is to develop a design solution for the playground area, parking areas, and drop off areas within the boundaries of the zoned lot based on the information provided in Exhibits C & D.

4. QUESTION: Is the School District aware of Penndot, or any other agency, having studied, identified, and/or suggested any improvements regarding the school property site or the adjacent sidewalks and street intersections? If so, please provide that information.
  - a. ANSWER: SDP is not aware of any suggested improvements. Proposer is responsible for addressing any suggestions required to secure necessary approvals.
5. QUESTION: Please provide information on the numbers or percentages of students that are bused to school, walk to school and are dropped off at school by parents or guardians
  - a. ANSWER: Reference Addendum 2.
6. QUESTION: Please provide any information available regarding current zoning requirements for setbacks and allowable building height at the Thomas Holme School property location
  - a. ANSWER: Zoning information available to SDP is included in the RFP section IV.B.
7. QUESTION: The existing building has a dedicated Auditorium. Please confirm that providing a combined Gymnasium is correct. If providing the Gymnasium is correct, does the 5,200 SF indicated for the Gymnasium include platform / stage space?
  - a. ANSWER: Combined Gymnasium is correct. 5200 SF does not include stage space. Additional spaces required:
    - (1) Stage: 1200
    - (2) Stage Storage: 300
8. QUESTION: The program provided, when an appropriate amount of area is added for walls, circulation (ie. grossing factor), results in a total building size significantly larger than the 127,116 square foot area stated in Exhibit C – District’s Program in the RFP. Shall we delete parts of the program to match the Exhibit C – District’s Program SF area provided in the RFP or must we follow the program, which will require a much higher SF area?
  - a. ANSWER: Proposer is required to follow the District’s Program. Gross area to be adjusted to include all necessary spaces.
9. QUESTION: Regarding the allowances for FF&E and Technology – what scope is included in those numbers? Do they include design as well?
  - a. ANSWER: This allowance will be utilized for furniture, fixtures and equipment as well as technology at the discretion of SDP.
10. QUESTION: Are lockers required for this project? If yes, please elaborate on requirements.
  - a. ANSWER: Lockers are required. Reference Exhibit D Section 105113: Metal Lockers
11. QUESTION: Is the Holme School project subject to the City of Philadelphia 1% for Artwork program? If so, who is responsible to pay the 1% of project value?
  - a. ANSWER: No.

12. QUESTION: Does the School District have any preference for façade design/style/materials?
- a. ANSWER: Design/Style/Materials are open for discussion, provided they adhere to the requirements of Exhibit D and are robust, durable, long lasting solutions.
13. QUESTION: Does the existing school have a deep foundation system (ie piles, piers, caissons, or similar)? Are any geotechnical reports available to review for this site?
- a. ANSWER: SDP does not have any additional Geotechnical information. SDP is not aware of any deep foundation system. It is the responsibility of the Developer to determine and address any site limitations.
14. QUESTION: What is the budget for this project? Considering the amount of work required to produce this complex proposal, we would like to know if the budget can be achieved.
- a. ANSWER: SDP is committed to the successful completion of this project and will dedicate the necessary resources to complete the project as described in the RFP.
15. QUESTION: Please confirm the Developer will procure and pay for the building permit.
- a. ANSWER: Developer will procure and pay for building permit.
16. QUESTION: Please confirm this project is LEED Gold for Schools.
- a. ANSWER: The construction must meet or exceed the standards for certification at the gold level of the Leadership in Energy and Environmental Design (LEED) rating system of the U.S. Green Building Council.
17. QUESTION: For the 35% diversity participation, do the MBE / WBE firms need to be on the City of Philadelphia OEO Registry?
- a. ANSWER: They do not but their M/WBE status has to be verifiable. They should submit their certification with the RFP responses to match the applicable M/WBE subs they want to use if they are not in OEOs registry.
18. QUESTION: Considering current supply chain issues / long lead items, please confirm the Developer can bill for material deposits and stored materials.
- a. ANSWER: Developers may bill for material deposits and stored materials.
19. QUESTION: After a thorough review of your RFP and schedule milestones, our team has determined that, due to various existing resources and supply chain conditions in the current marketplace, the schedule is unrealistic. Therefore, will the District accept proposals that propose a realistic schedule, including the possibility of starting the abatement & demolition earlier than July 2023?
- a. ANSWER: SDP will not allow abatement or demolition earlier than July 2023. Developer may engage in other pre-construction activities that do not involve the existing site. Proposer shall submit their most competitive schedule.

**B. TN WARD: 10/07/22**

1. QUESTION: Also – another site visit for both abatement consultants and demolition contractors has been requested by some firms ... This type of site visit would have to be after school hours so that the consultants and contractors could walk the entire building

a. ANSWER: See the additional walkthroughs section above for additional dates.

#### **IV. ATTACHMENTS**

- None

**End of Addendum #3**