



**Questions and Answers
Request for Proposals
Environmental Engineering Services for
4910 Botanic Avenue**

December 2025

Note: This opportunity was briefly taken off of the PIDC website on December 1. This was done in error. The RFP has been republished and remains active.

1. Regarding Section VII (Proposals), Point C – can additional information be provided regarding the format in which the PIDC would like firm's the past experience to be presented? (Ex: resumes, project descriptions, generalized experience narrative of the firm, minimum information requested for each of those items, minimum or maximum number of each of those items requested, etc.)?

Please submit descriptions of two to three relevant projects and resumes for key members of the project team.

2. Is there a certain format or template for the fee schedule that should be used?

For each task, please indicate the cost, firm lead (if multiple firms are submitting a joint response), and an estimated number of hours for the task.

3. Section VII, item G. states that “Each firm or individual who is the principal or partner of the firms must complete the Certificate of Non-Indebtedness and submit such certificate along with the response to this RFP.” Are you requiring certificates for all owners and principals from each firm? Our firm has over 100 principals and is fully employee owned, including many non-principals. Alternatively, may we provide such certificates for those who would be in responsible charge of the work on this project?

Yes, it is acceptable to provide the certificates for principals and/or partners who will be working on the contract, rather than for all principals and/or partners.

4. Can the previous Environmental Phase I and Phase II studies be made available for review?

Yes, they can be made available for download following receipt of a signed NDA, available as an appendix to this document. Please send the signed NDA to Julia Cohen at jcohen@pidcphila.com.

5. Can you provide a site plan depicting site features, including the locations and identifications of all monitoring wells?

Please refer to the Phase II.

6. Can you provide construction information for the wells at the site including depth, screen interval, depth to water, etc.?

Please refer to the Phase II.

7. Please provide any historical analytical results for groundwater at the site.

Please refer to the Phase II.

8. How many groundwater monitoring wells are currently onsite?



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Please refer to the Phase II.

9. Are the on-site monitoring wells in good condition and undamaged from the demolition? Are they able to be used for sampling?

As far as we know, and for purpose of the cost estimate, assume the wells are in good condition and able to be used for sampling after redeveloping them since they have been stagnant for a few years.

10. What, if any, hazardous materials were removed from the site in pre-demolition?

The waste manifests can made available for download following receipt of a signed NDA, available as an appendix to this document. Please send the signed NDA to Julia Cohen at jcohen@pidcphila.com.

11. Please confirm that we are to assume that 8 rounds pf quarterly sampling for Lead are needed when calculating the fee schedule.

For purpose of the cost estimate, we believe this is a correct assumption.

CONFIDENTIALITY AND NON-DISCLOSURE AGREEMENT

THIS CONFIDENTIALITY AND NON-DISCLOSURE AGREEMENT (this "Agreement") is made this _____ day of December, 2025, by and between the Philadelphia Industrial Development Corporation ("PIDC"), a Pennsylvania non-profit corporation and _____, a _____ ("Company").

RECITALS

A. PIDC is seeking a proposal from Company for Company to assist PIDC, on behalf of the Philadelphia Authority for Industrial Authority in environmental engineering services at 4910 Botanic Avenue in Philadelphia (the "Project").

B. PIDC will be delivering documentation that is confidential and proprietary and a security concern in order for Company to develop a proposal to submit to PIDC for consideration.

C. PIDC is willing to provide certain documents and information regarding the Project, provided that such documents and all relevant information are kept confidential by Company.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. "Confidential Information" as used in this Agreement means all information supplied by PIDC concurrently with or subsequent to this Agreement in connection with the Project, and transmitted by PIDC to Company, or any compilation or analysis of such information made by PIDC, or made by Company from its review of the information.
2. The Company shall review and use only that part of the Confidential Information that is applicable to the developing its proposal for the Project described above. No other part of the Confidential Information shall be viewed, used or disseminated by Company. No part of the Confidential Information, whether properly or improperly used, viewed, or obtained, shall be used for any purpose whatsoever other than the developing its proposal for the Project, and if selected by PIDC, for the Project described above. Without limiting the applicability of the foregoing, Company shall not export files, burn or copy electronic information in CD form or on a flash drive, except in limited instances for transmittal of the same to PIDC, or without the prior written consent of PIDC.
3. Confidential Information shall be disclosed by Company only to those professional consultants or advisors who have a need to know such information to perform his/her job or assignment in connection with developing the proposal for the Project. The Confidential Information shall not, without prior written consent of PIDC, be used for any purpose other than developing its proposal for the Project.
4. All Confidential Information shall be held by Company in trust and confidence and shall be kept private and not disclosed to any third party or source outside of Company, except as may be expressly authorized in writing in advance by PIDC, or as authorized in this Agreement.

5. Company's confidentiality obligations do not apply to any portion of the Confidential Information that: (a) is or becomes publicly available by other than unauthorized disclosure, (b) is independently developed by Company, (c) is subject to any applicable law regarding public disclosure of such information; or (d) is required to be produced by order of a court or other legitimate authority; provided, that Company gives PIDC reasonable prior notice of the forced disclosure and, at PIDC's request, uses reasonable efforts to obtain confidentiality protection for the Confidential Information.
6. No representations or warranties, express or implied, are made by PIDC as to the quality or accuracy of the Confidential Information provided to Company.
7. This Agreement shall remain in effect for a period of two (2) years from the date hereof. Notwithstanding the foregoing, if the Company is awarded the Project, this Agreement shall remain valid and in full force and effect for two (2) years following the completion of the contract between the parties for the performance of the Project.
8. This Agreement shall be construed in accordance with the laws of the Commonwealth of Pennsylvania, without regard to its laws regarding conflicts of laws.
10. All documents delivered by PIDC to Company containing Confidential Information shall remain the exclusive property of PIDC. Company shall promptly return all documents delivered by PIDC to Company containing Confidential Information upon receiving the written request of PIDC to do so, or verify in writing to PIDC that all Confidential Information has been permanently eliminated from its electronic and other records, or otherwise destroyed.
11. It is expressly understood that this Agreement supersedes any previous agreement, written or oral, between the parties relating to the subjects contained herein and contains the entire and only agreement between the parties respecting this subject matter. This Agreement may only be modified in writing signed by both parties.

[Signatures on following page]

IN WITNESS WHEREOF, each of the parties has signed this Agreement, or has had it signed by its only authorized representative, as of the date written above.

Philadelphia Industrial Development Corporation, a Pennsylvania non-profit corporation

By: _____
Name: _____
Title: _____

AND

Company

By: _____
Name: _____
Title: _____