

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 Design Services
Addition and Major Renovation
Proposals Due: Tuesday, November 20, 2018 at 2:00PM

Location: Anne Frank Elementary School

This Addendum, dated November 9, 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: Will you share Floor Plans of the existing buildings?

Answer: Yes, Floor Plans of the main building and the Little School House will be uploaded to the SDP website as “Exhibit D”.

2. Question: Is there a requirement for a landscape architect to be on the team?

Answer: Yes.

3. Question: We would like to schedule a second visit to the site.

Answer: A second walkthrough will be scheduled for Tuesday, November 13th at 9:00 am. Please plan to meet at the entrance to the main building. All visitors to the site must present photo I.D. at the main entrance. **This walkthrough will be the final walkthrough prior to the submission of Proposals.**

4. Question: For projects included in Tab 1 and SF330 Section F, is it acceptable to include projects where design is complete but construction projects is ongoing?

Answer: Yes.

Addendum No. 1 (cont'd)

5. Question: Are there any prints of site plans, construction drawings or as-built plans that will be available to the candidate firms for either building? These would be useful in the preparation of our submissions.

Answer: A site plan and floor plans (Exhibit D) will be provided for information only. SDP does not guarantee the accuracy of these drawings.

6. Question: a. Are there any site surveys or topo-maps available?
b. If not, will these be reimbursable expenses?

Answer: a. No.
b. Yes, site surveys and topo-maps will be reimbursable expenses for the successful Proposer.

7. Question: Please confirm that SDP will provide or allow as reimbursable expenses the following: geotechnical reports and percolation testing.

Answer: Confirmed.

8. Question: What type or types of foundations support the existing school buildings (spread foundations or deep foundations)?

Answer: Unknown

9. Question: If deep foundations, what type (H-pile, friction pile, caisson, etc.)?

Answer: Unknown

10. Question: How have the foundations performed (any settlement or wall cracks)?

Answer: Unknown

11. Question: Please provide foundation as-built and/or construction drawings for the existing buildings for our review.

Answer: The successful Proposer is responsible for conducting geotechnical testing to determine soils composition and bearing capacity in order to define the foundation and structural system. The existing building structure should not be altered. Floor plans have been provided for review for this proposal. The successful Proposer will be able to access SDP's drawing archives to review any existing drawings. SDP does not guarantee the accuracy of any existing drawings in SDP's archives.

Addendum No. 1 (cont'd)

12. Question: Is the intent to only replace the plumbing fixtures in kind, one for one or is the plumbing scope more in depth?

Answer: Successful Proposer to evaluate the condition of the existing plumbing fixtures in the main building. Existing plumbing fixtures that are not functioning should be replaced.

13. Question: Are floor drains required to be added to the 2nd and 3rd-floor toilet rooms?

Answer: No

14. Question: a. Is the domestic water, sanitary waste and vent piping required to be replaced?
b. What is the expectation if the results of the pipe testing indicate all piping needs to be replaced? How will this be handled?

Answer: a. No.
b. Refer to the RFP and its Exhibits for guidance.

15. Question: Is the sewage ejector pump and foundation drainage sump pump required to be replaced?

Answer: Refer to the RFP and its Exhibits for guidance.

16. Question: Does the programming include adding any specialty classrooms to new or renovated space?

Answer: Yes, specialty classrooms to be provided in the new or renovated space as part of this project. Refer to the RFP and its Exhibits for guidance.

17. Question: Is there any work required in the kitchen, including replacement of equipment or plumbing work?

Answer: No.

18. Question: Is SDP expecting the new HVAC system to be a 2-pipe dual temperature system or a 4-pipe chilled water/heating water system?

Answer: A new 2 pipe system throughout the existing main building and the new addition.

19. Question: 3.5 Mechanical Scope of Work / A. Heating Plant / bullet point VI says to

Addendum No. 1 (cont'd)

replace the steam piping over the next 5 years but the new scope of work says to replace all of the piping now with the new HVAC system. Please clarify the intent.

Answer: Replace the existing heating system with a new HVAC system capable of providing heating and air conditioning for the existing building and the new addition.

20. Question: Please clarify the size of the new addition. On page 12, the total SF is 17,950 but the mechanical scope of work mentions a 30,000 SF addition.

Answer: The proposed size of the new addition is 17,950 SF.

21. Question: Why is a new EVAC system being provided for the addition? If the existing fire alarm system can support the addition, can we use that system?

Answer: Successful Proposer shall follow the applicable building codes.

22. Question: Why are the auditorium and gym being retrofitted with pull stations? Clarify intent.

Answer: Successful Proposer shall follow the applicable building codes.

