

NAVY YARD GIS PROJECT
ADDENDUM 2 – QUESTIONS & ANSWERS
MAY 5, 2025

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1. **Where should the "Needs Assessment Report" pricing information be included in the cost proposal form (Appendix B)?**

Respondents must submit a fee proposal that is itemized by task for Phase One. Since subsequent phases cannot be scoped until Phase One is complete, hourly rates for personnel anticipated for Phase 2 onward shall be provided. The fee proposal form included in the RFP should be disregarded.

2. **When will PIDC know if the City's Lidar data will be available for the Navy Yard's use?**

2022 data is available.

3. **Please clarify how "all inclusive" pricing is to be determined for Phase One data development prior to finalization of the primary datasets and their required attribution.**

Refer to Attachment 1. Proposers should estimate their costs based on these data needs at a minimum. The needs assessment as part of Phase One will refine the data needs.

4. **Can PIDC estimate approximately how many of the 30,000 document files will need to be reviewed and converted in Phase One?**

Conversion will take place in Phase Two. Phase One will determine how many files need to be converted. Refer to Attachment 1.

5. **What kind of support does PIDC anticipate the consultant will provide for inventorying the 30,000 Navy Yard files?**

PIDC anticipates the consultant will help us come up with a strategy to inventory the 30,000 files ourselves as a long-term project.

6. **Will all the CADD files be converted as part of Phase One?**

No. Conversion will take during Phase Two.

- 7. Please clarify what types of "baseline asset information" is available from PIDC (Phase One, Item 1).**

See Attachment 1. The needs assessment as part of Phase One will refine or identify additional data needs.

- 8. How many staff will be trained and what is their level of experience with ArcGIS software and GIS data creation and maintenance?**

The number of staff trained will be determined in Phase Three. Staff experience will be determined at that time by the consultant.

- 9. Approximately how many drawings will need to be converted to build out the sanitary and stormwater infrastructure assets in Phase Two?**

Phase One will determine this.

- 10. Does PIDC / the Navy Yard have access to recent high-resolution orthophotography?**

Yes, we have high-resolution orthophotography from 2024, which will be available to the selected consultant.

- 11. What datasets are expected to require field data collection in Phase Three other than the implied Sanitary and Stormwater infrastructure?**

Phase Two will determine this.

- 12. What information does PIDC expect will need to be collected by opening structures (Phase Three, item 6)?**

Phase Two will determine this.

- 13. Section D, the 2nd item #1 mentions printed maps. Please clarify what printed maps are required to be provided by the Consultant, and how many?**

This will be determined with the consultant. PIDC anticipates few printed maps will be needed.

- 14. Please confirm if PIDC intends to deploy ArcGIS Online rather than ArcGIS Enterprise as its enterprise GIS platform.**

PIDC will follow the recommendations of the consultant.

- 15. Does PIDC have an existing ArcGIS Online organization/ subscription?**

No.

- 16. Does PIDC have an existing records management platform?**

PIDC does not have an existing records management platform for GIS files. PIDC utilizes Laserfiche for other digital record management and retention.

- 17. What is the nature/format of the deliverable that PIDC is envisioning for the long-term data organization and archiving strategy?**

We envision the consultant will determine a file naming convention, a file organization architecture, or anything else they deem beneficial based on their expertise. PIDC will then use this strategy to organize/archive these files independently. We are envisioning the deliverable to be a brief memo. We anticipate this will be one small piece of the larger project for the consultant. The purpose of this item is to make sure we are organizing and archiving files in a strategic way should they be needed in the future.

- 18. Does PIDC expect to lead the effort to inventory all the hardware and software used by its staff or will the consultant be responsible for that effort?**

The consultant.

- 19. Do you have an attendee list available from the pre-proposal conference?**

The attendee list was uploaded as Addendum 1 on April 24th. See Attachment 2 for a list with email addresses.

- 20. What is your budget for this project?**

Each team should prepare and submit an accurate budget that reflects the level of effort they believe is required to successfully deliver the scope. PIDC's intent is to fund Phase One initially. Phases Two and Three will be negotiated with the consultant at the completion of Phase One. See Question 1.

21. How is it funded?

PIDC is funding this work.

22. If questions are not posted by the May 5 deadline, will PIDC be willing to grant an extension?

Yes.

23. Please confirm that we are to submit 1 proposal document (our Fee Proposal is to be included in the same document as our Technical proposal)

Yes.

24. Could you kindly provide the attendee list for the pre-proposal meeting held on April 23rd at 12:30 for the Navy Yard GIS Project?

See Attachment 2.

25. There are several mentions of the Consultant creating a GIS platform for the PIDC, and more specifically in the “Purpose of Request, B. Nature of Services” section, it is stated that, “PIDC is anticipating these drawings will be used to create features, update the spatial location and attributes of these assets in the PIDC’s ultimate ArcGIS Online (AGOL) platform”. The question we have is where do we indicate the price to do this work? In the PIDC Cost Estimate requirements, there is no mention of creating the GIS Platform. Can we assume that a logical place to include this cost would be Phase One, Item 6: Assist PIDC in a strategy to systematically organize/archive data files as a long-term project for PIDC to pursue independently”?

