

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: RFP for Professional Architectural Design Services
Career and Technology CTE Improvements
Due Friday, May 25, 2018 at 2:00PM**

Location: Swenson Arts & Technology High School

This Addendum, dated May 17, 2018, shall modify and become part of the RFP Proposal. Any items not mentioned herein, or affected by, shall remain strictly in accordance with the original document.

Questions and Answers

1. Question: What about construction phasing, are we involved with developing a concept and phased design. Will construction be phased over 2 or more summers? This will help in identifying length of contract and rate escalation.

Answer: The design consultant will establish a phasing plan subject to SDP approval. The phasing plan will maintain school operations during construction and protect building occupants from construction activities. The construction will likely not span more than one summer.

2. Question: Also, what temporary services will need to be provided, what facilities needed to be maintained?

Answer: Requirements for temporary services and facilities that need to be maintained will be established during the design process.

3. Question: When was the last publicly bid project completed at this facility? Did the scope of that work include the project that created the corridor between the current Engineering and Digital Media Labs?

Answer: The last publicly bid Capital Improvement project at the facility was installation of a security camera system in fiscal year 2010/2011. The corridor walls were not completed as part of a Capital Improvement project.

Addendum No. 1 (cont'd)

4. Question: The plan in the Scope Determination Report doesn't show the current layout of rooms. Does the District have any plans that it could share that are more current? Could rooms be labeled as to their current use?

Answer: Additional plans cannot be provided at this time. The design consultant is welcome to review SDP's archives though SDP does not guarantee the completeness or accuracy of these documents. The design consultant is responsible to survey and verify all existing conditions.

5. Question: The shaded area of the plan in the Scope Determination Report includes areas that are occupied by programs other than Engineering and Digital Media – directly across from the elevator. Can you confirm the work area of the project. Does it include those spaces?

Answer: The shaded area of the plan in the Scope Determination Report defines the full potential area for the CTE Improvements. As stated in the Scope Determination Report, the design consultant, in consultation with SDP, shall determine the best location and orientation of the renovated spaces within the scope area.

6. Question: Please confirm that room 211 is part of the renovated area.

Answer: Yes, 211 is considered part of the potential area of renovation.

7. Question: Please confirm that the proposed scope is to provide two (2) theory classroom. There was mention at the walkthrough that the requirement was three (3) theory classroom.

Answer: Scope for theory classrooms is for two (2) rooms.

8. Question: Is the ROTC classroom being relocated by the district? Or does it have to be incorporated in the scope of work?

Answer: The ROTC program will be relocated by SDP should it be necessary for the renovation.

9. Question: Do the suggested 'upgrades' to the adjacent corridor include lighting, HVAC, security?

Answer: Refer to Scope Determination Report for corridor scope.

10. Question: Is the use of surface mounted conduit and raceways permitted on CMU walls?

Answer: Yes.

11. Question: Will the SDP supply the A/V recording equipment and, if so and already selected, will the design professional receive technical information during the design phases?

Answer: Yes, A/V equipment will be provided by SDP. SDP will provide an equipment list during Schematic Design.

Addendum No. 1 (cont'd)

12. Question: Is the SDP engaging an Acoustical Engineer?

Answer: No.

13. Question: The Value Engineering service required is undefined. Will the justification for these services be based solely upon budget overruns, and if so, at what percentage over the established and agreed upon construction budget?

Answer: Value engineering will be required when cost estimates exceed construction budget by any amount.

14. Question: Is it expected that the trade permits will be applied for by the awarded Mechanical, Electrical, Plumbing and other contractors?

Answer: Yes. Building permit will be secured by the design consultant; trade permits will be secured by contractors.

15. Question: Please confirm the requirements for HVAC upgrades for the areas and if the RTU's are in the scope of this project and what specific areas need to be conditioned. They are not listed in the RFP and "restructuring HVAC terminal equipment" is all that is noted.

Answer: RTUs are not in scope. Terminal equipment will be relocated as necessary to serve reconfigured spaces. Cooling shall be provided where equipment is temperature-sensitive. Cooling shall be provided in the Digital Media Lab. The Engineering Lab shall be evaluated for cooling according to the final equipment list.

16. Question: If HVAC upgrades are included in the scope as mentioned in the walkthrough, is this in addition to the stated \$2,000,000 budget?

Answer: No.

17. Question: There is no mention of upgrades to meet current codes for sprinkler systems in these renovations. Please confirm if this work should be included and if so, is that in addition to the stated \$2,000,000 budget.

Answer: Modifications to the sprinkler system are not in scope.

18. Question: Please confirm security system upgrades (camera and access control) are not included in the scope of work for this project.

Answer: Security system upgrades are not in scope. Cameras may be relocated / added to ensure sufficient coverage at corridor.

19. Question: Please confirm current power voltage for the existing panel boards in this area, and if any 2 Phase 5 wire service or devices are present.

Addendum No. 1 (cont'd)

Answer: The building has a 480V 3 Phase electric service. Therefore, the building utilization voltages are 480V/277V 3 Phase and 208V/120V 3 Phase.

20. Question: Please confirm the electrical scope is specifically related to the panels listed in exhibit A and no upgrades to the Main Electrical panel or service are in this scope, and if deemed required would be an extra outside of the base project, scope, and fee.

Answer: This project is to reuse the existing electric service. New power panels may be required for the new programs. Scope for new panels will be determined by the design consultant.

21. Question: Please confirm there are no LEED requirements for this project.

Answer: This project will not seek LEED certification. However, consultant will make every effort to incorporate sustainable materials, resource efficiency, waste minimization and other green design practices as budget allows.

22. Question: Is design of sprinkler fire protection coverage to be planned for the project area?

Answer: Modifications to the sprinkler system are not in scope.

23. Question: Should this project include adaption of a backflow preventer on the sprinkler service?

Answer: Modifications to the sprinkler system are not in scope.

24. Question: Is there intention to incorporate smoke detectors to the project area? Can the existing fire alarm system be expanded, or should replacement be anticipated?

Answer: New fire alarm system is not in scope. The existing fire alarm system is a coded Simplex system with mechanical bells. SDP does not anticipate smoke detection unless code specifically requires.

25. Question: Is the intention to maintain HVAC air distribution through light troffers?

Answer: No.

26. Question: Should electrical design for two (2) lab spaces include emergency power off (EPO) switches be similar to existing?

Answer: SDP does not anticipate EPO unless code-required.

End of Addenda #1