

REQUEST FOR PROPOSALS
FEASIBILITY STUDY OF BUILDING 611 AT THE PHILADELPHIA NAVY YARD
ADDENDUM 2 – Q & A
MARCH 1, 2024

Proposals due **Monday March 25th at 4:00 PM** to asantiago@pidcphila.com. Request receipt to ensure delivery.

The purpose of this study is to determine the feasibility of bisecting the building through adaptive reuse to redevelop it into creative office and retail space. The items listed under Task 1 and Task 2 **could** be included in the response; however, the consultant team should develop a proposal they believe will meet the goal of the study based on their understanding of the scope with a fee proposal not to exceed \$91,000.

1. Will the attendee list for the pre-proposal meeting be made public?

Yes, the list was posted as “Addendum 1” on February 15th.

2. Will previous land surveys including utility mapping and as-builts be provided to the awarded team to be used as a base? If so, will this plan be available in cad format?

PIDC has a site plan in CAD format that will be provided to the awarded team.

PAID owns the electric grid at the Navy Yard. Therefore, PIDC will provide utility mapping for the electric infrastructure to the awarded team. The awarded team is expected to work with other public utilities for the non-electric utility data.

After contract execution, the awarded team is expected to request any data they deem necessary or beneficial for the study. PIDC will provide the data at that time and in the format that is available.

3. Will previously prepared environmental reports be provided to the awarded team for reference?

PIDC will provide the assessments we have, including a “Potential Imminent Hazard Survey” conducted in 1997, an “Environmental Baseline Survey” conducted in 1998, and a “Potential Imminent Hazard Survey” conducted in 1999.

4. Regarding Task 1, item “a” - Will PIDC be providing any existing site documentation such as Alta survey, existing conditions, plan, etc to the selected team?

See question 2.

- 5. Regarding Task 1, item “e” - Is PIDC providing any previously completed environmental assessments for the consultant team to review in the context of the project, or is the consultant team being asked to author new environmental assessments?**

See question 3. The consultant team is expected to review the environmental assessments and surveys that have already been done and determine which, if any, further assessments need to be completed. PIDC is not asking the consultant team to author new environmental assessments at this time, rather, we want to understand if any further assessments need to be made and how that will affect the overall cost.

- 6. Regarding Task 1, item “h” - Does PIDC have any existing information on the building’s historic status or previous correspondence with SHPO?**

The building is encompassed in the Philadelphia Naval Shipyard Historic District, which is on the National Register of Historic Places. We do not have previous correspondence with SHPO on this building.

- 7. Does PIDC have any existing building assessment or due diligence reports that can be provided to the selected team?**

PIDC has an appraisal from 2019, which will be provided to the awarded team.

- 8. When considering the new build scenario, is there a desire to increase the gross square footage beyond 216,000? This could include a “by right” scenario or a “requested variance” scenario.**

The intent is to compare the costs of adaptive reuse versus new construction of a similarly sized footprint. PIDC’s desire is to choose a financially feasible option that meets the goal of redeveloping the building into creative office and retail space. If the consultant believes additional square footage is necessary or desirable to deliver a financially feasible project, PIDC will consider that.

- 9. Please expand on the relationship between PIDC and Ensemble/Mosaic. Explain Ensemble/Mosaic’s role, if any, in the RFP selection process and in the feasibility study itself.**

Philadelphia Authority for Industrial Development (PAID) is the public entity that owns the infrastructure and some of the assets at the Navy Yard. PAID owns Building 611. PIDC manages the day-to-day activities of PAID and oversees the PAID-owned infrastructure and assets, including Building 611.

PIDC is the master developer and operating entity of the Philadelphia Navy Yard, which is 1,200 acres in its entirety. Ensemble/Mosaic is the exclusive development partner for 109-acres of mixed-use development at the Navy Yard in Philadelphia, including office, life science, retail, hospitality and the first residential complex to be built in the community.

Building 611 is a PAID-owned/PIDC-controlled asset. While PIDC and Ensemble/Mosaic worked collaboratively to envision Building 611's adaptive reuse potential as part of the 2022 Plan process, Ensemble/Mosaic is not playing a role in this RFP selection process or the feasibility study itself. Ensemble/Mosaic also does not have any current or future ownership rights of Building 611.