Creating a GIS platform is the final deliverable. All the steps listed in Phases One-Three will culminate in a GIS platform. See Questions 1 and 20.

26. Can the PIDC provide 5-10 sample CADD drawings to prospective bidders? This would help prospective bidders to determine a more accurate price proposal.

See Attachment 3.

- 27. Can the PIDC clarify the attributes to be collected? There are several references in the RFP of the assets to collect, so we are unclear which one is the complete list. First, in the Purpose of Request section, under C. Primary Data Needs, there are several assets listed to be collected: “Parcels, Campus Information, Infrastructure, Built Environment, and Navy Yard Master Plan”. Then secondly, in the Scope of Services section, A. Phase One, it is written to “collect baseline asset information from PIDC and other publicly available sources to build the GIS shapefiles, map layers and geodatabase”. Then finally, in the Scope of Services section, under B. Phase Two and C. Phase Three, there are specific survey requirements for the collection of Sanitary and Stormwater infrastructure assets, with no survey or accuracy requirements listed for any other assets. Can PIDC please provide a complete list of assets to be collected, and what level of accuracy is expected for each?**

See Attachment 1. The needs assessment as part of Phase One will refine the list of assets to be collected and what level of accuracy is expected for each. The Phases build off each other.

- 28. In the Scope of Services section, under B. Phase Two, #4: orthophotographic imagery is mentioned. Will the PIDC provide access to this imagery to the Consultant, or does PIDC expect the Consultant to provide this orthophotographic imagery?**

See Question 10.

- 29. In the Scope of Services section, under B. Phase Two, #5: underground structures are mentioned. Does the PIDC have an approximate number of underground structure assets that will need to be surveyed? If not, can PIDC provide an assumed number so all bidders can respond to the cost proposal with the same assumed number?**

Phase Two hours will be negotiated upon completion of Phase one based on submitted hourly rates. See Question 1.

- 30. In the Scope of Services section, under C. Phase Three, #1 and #2: does the PIDC have an approximate number of sanitary and stormwater infrastructure assets that will need to be surveyed? If not, can PIDC provide an assumed number so all bidders can respond to the cost proposal with the same assumed number?**

Phase Three hours will be negotiated upon completion of Phase one based on submitted hourly rates. See Question 1.

- 31. Will the PIDC provide a utility mark-out in the field prior to the field crews locating the manholes and inverts?**

This will be discussed with the selected consultant in preparation for Phase Three.

- 32. Can PIDC provide a sample record (CAD or scanned document) representative of what will be converted during Phase 2?**

See Attachment 3.

- 33. Can you share a copy of the CAD file inventory mentioned in the RFP (available in Excel format)?**

See Attachment 1.

- 34. Are there any known standards or templates PIDC prefers for GIS feature schema or symbology when converting CAD data?**

No. The consultant will recommend a template. At a minimum, it must include the data in Attachment 1.

- 35. What specifically triggers the need for field survey verification? Is it limited to structures missing elevations, unclear datum, or other specific conditions?**

Phase Two will determine this.

- 36. Can you estimate how many assets or geographic zones are likely to require GPS survey as part of Phase 3? Have certain areas already been identified from initial assessment?**

Refer to Appendix A of the RFP.

- 37. Will PIDC be able to assist in pre-identifying the assets likely to require field verification, or is the consultant expected to fully define this list?**

The consultant will determine this in Phase Two.

- 38. Are there any prior examples or estimates from past digitization efforts at the Navy Yard (e.g., average number of drawings per utility type or per parcel)?**

No. This is the first digitization effort.

- 39. Can you confirm whether PIDC expects the consultant to extract all attributes shown on CAD drawings or just a defined subset?**

A defined subset, as determined in Phase One.

- 40. Is there an existing base map or geodatabase structure that this new data will integrate with—or is the consultant building that from scratch?**

The purpose of this project is to build a GIS from scratch. Dominion Energy (PIDC's utility O&M contractor) has been digitizing the electric grid at the Navy Yard. The consultant will determine how to integrate this data into the comprehensive GIS they create for PIDC.

- 41. Is PIDC open to recommendations for integrating this GIS platform with other systems (e.g., CMMS, document management, real estate systems)?**

If a proposer deems it beneficial, we are open to recommendations. Please include it as an add-service with a separate scope and fee proposal.

- 42. Are there any AGOL tools or field applications already in use at the Navy Yard?**

Dominion Energy uses GIS to map the electric grid. We can get access to these shapefiles as part of this project. Beyond that, no.

- 43. Are firms allowed to be on multiple teams?**

Yes.

- 44. What types of files are expected to be converted?**

Mainly .dwgs, pdfs, data from excel files. Refer to Attachment 1.

- 45. Is there a general quality of the files?**

See Attachment 3 for a sample.

46. Are files delivered physically or electronic - referencing any paper materials.

Mostly electronic. PIDC anticipates few paper files need digitization. Consultants can assume less than 10 paper files.

47. What is the current architecture of the GIS system being used?

The Navy Yard does not have a GIS system. The purpose of this project is to create one.

48. Who is the current engineer of record?

There is no engineer of record related to this project.

49. Are records going to be linked within the GIS or just converted?

PIDC anticipates the records will be just converted.

