

**THE SCHOOL DISTRICT OF PHILADLPHIA
SCHOOL REFORM COMMISSION
Office of Capital Programs
440 North Broad Street, 3rd Floor – Suite 371
Philadelphia, PA 19130**

TELEPHONE: (215) 400-4730

Addendum No. 1

**Subject: Solomon Solis Cohen Elementary School
New Replacement School**

**Location: Solomon Solis Cohen Elementary School
7001 Horrocks Street
Philadelphia, Pennsylvania 19149**

This Addendum, dated 10th of February, 2017, shall modify and become part of the Contract Documents for the work of this project. Any items not mentioned herein, or affected by, shall be performed strictly in accordance with the original documents.

- 1. Proposals are due February 16, 2017 by 3:00 PM.**
- 2. Questions and Clarifications**

Q1. Is there an existing Program Document of Basis of Design document for the project?

A: No.

Q2: Please clarify the intent of the relocation of student/occupants of the school. Is the current building to remain while demolition and new construction is to be conducted?

A: It is unknown at this time. The selected CM firm will contribute to the team during the planning phase.

Q3. Reference Section 7.2 “Procurement Support Services (Bidding Phase).” Is this a multiple prime or general contractor?

A: Multiple prime

Q4. Reference section 7.3.4 “Construction Phase Field Oversight and Coordination.” Are you requiring an inspection/testing agent or construction observation?

A: Construction observation is required. All required special inspections will be the requirement of the School District of Philadelphia.

Q5. Tab 9 of submittal. Are you requiring for the Prime and its sub-consultants to submit financial statement, or just the Prime?

A: The prime is required to submit a financial statement.

Q6. Is CM providing Commissioning Services or overseeing Commissioning Agent retained by PSD?

A: The CM is providing commissioning services as outlined in section 7.5.

Q7. Are any design document, concepts, or program information available?

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A: No. The CM will assist in the selection of the AOR.

Q8. Does the district have a preferred project management software?

A: No. Please review section 7.0 for the requirements.

Q9. What scheduling software is the district currently using?

A: Microsoft Project. Please review section 7.0 for the requirements.

Q10. Please provide SDP coding structure for use with the project management program.

A: Do not understand question.

Q11. Is the SDP safety manual available for review?

A: The SDP safety manual can be found on the Capital Programs website at:

<http://webgui.phila.k12.pa.us/offices/c/capital-program-bids/policies--procedures/safety-program>

Q12. What program or software is used for the SDP facilities inventory database?

A: The CM will be responsible to provide the required information for SDP input.

Q13. What SDP departments are anticipated to perform work using SDP forces or outside vendors?

A: No work is anticipated other than FF&E vendors.

Q14. Are any plans for the existing facility available?

A: Existing drawings will be provided to the selected firm.

Q15. Are schematic drawings of the site available?

A: Schematic drawings are not available at this time.

Q16. Is there a document available that addressed the scope and details of the emergency structural remediation that recently took place?

A: Existing drawings will be provided to the selected firm.

Q17. Is there a civil drawing detailing the SWM area?

A: Existing drawings will be provided to the selected firm.

Q18. Can you please confirm that the maximum \$50m budget includes Design, CM, FFE, Contingency as well as hard costs?

A: The current estimated construction cost is approximately \$50,000,000. This cost includes construction costs and contingency only.

Q19. Is the expectation that all FFE be new for the project?

A: This has not been evaluated at this point.

Q20. Are there any specialized educational programs that should be taken into account?

A: Yes. The educational program requirements will be developed with the CM, AOR, and SDP.

Q21. What, if any, are the LEED or sustainability requirements for the project?

A: None

Addendum No. 1 (cont'd)

Q22. Will the funding for the project be available at the start of the project or is it funded in multiple years?

A: The project is funded in multiple years.

Q23. How many students are in the main building? The total was stated as 1200 but that included the existing to remain building. How many will be in the new/renovated structure?

A: The new school will have a capacity of approximately 1400 students.

Q24. Please verify that there will be no work in the existing to remain building.

A: No work is to be completed in the Primary Education Center (PEC) building.

Q25. Would you accept proposals whereby the 3-projects experience for Tab #2 predates the last 5 years?

A: Yes

Q26. Is the intent of the RFP to hire an owners rep or is the purpose of the RFP to engage a not at risk Construction Manager who will also perform Owners Rep services?

A: The CM will serve as the owner's representative. The SDP will hold all contracts for design and construction.

Q27. Will the Construction Manager be indemnified as an additional insured?

A: No.

Q28. Is FF&E included in the all in budget of \$50M?

A: No.

Q29. Are environmental and specialty testing consultants to be included in CM contract?

A: No

Q30. Are the existing documents available for distribution to prospective CM teams or can they be viewed?

A: Existing drawings will be provided to the selected firm.

Q31. Can a Consultant who is currently working with the SDP be included as part of the CM team for this project?

A: Yes

Q32. If a Design Consultant is included as part of the selected CM team for this project, will that preclude the Consultant from submitting a proposal for the design work for this project or future SDP projects?

A: No.

Q33. Is Asbestos Abatement included in the estimated construction cost, CM oversight responsibilities, and/or project schedule?

A: Yes.

Q34. Does the building have lead paint?

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A: It is assumed yes.

Q35. Is Geo-technical Analysis included in the construction cost and/or CM oversight responsibilities?

A: It is the responsibility of the AOR to complete a geo-tech analysis. The CM will have some oversight responsibility, i.e. coordination and site access.

Q36. Are temporary classrooms/trailers or temporary relocation of students included in the estimated construction cost?

A: No.

Q37: Are construction management, architectural, and engineering services included in the estimated construction cost?

A: No.

Q38. Is the project expected to have any LEED certification?

A: No.

Q39. What wings of the school are currently unoccupied?

A: Two wings are currently unoccupied. Detailed drawings will be provided to the selected firm.

Q40. For submission, is it two envelopes, one for the Technical Proposal and one for Fee Proposal with the 1 original and 4 copies, or are 10 separate envelopes required?

A: Two envelopes.

Q41. Is the Construction Manager to include permit and other similar fees in their proposal?

A: No.

Q42. Is there any work being done to the existing stormwater system? (Replacement, Expansion, etc)

A: It is unknown at this time. The CM, AOR, and SDP will make this determination during the planning phase.

Q43. Is Construction Manager responsible for third party Testing and Inspections? or is that provided by the owner?

A: No. The SDP will provide all required special inspection requirements.

Q44. Attachments B and C ask for a "seal" next to the firm name and signature of the owner or partner. Please clarify as to what kind of seal is required for each.

A: A Corporate seal if applicable.

-END OF ADDENDUM NO. 1-