10. Page 46 of the 2022 Plan shows the SHPO Zone 1 boundary cutting through the eastern end of Building 611. Please confirm that only the eastern end of the building is in SHPO Zone 1.

To PIDC's knowledge, yes.

11. Have any programming or economic feasibility studies specific to Building 611 been completed?

An economic analysis was conducted as part of a 2019 appraisal, which will be shared with the awarded team. If a project team deems an updated programming or economic study necessary or advisable, it can be included in the submission. The total fee proposal must not exceed \$91,000.

12. Can you provide a utility/site plan so that civil scope can be clarified?

See question 2.

13. Are there existing building or site surveys available for us to review?

See questions 2 and 3.

14. Have any LIDAR building scans been done already?

No.

15. Has any environmental assessment work for the site been conducted?

See question 3.

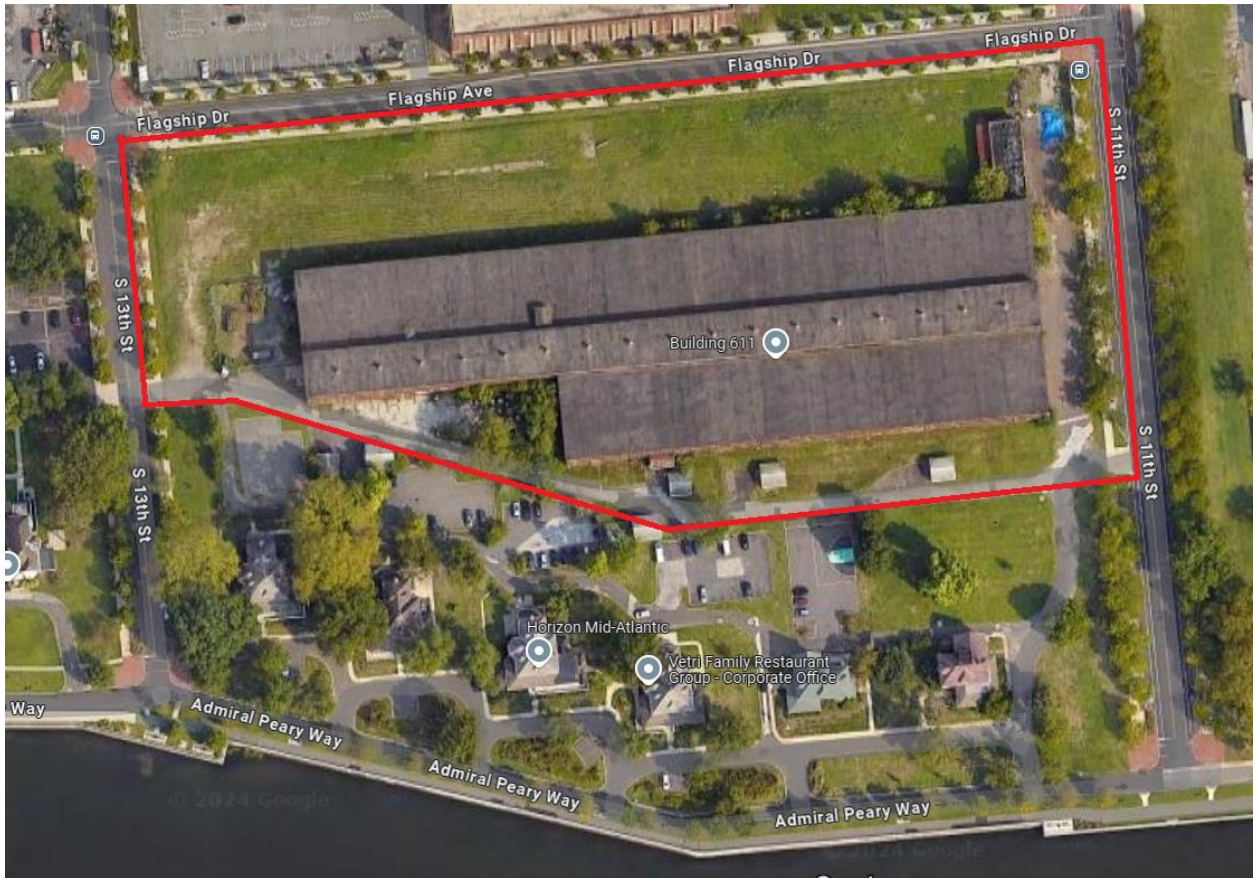
16. What scope is to be included in the Task 1 & Task 2 estimates - Just core & shell improvements in addition to the bisection, or is to be fully fit out. If so, what is the fit-out program?