50. Has there been GIS support in the past externally or just in-house?

See Question 38.

51. Is the target audience for this project internal or external?

This will be determined during the needs assessment. PIDC anticipates the audience is internal at least initially.

52. Will you be distributing the PreBid attendee list along with company name? This would be helpful in finding local partners.

See Attachment 2.

53. Does PIDC have an enterprise GIS license with ESRI, or just AGOL?

See Questions 14 and 15.

- 54. Has PIDC or its partners already deployed AGOL environments, schemas, or templates that we should use or evaluate?**

See Questions 34 and 40.

- 55. On Page 6 you mention the City of Philadelphia has used LiDAR to collect city assets, can you provide what type of assets they are?**

The City only captures LiDAR at a ground level for the purpose of creating a new Digital Elevation Model (DEM). The DEM is used to orthorectify or register the new orthophotography capture that same year.

- 56. It is believed PIDC undertook similar GIS conversion or implementation efforts for the Navy Yard in the past? If so:**
- a. What was the scope and outcome of that effort?**
 - b. Are there any existing GIS databases, schemas, or prior assessments that should be considered or integrated into this project?**

PIDC has not undertaken GIS conversion or implementation efforts. That is the purpose of this project.

- 57. Has PIDC previously cataloged or partially organized the 30,000 document files? If so, can any prior indexing work or file structure be shared?**

Most of the data files are organized by building.

- 58. Have any previous vendors developed tools or mobile apps for the Navy Yard that should be evaluated for continued use or integration?**

See Question 42.

- 59. Have any departments (e.g., Real Estate, Infrastructure) already conducted internal prioritization of data layers or assets that should inform the "needs" vs. "wish" list?**

PIDC has conducted a preliminary internal prioritization list, attached as Attachment 1. The needs assessment will help refine this.

- 60. What is the desired commencement date for this project? When must the work defined in this RFP be completed/delivered to the PIDC?**

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.

- 61. Did PIDC work with a consultant to assemble the scope of services in the RFP? If so, who was the consultant, and are they excluded from submitting a proposal?**

PIDC's on-call engineering firm (Remington & Vernick Engineers) assisted with the scope of services. Yes, they are excluded from submitting a proposal.

- 62. Is any portion of this project contingent on Federal grant funding?**

No.

- 63. During the pre-proposal meeting, Ms. Santiago indicated that the initial focus of this effort will be to complete the work defined in Phase 1, with Phases 2 and 3 moving forward as budget allows. What is the budget allocated to fund this effort?**

See Question 20.

- 64. Of the estimated 30K files, what percentage are hardcopy vs digital files?**

They are all digital.

- 65. Are all digital files stored within one location (i.e., Network Drive, SharePoint, external hard drive, etc.) or a combination of several locations? If multiple, please specify the type and approximate quantity of files within each location.**

They are stored in one location.

- 66. What are the three most common page sizes of the paper files? (i.e., 8.5" x 11", ARCH D for typical engineering plans, etc.)?**

PIDC anticipates that few paper files need digitization, and proposers should assume they will review less than 10.

- 67. Does PIDC anticipate any of the current CADD files to be updated during or after this project? If so, would the updates need to be reflected in the GIS datasets as well?**

PIDC's CADD files are static and not updated regularly.

- 68. Outside of the CADD files, what other file formats generally make up the remaining digital documents?**

See Attachment 1.

- 69. Does the PIDC require that respondents solely rely on facility data compiled from PIDC-sourced reference materials (i.e., the 30,000 documents cited in the RFP) or can respondents supplement these reference materials with facility data derived by 3rd parties?**

PIDC expects the selected consultant will supplement internal reference materials with third-party data.

- 70. The RFP cites NASSCO standards in reference to developing asset attribute tables. Does the PIDC intend for the selected consultant to incorporate sewer inspection data into the mapping developed under this contract?**

This will be determined by the awarded consultant during their needs assessment.

- 71. Will the selected consultant be required to confirm connectivity of the sanitary and storm sewer systems through field inspection under this scope of work?**

Phase Two will determine this.

- 72. Does PIDC anticipate that the mapping data developed for the sanitary and storm sewer systems will be used to support the development of hydraulic models of these systems?**

No.

- 73. The RFP references the need to map sanitary and stormwater systems. Is there a similar need to map water systems, or was this already completed?**

Water systems are mapped by the Philadelphia Water Department.

- 74. The RFP indicates that the City recently completed a LiDAR scan of all City assets. Can the PIDC provide additional details related to the scope of this effort and associated data products? Should respondents be prepared to integrate scan/point cloud/model data into the GIS deliverables compiled under this scope of work?**

See Question 55. This will be determined by needs assessment.

- 75. Is it the PIDC's intention to use the GIS data generated through this contract to support asset management/facility management functions? If so, does the PIDC currently have a CMMS platform in place? If yes, which one?**

Yes, the intention is to use GIS to support asset management. No, PIDC does not have a CMMS platform.

- 76. Does the PIDC currently have an enterprise license agreement (ELA) with ESRI?**

No. See Question 14.

- 77. Does the PIDC anticipate that the selected consultant will assist in procuring, configuring, and implementing an enterprise GIS environment as part of this effort?**

Yes.

