



THE SCHOOL DISTRICT OF  
PHILADELPHIA

**BOARD OF EDUCATION**  
**Office of Capital Programs**  
**440 North Broad Street, 3<sup>rd</sup> Floor – Suite 371**  
**Philadelphia, PA 19130**

TELEPHONE: (215) 400-4730

**Addendum No. 4**

**Subject: RFP for Turnkey Development Services for a New K-8 School  
due Tuesday, October 16, 2018 at 3:00PM**

**Location: 3001 Ryan Avenue, Philadelphia, PA 19152**

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**This Addendum, dated October 12, 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.**

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**Revisions to the RFP**

**1. Exhibit D – Fee Proposal**

On page 2 of 2, the Fee Schedule has been revised as follows:

(A) Design Phase #4 has been revised to “Overhead and Profit;”

(B) Construction Phase #5 has been revised to “Overhead and Profit.”

Please see attached.

**2. Addendum 2 – Question #39**

Answer is revised as follows: “Developer must competitively bid all construction packages.”

**End of Addendum #4**

**EXHIBIT D**

**FEE PROPOSAL – PAGE 1 OF 2**

Please acknowledge the following by signing where indicated below.

**Method of Compensation**

During the design phase, the School District of Philadelphia may make payments according to the fee schedule and as agreed upon by the School District and the successful Proposer in an agreement authorized by the Board of Education. At the conclusion of the design phase, the SDP will reconcile the value of the proposed improvements and establish an agreed-upon GMP with the successful Proposer and submit a proposed agreement and transfer of the property to the Board of Education for authorization. Upon authorization of the agreement, the parties will enter into the agreement and SDP will transfer the property to the Developer. At the conclusion of the construction phase, the SDP will independently appraise the property. SDP will then purchase the improvements and the Developer will simultaneously transfer the property and all improvements to SDP.

Please refer to the sample Pre-Development Agreement attached as Exhibit “A.”

**Fee Schedule**

Proposer shall complete each field in the attached fee schedule on page 2.

\_\_\_\_\_  
(Trade Name of Firm)

\_\_\_\_\_  
(Signature of Owner or Partner)

**EXHIBIT D**

**FEE PROPOSAL – PAGE 2 OF 2**

**PROPOSER'S FIRM:** \_\_\_\_\_

<b>FEE SCHEDULE</b>		
<b>(A) Design Phase</b>		
	<b>Percent of Construction Cost</b>	<b>Total Cost</b>
<b>1. Design Fee</b>	%	\$
<b>2. Design Management Fee</b>	%	\$
<b>3. Design Contingency</b>	%	\$
<b>4. Overhead and Profit</b>	%	\$
	<b>Subtotal</b>	<b>\$</b>
<b>(B) Construction Phase</b>		
	<b>Percent of Construction Cost</b>	<b>Total Cost</b>
<b>1. Construction Cost</b>	%	\$
Sitework	%	\$
Building Envelope	%	\$
Interior Construction	%	\$
Finishes	%	\$
Furnishings (Built-In)	%	\$
Equipment (Built-In)	%	\$
Specialties	%	\$
Mechanical	%	\$
Electrical	%	\$
Plumbing	%	\$
Fire Protection	%	\$
Security	%	\$
IT	%	\$
<b>2. Furniture, Fixtures &amp; Equipment (FF&amp;E) (Loose)</b>	%	\$
<b>3. Construction Management Fee</b>	%	\$
<b>4. Construction Contingency</b>	%	\$
<b>5. Overhead and Profit</b>	%	\$
	<b>Subtotal</b>	<b>\$</b>
	<b>Guaranteed Maximum Price</b>	<b>\$</b>