PIDC wants to understand the feasibility of bisecting the building and how much it will cost versus demolishing and rebuilding within a similarly sized footprint. There is no fit-out program; PIDC is only evaluating core and shell improvements at this time. The 2022 Plan envisions the building as creative office and retail space.

17. What is the scope of site development? Do we include extending 12th street between the 2 building sections?, How far is the site extended beyond the building footprints?

The 12th Street Connection is included in the RFP for consultants to understand the holistic vision of this redevelopment area. This is a building feasibility study to determine the feasibility of bisecting Building 611 through adaptive reuse. The extension of 12th Street is only relevant in terms of how much to cleave the structure.

For the purposes of this study, consultants should assume this is the site.



18. Under Section D, the program is noted as a mixed-use-creative office space for small to large business. Under Task 2, item e, drawings of unit counts are listed. Please confirm if residential occupancy will be considered as a program use.

The plan envisions this building as creative office and retail space. Residential occupancy is not considered a program use.

19. What level of LEED certification is required?

The minimum recommendation is LEED Silver. PIDC is strongly supportive of higher LEED certification, subject to financial feasibility.

20. If a demolish and rebuild option is selected, is there a maximum SF and/or Number of stories designated?

See question 16.

21. Is there a percentage mix of use types identified for office, retail, residential, hospitality, etc?

The 2022 Plan envisions this building as creative office and retail space. The percentage mix is unknown at this time. Residential and hospitality will not be included.

22. Is an economic study needed as part of Feasibility submission? Or should cost analysis concentrate on building and site options?

See question 11.

23. Has a level of LEED Certification been established? Targeted LEED goal? Silver, Gold, Platinum?

See question 19.

24. As part of the evaluation process, will there be a short list and then interviews?

Please refer to the selection schedule in the RFP. Interviews will be performed at the discretion of PIDC.

25. What is the timeline anticipated for the Feasibility Study after award is made?

There is no set target completion date, duration, or length of contract. Respondents should propose what they believe is a realistic timeframe and include key milestones. The contract will reflect the agreed upon timeline.

26. What is timeline for next phase of work after Feasibility study is complete?

Please refer to Task 2. The consultant team is expected to recommend the next steps for redevelopment based on the results of the study.

27. Is the 12th Street design included as part of the study or is there a guidance to follow?

See question 17.

28. Is the internal slab elevation known and available to the selected team?

Yes.

29. Are any structural drawings available?

See question 2.

30. Can you clarify the quality of the deliverable in reference to the "Due diligence on environmental assessments and surveys" item identified under Task 1, on page 8?

See question 3 and 5.

31. Given the \$91,000 fee limit, can we assume that the environmental due diligence required in task 1 will be based on environmental surveys and assessments provided by PIDC?

See question 3 and 5.

32. Can we assume that hazardous / regulated materials analysis of existing buildings is excluded from the study scope?

Yes.

33. Is building 611 on its own parcel? It appears that it is.

Yes.

34. Will PIDC make available all and any other Building Code and Zoning Code Analysis for surrounding proposed buildings identified in the plan due to proximity or multiple structures on a singular plot?

PIDC will provide available zoning maps. We are unaware of any existing code analysis for surrounding proposed buildings. Please refer to Figure 2 of the RFP for the intended massing and zoning.

35. Are there any existing records on the prior uses for this subject structure under the responsibility of the US Navy?

No.

36. Are there any utility assessments currently available.

See question 2.

37. What scope is to be included in the Task 1 & Task 2 estimates - Just core & shell improvements in addition to the bisection, or is to be fully fit out. If so, what is the fitout program?