- 78. The RFP indicates that a complete hardware/software inventory must be performed for all potential GIS users. How many potential users are there? Are they all located in the same place, or will multiple locations be involved?**

This will be determined during the needs assessment.

- 79. Is there any type of security clearance required for consultant personnel to access the Navy Yard, including their digital system or the physical location, as may be required?**

There are no security clearances required for the digital system or the public areas of the Navy Yard. Anything that is not publicly accessible will be determined on a case-by-case basis.

- 80. Do you have a preferred billing method, such as firm fixed price or bill rate?**

Hourly rate billing.

- 81. For Phase 2 and 3, the costs are largely driven by the quantity of assets. Do you have expectations of quantity involved in these tasks, or should we make assumptions in our responses?**

See Question 1.

- 82. Are you able to share a sample non-CADD document file?**

See Attachment 3.

- 83. Are there any clearance requirements for staff to visit the site and conduct the survey?**

See Question 79.

- 84. The proposal asks the vendor to propose a timeline. Are there any PIDC/PAID priorities that would drive a specific completion date for the project or any phase of work?**

See Question 60.

- 85. Philadelphia tax mapping shows numerous parcels within the Navy Yard as having been subdivided and/or sold. Is this GIS platform intended primarily for real estate management (i.e. land/building area for sale/lease with identified amenities – charging stations, bus stops, etc.) or for the management of physical infrastructure (i.e. utilities, pavement, buildings)?**

Both. The needs assessment will help refine this.

- 86. Are roads/utilities (water, storm, sanitary) typically managed by PIDC/PAID or by other entities?**

Streets and the electric grid are owned and maintained by PAID/PIDC. Water, stormwater, and sanitary, are managed by the Philadelphia Water Department.

- 87. Is there a budget tied to this work that PIDC/PAID would like the vendor to target? If so, can the dollar amount be shared?**

See Question 20.

- 88. Phase one says 10% of the 30,000 document files are CADD. What is the composition of the remaining files (e.g., excel, text, etc.). Could you provide a list of file types/extensions.**

See Question 44 and Attachment 1.

- 89. Can you please provide clarification on what Campus vs. Navy Yard? In other words, does the Campus include the Navy Yard, or are these types of terms used interchangeably to refer to the same areas?**

The "Navy Yard" and "campus" are used interchangeably.

- 90. As it pertains to the identified and yet-to-be-identified datasets needed in this program, do you anticipate that any data sources will be restricted, or that location data for any asset classes will need to be generalized or obscured for security purposes?**

Phase One will determine this.

- 91. What is the range of the age of documents that are currently available?**

It varies.

- 92. Do the CADD drawings consistently follow any CADD design standards. Are features correctly assigned to one layer, or are attributes/feature class elements contained as notes, graphics, or labels on the drawings?**

It varies from drawing to drawing.

- 93. Is there any existing organizational structure for the document archives? Is there a consistent naming convention or any type of subject matter containment structure?**

See Question 57. There is no naming convention.

- 94. Does Phase 1 include the conversion/digitization/population of any of the targeted GIS feature classes?**

See Question 4.

- 95. Phase 1 includes a Needs Assessment that will dictate the amount of work to be done in the later phases. To provide PIDC with an accurate cost estimate, would you consider cost proposals for Phase 1 only or could you provide the anticipated number of assets to be created or field collected/surveyed so that we can prepare an accurate estimate?**

See Question 1 and Attachment 1.

- 96. Is this site regulated under an individual NPDES permit or is it integrated into the City's permit?**

The Navy Yard has its own Master NPDES permit.

- 97. Are there any plan sets that contain Red Line As-Built type information that are not also contained in the associated CADD files? If so, could you please provide a number of plan pages for cost estimating purposes?**

Red line as-builts are contained within digital files likely as PDFs.

- 98. In Phase 3, the RFP states that field data collection will be performed to capture any missing or obscured assets. Can you clarify that the asset classes to be field collected are limited to water, sewer, and stormwater management assets? If additional datasets are to be field located during this phase, can you provide an estimate of the number of additional feature classes and the number of assets per feature class that we should use for cost estimating purposes?**

See Question 1.

- 99. Could you please provide more detail on the process the consultant will follow to request files for conversion during Phase 1?**

After the "needs" and "wants" list is finalized, the selected consultant will work with PIDC's project manager to request the data needed to create a database of shapefiles and maps that will be digitized in the GIS system. The project manager will work with the necessary team members to procure this data and share with the selected consultant.

- 100. Do you have an estimate or a range of how many of the 30,000 files will likely require conversion? This assumption will help us better estimate the hours and pricing needed to complete Phase 1.**

Proposers should assume 10%.

- 101. The RFP mentions that approximately 10% of the 30,000 files are .dwg files. Is it a valid assumption that the remaining 90% of the files are scanned drawings, or are they another format?**

Proposers should assume the remaining 90% are mostly scanned drawings or PDFs.

- 102. What type of training and a la carte support do you envision the consultant providing to Navy Yard staff? Additionally, do you have an estimate of the hours that should be budgeted for training and support?**

This would be determined by the consultant after Phase Three.