23. Question: What level of integration is required between new and existing security systems? Can the existing security system be expanded to include the addition? Does a new system need to be provided?

Answer: Refer to the RFP and its Exhibits for guidance.

24. Question: Generator is approaching the end of its life-cycle; should replacement/ upgrades to emergency distribution upgrades be included in project?

Answer: Refer to the RFP and its Exhibits for guidance.

25. Question: Are generator load tests available? Existing load will have to be evaluated to ensure it can handle additional load.

Answer: Successful Proposer will be provided with information about the existing generator.

26. Question: Can the school district provide a list of what loads they want backed up on the generator? Existing distribution will have to be evaluated for code compliance.

Answer: SDP will discuss design strategies with the successful Proposer.

Addendum No. 1 (cont'd)

- 27. Question:** Is the existing security system IP based? If so, should extending the existing system ILO providing new be considered?
- Answer:** Refer to the RFP and its Exhibits for guidance.
- 28. Question:** Clarify extent of fire alarm work. Note #1 reads 'Provide new fire alarm detection and notification devices per code and connect to existing fire alarm system.' Does this work apply to the addition, area of renovation or the entire facility? Is wiring to be new or reused?
- Answer:** Refer to Note #2 in the "Fire Alarm" section of the Scope Determination Report.
- 29. Question:** Does Fire Alarm scope of work include replacement of initiating devices other than detection devices?
- Answer:** Refer to Note #6 in the "Fire Alarm" section of the Scope Determination Report.
- 30. Question:** Will Voice Evacuation be required in existing building?
- Answer:** Refer to the RFP and its Exhibits for guidance. Design Consultant to follow applicable building codes.
- 31. Question:** Exterior LED fixtures with integral photocells may not all operate on/ off at the same time. Is this acceptable?
- Answer:** Successful Proposer shall meet SDP design standards.
- 32. Question:** Should wireless access points be provided in addition?
- Answer:** Yes.
- 33. Question:** Telecommunication System note #1 indicates 'Existing CAT5E may remain.' Does this note reference the wiring only? Should new devices/ faceplates be provided at locations to remain?
- Answer:** SDP will discuss design strategy with successful Proposer after their survey.
- 34. Question:** What is the scope for existing receptacles in classrooms?
- Answer:** SDP will discuss design strategy with successful Proposer after their survey.

Addendum No. 1 (cont'd)

- 35. Question:** Is there any intent or interest to include a green roof at the addition?
Answer: No.
- 36. Question:** Is there interest in including water reuse for greywater or irrigation in the plumbing scope?
Answer: No.
- 37. Question:** Is there a LEED goal for this project?
Answer: SDP reserves the right to seek LEED certification as part of this project.
- 38. Question:** Is the school available for community groups and events after hours or in the summer?
Answer: Yes.
- 39. Question:** What is the area or radius of students' homes in relation to the school?
Answer: SDP will share catchment boundaries with the successful Proposer.
- 40. Question:** What grade levels occupy what floors and/or wings of the existing buildings?
Answer: Locations of grades may be rearranged as part of this project.
- 41. Question:** Please provide floor plans of Main Building and Little School House, including the mechanical spaces.
Answer: See "Exhibit D".
- 42. Question:** Please provide SDP design standards, including SDP Ideal Classroom Technology standard.
Answer: SDP design standards will be provided to the successful Proposer.
- 43. Question:** At the walk-thru, you indicated that a connection to Hoff Street must be maintained. Please describe the nature of this connection, i.e. visual, vehicular?
Answer: Both a visual connection and a connection for pedestrians must be maintained.
- 44. Question:** Who were the Architect and MEP engineer for the Little School House?
Answer: Vitetta was the Architect for the Little School House.

Addendum No. 1 (cont'd)

45. Question: Can we schedule a return visit with our design team?

Answer: A second walkthrough will be scheduled for Tuesday, November 13th at 9:00 am. Please plan to meet at the entrance to the main building. All visitors to the site must present photo I.D. at the main entrance. This walkthrough will be the final walkthrough prior to the submission of Proposals.

46. Question: Will the SDP hire a CM for the job?

Answer: No.

47. Question: What is the net count of traditional classrooms when the addition is complete?

Answer: Refer to the RFP and its Exhibits for guidance.

48. Question: What specialty classrooms shall be accommodated in the Main Building?

Answer: The specialty classrooms will be defined through a continued discussion with School Administration.

49. Question: How many students does the current LSH cafeteria hold? How many should it hold when expanded?

Answer: The size of the expanded cafeteria will be defined through continued discussion with School Administration. When expanded, the Little School House cafeteria should be able to accommodate a minimum of 200 students per lunch period.

End of Addendum #1