See question 16.

38. What is the scope of site development? Do we include extending 12th street between the 2 building sections?, how far is the site extended beyond the building footprints?

See question 17.

39. What level of LEED certification is expected? Are other sustainability standards to be considered?

See question 19. No other sustainability standards are required at this time.

40. Are you expecting cost estimating after both Task 1 and Task 2?

Yes.

41. Is a landscape architect an expected subconsultant at this phase of the project? Or will the selected team be expected to coordinate with the landscape design team from the master plan?

No and no.

42. What is the expected standard of final renderings? (atmospheric, drawings, photorealistic, etc)

The consultant team should determine this based on their fee proposal. The purpose of this study is to determine the feasibility of bisecting Building 611 and illustrate to the best degree possible how the resulting structures would lay out on the site and appear to observers. This is not meant to be a final design.

43. Can you confirm that submitting for a zoning permit with the City of Philadelphia is beyond the scope of this RFP?

Yes, submitting for a zoning permit is beyond the scope of this RFP.

44. A civil engineer will be required in order to complete Task 1, Items E, G and partially F. Should a civil engineering subconsultant be included as part of the proposal, or will the design team be expected to coordinate with PIDC's direct source civil engineer?

The consultant team should include subconsultants based on their understanding of the scope of work. PIDC will not have its own direct source civil engineer.

45. Please clarify Task 1, Item E. Does this mean Phase 1 environmental analysis? Or are there other contamination assessments that are expected to be performed to address this request?

See question 3 and 5.

46. For Task 1, Item H, does PIDC anticipate trying to list the building on the historic registry? Will PIDC pursue historic tax credits as part of this scope of work?

No.

47. Are existing structural drawings available?

See question 2.

48. What year was Building 611 constructed?

Please refer to the property characteristics section of the RFP.

49. Are there any existing condition reports available?

See question 7.

50. Are there any milestone dates that the project needs to meet?

There is no set target completion date, duration, or length of contract. Respondents should propose what they believe is a realistic timeframe and include key milestones. The contract will reflect the agreed upon timeline

51. Has a market or economic study been completed recently? If so, will PIDC provide this?

See question 11.

52. Will PIDC provide drawings of the underground connectivity such as ductwork, tunnels, etc.?

See question 2.

53. Will PIDC provide any Site Plans with topographic or utility information?

See question 2.

54. Will PIDC retain any separate owner consultants such as Site Civil or Geotech?

No.

55. Will PIDC provide any CAD or Revit files of the existing conditions?

See question 2.

56. What is the anticipated schedule of meetings (weekly vs bi-weekly) with the PIDC team?

There is no set anticipated schedule of meetings. Respondents should propose what they believe is a realistic schedule. The contract will reflect the agreed upon timeline.

57. Will the Ensemble/Mosaic Master Plan Team be part of regular project meetings with PIDC?

No.

58. How many different entities, besides PIDC, will be required to review and approve the Feasibility Study?

None. PIDC is the only entity reviewing and approving the Feasibility Study.

59. Have any surveys and assessments been performed (i.e. documentation of existing utilities, structural, or environmental conditions) and if so, will the information be shared?

See question 2 and 3.

60. Could PIDC expand upon the "due diligence" scope that is required for environmental assessments and surveys? Specifics would be helpful.

See question 3 and 5.

61. Section 1 "Scope of Services" under Exhibit E: Professional Services Agreement reads, "Provider...agrees to provide professional services to PAID in accordance with the scope of services outlined in Exhibit "A" attached...". However, Exhibit A: Scope of Services on page 36 is blank. Please clarify.

The scope agreed upon as part of the RFP process will be attached to the "Exhibit A: Scope of Services" in the Professional Services Agreement upon execution.

62. Will submission of the proposal be via email only? If a physical copy is also recommended, where and to whom should a physical copy be delivered to?

The submission will be via email only.

63. Does PIDC have a timeline for the larger Philadelphia Navy Yard Plan that the Building 611 Feasibility Study needs to adhere to? In other words, does the completion of the feasibility study affect anticipated development, and if so, does the feasibility study have a set completion date?

PIDC can share specific timelines with the awarded team. See question 50.