- 103. For Phase 3, the RFP notes that the number of structures to survey will be determined by missing or inaccurate elevation information from Phases 1 and 2. Do you have an estimate of the number of structures that will likely need to be surveyed to help us develop pricing assumptions?**

See Questions 29 and 30.

- 104. Does PIDC have a grant to support this project? What grant has been secured and what is its value?**

No.

- 105. What is PIDC's budget for this project?**

See Question 20.

- 106. Please identify any milestone dates that PIDC is trying to achieve.**

See Question 60.

107. How many users are expected to be trained?

See Question 8.

108. Please provide the quantity of expected data layer/feature classes.

Refer to Attachment 1. This will be refined as part of Phase One.

109. Has PIDC identified more layers and attributes than in the list provided in “C. Primary Data Needs”? Please provide a list, or the quantity per feature class, of attributes that PIDC has identified as needing to be collected/digitized.

See Attachment 1.

110. Phase One:

a. For the Recommended Application, Are the edits going to be made using phones, tablets, and/or laptop computers.

The needs assessment will help determine this.

b. What is the level of GIS exposure of the users to be trained?

See Question 8.

c. Of the documents acquired thus far are they named or organized in any way that is intuitive?

See Question 93.

111. Phase Two:

a. What is a rough count CAD files that will need georeferenced and converted?

See Question 100.

b. Will feature creation and attribution solely be completed by the winning contractor? What is the role of the PIDC’s GIS analyst in the project relating to data creation and editing?

Feature creation and attribution will be completed by the selected consultant.

c. For all scanned documents, will they be georeferenced or will that be completed by the contractor?

The contractor.

- 112. Phase Three:**
- a. Is the NAVD88 a custom projection? Can a projection file be provided?**
NAVD88 is a state standard.
 - b. Is underground survey/verification of storm water piping routes required?**
Phase 2 will determine this.
- 113. Document Retrieval Responsibilities: To what extent will PIDC assist with retrieving archived CAD and scanned documents from its estimated 30,000-file inventory? How will PIDC staff facilitate selection and access based on consultant data requests?**
- See Question 99.
- 114. Document Scanning and Digitization: Will any portion of Phase 1 involve scanning hardcopy documents to digital formats, or will PIDC handle scanning independently prior to consultant review?**
- See Question 46. Any scanning will be handled by the consultant.
- 115. Archive Structure and Format: Can PIDC provide a sample of the current file directory structure and naming conventions for the archived documents?**
- See Questions 57 and 93.
- 116. Metadata Requirements for Inventoried Assets: What metadata or attribute fields does PIDC expect the consultant to capture during the document review and inventory process? Are there mandatory elements such as date, project type, drawing source, or coordinate information?**
- Refer to Attachment 1. The needs assessment will refine this.
- 117. Existing Geospatial Data Assets: Are there any existing shapefiles, geodatabases, or spatial datasets from previous PIDC or third-party efforts that the consultant may leverage for base mapping or data validation purposes?**
- See Question 40.

- 118. Training Scope and Format: Could PIDC confirm the anticipated number of staff to be trained in ArcGIS and field mapping tools, and whether training should be delivered as live instruction, recorded sessions, or written documentation?**

See Question 8.

- 119. Access to ArcGIS Online Environment: Will PIDC provide the consultant with access to its ArcGIS Online environment during Phase 1, or should the consultant prepare a sandbox environment for needs assessment, prototyping, and demonstration?**

We can provide access but will follow the consultant's recommendations.

- 120. GIS Schema Standardization: Does PIDC have a preferred GIS data model or schema standards (e.g., FGDC, Esri Local Government Information Model) that should guide feature class structure and attribute design?**

See Question 34.

- 121. Expected GIS Output Format for Review: What GIS output format(s) does PIDC expect for review and delivery at the end of Phase 1 (e.g., File Geodatabase, Layer Package, Web Map)?**

PIDC anticipates feature services and layers and Web Maps. The needs assessment will refine this.

- 122. Third-Party Vendor Coordination: Will the consultant need to coordinate with any third-party vendors during Phase 1 for data gathering, access, or validation?**

Beyond PIDC, the consultant will need to coordinate with PIDC's third-party site manager (CBRE) and utility O&M (Dominion Energy). The consultant may need to coordinate with third-party data from other sources as well including the City of Philadelphia or others as determined by the needs assessment.

- 123. What is the estimated budget for this effort?**

See Question 20.

- 124. What is the expected turnaround time for delivery for each phase?**

See Question 60.

- 125. Could the PIDC please provide the attendee list from the pre-proposal meeting?**

See Attachment 2.

- 126. “PIDC estimates having approximately 30,000 hard copy/digital document files of which approximately 10% are CADD (*.dwg files). These files are archived by title under labeled folders covering many decades of Navy Yard activity and assets. PIDC does not anticipate the awarded consultant to look at each individual file.” Although the consultant isn’t anticipated to look at each individual file, can the PIDC provide an approximate number of files to quantify the amount of effort needed for this task?**

See Question 100.

- 127. Based on similar projects, we feel this scope approach could be reorganized to better fit long-term needs. Is the PIDC open to proposals approaching the scope in an order we feel would benefit the PIDC?**

Proposers should respond to the scope of services as written, but we are open to considering other approaches in addition to the base proposal.

- 128. During field collection are NAASCO certifications required by field crews?**

This will be determined with the consultant as part of Phase One and Two.

- 129. For the project schedule, is there a timeline the PIDC is looking to have this project complete?**

See Question 60.

- 130. Is there currently any existing data in the GIS from previously converted files, or will the GIS be created using a blank slate?**

See Question 40.

- 131. “A complete inventory must be made of all hardware and software currently utilized by all potential users of the proposed GIS software applications and services.” Could PIDC please provide the number of users and skill level for providers to properly assess the needs of PIDC?**

See Question 78.

132. Does PIDC have a budget for the Navy Yard GIS Project?

See Question 20.

133. Would PIDC be able to divulge if there is an incumbent for this project?

There is no incumbent for this project. This is PIDC's first effort to create a GIS system for the Navy Yard.

134. REFERENCE: B. Nature of Services (PDF page 2), "PIDC estimates having approximately 30,000 hard copy/digital document files of which approximately 10% are CADD (*.dwg files)" QUESTION: Are there other digital documents that are in formats other than *.dwg (e.g., PDFs)? If so, what is the approximate percentage of digital documents other than *.dwg that are in scope?

See Question 44 and Attachment 1.

135. REFERENCE: B. Nature of Services (PDF page 2), "PIDC estimates having approximately 30,000 hard copy/digital document files of which approximately 10% are CADD (*.dwg files)" QUESTION: Approximately what percentage of the 30,000 documents are hardcopy (90%? Other?)

See Question 46.

136. REFERENCE: B. Nature of Services (PDF page 3), "PIDC would also like to consider having these scanned drawings and documents uploaded to their AGOL to allow Navy Yard employees to readily access that information" QUESTION: Is PIDC seeking a full digital document repository containing up to all 30,000 documents? Or alternately, just links from AGOL to only those documents that were used to create and attribute GIS features?

Just links from AGOL to only those documents that were used to create and attribute GIS features.

- 137. REFERENCE: D. Team Composition (PDF page 4), “PIDC highly encourages Philadelphia based businesses to respond to this RFP ... or are highly encouraged to utilize Philadelphia based businesses, especially smaller, neighborhood-based businesses as part of their team.” QUESTION: Is PIDC seeking only business registered within the City of Philadelphia proper, or from the City as well as the immediate surrounding communities and larger Philadelphia metropolitan area?”**

PIDC highly encourages Philadelphia based businesses to respond to this RFP. It is not a requirement.

- 138. REFERENCE: II. Scope of Services, A. Phase One (PDF page 5). QUESTION: For the documents that PIDC and consultant agree to use, can the selected firm retain copies of those (digital) documents in its environment throughout the life of the project? Or shall all digital documents be accessible only on the PIDC platform and storage?**

Yes, consultants can retain copies of those (digital) documents in its environment throughout the life of the project.

- 139. REFERENCE: II. Scope of Services, A. Phase One (PDF page 5). QUESTION: How will hardcopy/non-digital documents be provided to the selected firm? Can the selected firm take hardcopy documents off PIDC site/property for scanning purposes?**

Yes.

- 140. REFERENCE: II. Scope of Services, A. Phase One (PDF page 5). QUESTION: Are any of the hardcopy documents large in size (larger than 11x17” tabloid), and if so, generally what percentage of hardcopy documents are larger than this size?**

See Question 66.

- 141. REFERENCE: II. Scope of Services, A. Phase One (PDF page 5). QUESTION: Does PIDC, the City of Philadelphia, or other organization have any current/existing GIS data of the Navy Yard site? If so, will those data be made available to the selected firm, for use in Phase One (and subsequent project phases)?**

See Question 40 and 122.

- 142. REFERENCE: II. Scope of Services, D. Specific Notes (PDF page 6). QUESTION: Has PIDC, the City of Philadelphia, or other organization captured aerial orthophotography or imagery, in addition to LIDAR products, for the Navy Yard site? If so, will those data be made available to the selected firm, for use in Phase One (and subsequent project phases).**

See Question 10.

- 143. REFERENCE: II. Scope of Services, A. Phase One (PDF page 5). QUESTION: Is the Phase One needs assessment focused solely on GIS data needs and wishes, and inventory of current licenses? Or on other aspects of GIS implementation as well?**

The selected consultant will address GIS needs and wishes along with managing licenses and GIS implementation as determined during the needs assessment. Proposers should address the needs assessment requirement based on their experience in building a GIS from scratch.

- 144. REFERENCE: II. Scope of Services, A. Phase One (PDF page 5). QUESTION: Is one of the deliverables for Phase One a compilation of all the features/layers listed in 1.C Primary Data Needs (PDF page 3)?**

Proposers can recommend a Phase One deliverable based on their experience. PIDC anticipates the deliverable will be primarily feature services gathered, georeferencing, identifying existing documents, and preparing for digitization and ultimate fieldwork. Refer to Attachment 1.

- 145. REFERENCE: II. Scope of Services, A. Phase One (PDF page 5). QUESTION: Will the selected firm be expected to help PIDC deploy the recommended ArcGIS Pro and ArcGIS Online licenses, along with necessary/high-need ArcGIS Pro and AGOL applications?**

No.

- 146. REFERENCE: II. Scope of Services, A. Phase Two (PDF page 5). QUESTION: Does PIDC have a GIS base map of the Navy Yard property, showing planimetric features such as (but not limited to) road and pavement edges, building outlines, shoreline, major trees and vegetation? If not in GIS format, is there a CAD or imagery basemap available for the Navy Yard site?**

No, not to our knowledge.

- 147. REFERENCE: II. Scope of Services, A. Phase Two (PDF page 5). QUESTION: Please confirm if Phase Two scope only includes sanitary and stormwater infrastructure features, not any of the other features/layers listed in 1.C, Primary Data Needs (PDF page 3).**

Phase One will determine this. See Question 29.

- 148. REFERENCE: II. Scope of Services, A. Phase Three (PDF pages 5-6). QUESTION: Please confirm if Phase Three scope only includes sanitary and stormwater infrastructure features, not any of the other features/layers listed in 1.C, Primary Data Needs (PDF page 3).**

Phase Three will be to fill in any data gaps identified in Phase Two. See Question 30.

- 149. REFERENCE: II. Scope of Services, A. Phase Three (PDF pages 5-6). QUESTION: Will PIDC consider data collection methods and technologies other than GPS survey to field locate and data collect missing/obscured assets not captured in Phases One and Two?**

If a proposer deems it beneficial, we are open to recommendations.

- 150. REFERENCE: III. Proposal Requirements. A, Proposals. Item (6) fee proposal (PDF page 8). QUESTION: Will the selected firm have the opportunity to revise its cost estimates for Phases Two and Three, based on discovery, findings, and PIDC needs assessment prioritization from Phase One, before beginning Phases Two and Three (if awarded)?**

Yes. See Question 1.

- 151. REFERENCE: III. Proposal Requirements. B. Professional Services Agreement (PDF page 8). QUESTION: How will bidder's proposed revisions to the sample Professional Services Agreement be considered and factored into PAID and PIDC's selection process? For instance, if PIDC selects a bidder as the highest-rated firm based on the selection criteria, but disagrees with that bidder's proposed revisions, will they be disqualified, their score lowered, or will PIDC engage with the bidder to negotiate the proposed revisions?**

Proposers should indicate if any part of the Professional Services Agreement is a deal-breaker or if they are open to negotiation in their responses. PIDC will engage with the bidder to attempt to negotiate the proposed revisions, but it is not guaranteed.

152. Can offshore resources be utilized for components of this project?

No.

ATTACHMENT 1: INITIAL HIGH PRIORITY DATA NEEDS COMPILED BY PIDC

This list is not expansive and will be further refined by the consultant during the needs assessment.

HIGH PRIORITY DATA NEEDS						
DATA CATEGORY	SUB-CATEGORY	SPATIAL DATA/ATTRIBUTE	DATA SOURCE	OWNER	EST. # OF DATA POINTS	EST. # OF FILES
Real Estate	Parcels	Parcels boundaries	Internal CAD	PIDC	50	1
Real Estate	Parcels	KOZ Parcels	PDF Map	PIDC	15-20	1
Real Estate	Parcels	KOZ Expiration Date	PDF Map	PIDC	15-20	1
Real Estate	Parcels	Land Use/Zoning	City Open Data	City	4	1
Real Estate	Parcels	Ownership	City Open Data	City	15	1
Real Estate	Parcels	Brownfields	PDF Map	EPA?	unsure	
Real Estate	Building info	Square Footage	Internal Spreadsheet	PIDC	250	1
Real Estate	Building info	LEED certification	Unknown	USGBC?	20	
Real Estate	Building info	Year Built	Internal Spreadsheet	PIDC	250	1
Real Estate	Building info	Business Use (e.g., life science, manufacturing, etc.)	To Be Collected	PIDC	250	
Real Estate	Building info	Total investment	Internal Spreadsheet	PIDC	250	1
Real Estate	Building info	National Register of Historic Places Status	Unknown	NPS	2	1
Real Estate	Leasing Info	Tenants	Internal Spreadsheet	PIDC	150	1
Real Estate	Leasing Info	Lease Expiration Date	Internal Spreadsheet	PIDC	100	1
Real Estate	Leasing Info	Number of employees	Internal Spreadsheet	PIDC	150	1
Real Estate	Leasing Info	Square footage	Internal Spreadsheet	PIDC	150	1
Real Estate	Navy Yard Plan	District Boundaries	PDF Map	PIDC	7	1
Real Estate	Navy Yard Plan	Completed development projects	Internal Spreadsheet	PIDC	3	1

Real Estate	Navy Yard Plan	In progress development projects	Internal Spreadsheet	PIDC	4	1
Real Estate	Navy Yard Plan	Future development projects	Internal Spreadsheet	PIDC	55	1
Real Estate	Navy Yard Plan	Future building footprints	PDF Map	PIDC	55	1
Real Estate	Navy Yard Plan	Future development use	Internal Spreadsheet	PIDC	55	1
Campus Info	Security Devices	Camera Location	PDF Map	CBRE	45	1
Campus Info	Navy Yard Transit	Loop Route	PDF Map	PIDC	1	1
Campus Info	Navy Yard Transit	Express Route	PDF Map	PIDC	1	1
Campus Info	Navy Yard Transit	Bus Stops	PDF Map	PIDC	15-20	1
Campus Info	Streetlights	Location	PDF Map	Dominion	1218	
Campus Info	Streetlights	Type	Shapefile	Dominion	1218	
Campus Info	Streetlights	Last replacement date	Internal Spreadsheet	Dominion		
Campus Info	Streetlights	Future replacement date	Internal Spreadsheet	Dominion		
Campus Info	Streetlights	NovaCare Streetlights	Shapefile	CBRE	124	
Campus Info	Historic Assets	Historic District Boundary	PDF Map	SHPO	2	1
Infrastructure	Fiber	Location	PDF Map	PIDC		1
Infrastructure	Lift Bridge	Inspection Date	Other	CBRE		1
Infrastructure	Lift Bridge	Completed Repairs	Other	CBRE		1
Infrastructure	Lift Bridge	Completed Repairs Date	Other	CBRE		1
Infrastructure	PAID-owned Electric Grid	Multiple	Shapefile	Dominion	unsure	
Infrastructure	Gas	Location	Unknown	PGW		
Infrastructure	Potable Water	Location	Unknown	PWD		
Infrastructure	Stormwater Infrastructure	Location	Unknown	PWD		

Infrastructure	Stormwater Infrastructure	Ownership	Unknown	PWD		
Built Environment	Streets	Centerlines	Shapefile	City Open Data		
Built Environment	Streets	Loading zones	To Be Collected	PIDC		
Built Environment	Streets	Curblines	Shapefile	City Open Data		
Built Environment	Parking	Parking Lots	PDF Map	CBRE	46	1
Built Environment	Parking	Street Parking	To Be Collected	CBRE		
Built Environment	Parking	EV parking	To Be Collected		24	3
Built Environment	Parking	Parking garages	PDF Map	PIDC		1
Built Environment	EV infrastructure	Private stations	To Be Collected	Multiple	20-25	3-5
Built Environment	EV infrastructure	Public stations	To Be Collected	PIDC	4	
Built Environment	EV infrastructure	Station ownership	To Be Collected	Multiple	25-30	3-5
Built Environment	Bikes	Bike lanes	Shapefile	City Open Data	3	1
Built Environment	Bikes	Bike parking	To Be Collected		unknown	unknown
Built Environment	Bikes	Indego Stations	PDF Map	Indego	3	1
Built Environment	Bikes	Rides To Indego stations	Indego/Internal Spreadsheet	Indego	3	1
Built Environment	Bikes	Rides From Indego stations	Indego/Internal Spreadsheet	Indego	3	1
Built Environment	Transit	SEPTA Bus Routes	Shapefile	SEPTA	1	1

Built Environment	Transit	SEPTA Subway Lines	Shapefile	SEPTA	1	1
Built Environment	Railways	Railway ownership	Shapefile	PASDA		1
Built Environment	Marine Asset	Wharfs	PDF Map	PIDC	2	1
Built Environment	Marine Asset	Docks	PDF Map	PIDC	4	1
Built Environment	Marine Asset	Piers	PDF Map	PIDC	7	1
Environment	Parks/open space	Parks	PDF Map	PIDC	5	1
Environment	Parks/open space	Riverfront Greenway	Shapefile	City Open Data	1	1
Environment	Floodplain	100-yr floodplain	Shapefile	FEMA	1	1
Environment	Floodplain	500-yr floodplain	Shapefile	FEMA	1	1

ATTACHMENT 2: ATTENDEE LIST

Registrants from Optional Pre-Proposal Meeting, April 23, 2025

First Name	Last Name	Email
Raghu (Paul)	Pandurangan	praghu@chiruconsulting.com
Gregory	Assis	gjassis@kseng.com
Dasia	Jenkins	djenkins@rojasap.com
Barrett	Lewis	lewis@econw.com
Matt	Sherwood	msherwood@rodriguez.biz
Julie	Spangler	jspangler@straughanenvironmental.com
Michael	Cruz	michael.cruz@collierseng.com
Dave	Wagner	dwagner@gpinet.com
Justin	Zagorski	jzagorski@ecctec.com
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Christopher	Copan	ccopan@gpinet.com
Mark	Day	mday@gpinet.com
Frances	Curtis	fcurtis@pennoni.com
Maggie	Cloos	mcloos@sanborn.com
Daniel	Feinberg	daniel.feinberg@motivf.com
Daniel	Feinberg	dan.feinberg@motivf.com
Richard	Annitto	annittor@liro-hill.com
Andrew	Smart	andrew.smart@mbakerintl.com
Shannon	Doyle	sdoyle@jmttg.com
Kevin	O'Connell	koconnell@geocomm.com
Tom	Gray	tgray@musserengineering.com
Nicholas	Walls	NWalls@wallacemontgomery.com
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Jordan	Jones	jjones@e3co.land
Stacey	Smith	stacey.smith@ebaengineering.com

ATTACHMENT 3: SAMPLE FILES

A small sample of files can be found here:

https://drive.google.com/drive/folders/1g9y4ZzIm-U_DT3PARhTxH97HXqec_MxY?usp=sharing