



# 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**

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## Addendum No. 1

**Subject: RFP for Professional Architectural Services for Building Envelope Repairs**

**Location: Kensington High School**

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**This Addendum, dated June 10, 2019, shall modify and become part of the Contract Documents. Any items not mentioned herein, or affected by, shall remain strictly in accordance with the original document.**

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### **Questions and Responses:**

1. The Kensington HS Building Envelope Renovation RFP Key Personnel List (page 19) requests the hourly rates for “Key Personnel- MEP Engineering”. Section 6.0.C (page 3) requires the “Resumes of all key people that will perform the required services.” However, the scope determination report includes limited MEP aspects (e.g. remove and reinstall window ACs and provide new roof drains). Are hourly rates and resumes required for MEP Engineering staff?

***Response:*** Yes, hourly rates and resumes for MEP Engineering staff shall be included in a completed proposal for this project.

2. Do the existing ladder and non-ladder roof access locations need to be updated to be OSHA compliant?

***Response:*** Yes.

3. Can a list of the pre-bid attendees be provided?

***Response:*** No.

4. How many roof cores are required at each roofing area?

***Response:*** The actual quantity of roof probes to be retrieved will be coordinated with the design consultant that is awarded this project; however, for the purpose of developing a proposal for this work, the quantity of roof probes may be estimated at two (2) probes at each roof surface region.

## **Addendum No. 1 (cont'd)**

5. Is the school on the historical registry or are there special requirements for historic preservation?

**Response:** *The subject property is listed on the National Historic Register. The property is not understood to be listed on a historic registry of the Commonwealth of Pennsylvania or other local registries; however, it is the responsibility of the proposer awarded the project to adhere to any requirements of any entities or commissions with jurisdiction with respect to work intended to be completed at the subject property as part of this project, including filings for review and approval by such parties.*

6. The current RFP states that the proposal envelopes shall be labeled as “Architectural Services”. The current City Façade Ordinance includes both structural engineering and architectural professionals, in addition, not all engineering companies provide architectural services. Therefore, can the proposal envelopes state instead “**Engineering Services**” if applicable to the submitter? If not engineering companies that do not offer architectural services will not be able to submit proposals without violating State Licensing Board regulations, which will significantly limit the number of qualified professionals that can submit a proposal for this project.

**Response:** *Proposers shall indicate “Architectural Services” on the proposal envelope. Engineering companies that intend to submit a proposal are expected to subcontract with architectural professionals, if necessary, in order to meet the requirement of engaging all noted professional and technical staff for the project as described in the RFP.*

7. Is there lead paint or asbestos present at the existing windows or surrounds?

**Response:** *It is not understood whether or not lead paint is present at existing windows and surrounds. Contractors that will be engaged for the installation work will be qualified to perform the work with the understanding that lead paint may be present. Regarding the potential presence of asbestos, please refer to the AHERA report for the property located here: <https://www.philasd.org/capitalprograms/wp-content/uploads/sites/18/2017/07/5010-Kensington-High-School-2015-2016-3-Year-AHERA-Report.pdf>*

8. Are there special acoustical, security or ballistic requirements for the windows and doors?

**Response:** *Performance and characteristics of the windows and doors to be installed as part of the subject project shall adhere to SDP standards that will be provided to the proposer awarded the project at the start of the design phase.*

9. Has a Hazardous Materials Assessment Report been produced as of yet for the Kensington High School building and site?

**Response:** *Refer to Question 7 above.*

**Addendum No. 1 (cont'd)**

10. Will the Prime Proposer be responsible for providing any services in regard to hazardous materials (asbestos, lead, etc...)? I.E., such as the following:

- a. Identification, Testing, Evaluation, for the presence of hazardous materials within any of the existing assemblies that will be impacted by the proposed project?

**Response:** No. Refer to Question 4 above.

- b. Production of a report regarding the findings of any hazardous materials identification, testing, evaluation?

**Response:** No. Refer to Question 4 above.

11. Does the S.D.P. own a man-lift? And will the Prime Proposer be allowed to utilize the S.D.P.'s man-lift on site at the subject property for the purpose of performing visual observations of elevated portions of the building's exterior façade?

**Response:** The SDP does not own a man-lift that may be utilized by project design consultants.

12. Are there any interior-side facing elements of the building envelope that should be included in the scope of work for the project?

**Response:** No.

13. Is there a stipulated quantity of roof-cores required to be performed on the existing roof membrane assembly?

**Response:** Refer to Question 4 above.

14. Is there a stipulated quantity of exploratory probes required to be performed on the existing exterior façade?

**Response:** The actual quantity of facade probes to be retrieved will be coordinated with the design consultant that is awarded this project; however, for the purpose of developing a proposal for this work, the quantity of roof probes may be estimated at a quantity of six (6) total.

15. Are the existing masonry stone steps included in the scope of work for the project?

**Response:** No.

16. Are the existing metal fencing assemblies and associated masonry pillars included in the scope of work for the project?

**Response:** No.

**Addendum No. 1 (cont'd)**

17. Regarding the existing wood framing and trim associated with each exterior window and door masonry-opening, does the scope of work for the project include demolition of the entirety of those elements and replacement with new for those wood framing and trim items?

**Response:** *The project intent at this time is to replace the complete window unit and performing the work necessary to finish the surrounding trim. In the course of the project design phase the design consultant will be expected to propose the best cost alternatives to achieve proper system performance following investigation of the existing conditions at window systems. Therefore, it is to be determined by the proposer awarded the project if the wood trim elements is to be included at a later time.*

18. What is the extent of existing drawings that will be made available by the S.D.P. for the reference of the Prime Proposer, either prior to or following notification of award? I.E.: are any of there any existing drawings of the following building elements:

- a. Roof Plan
- b. Roof Details
- c. Exterior Façade Elevations
- d. Wall Section Details
- e. Window and/or Door Details

**Response:** *Following award of the design to the selected proposer, that design consultant will be permitted to review and scan the available existing documentation of the subject building property. These documents include each of items a, b, c, d, and e listed above, but may not be inclusive of all applicable details. The information depicted in the existing building documentation may not correctly represent actual conditions and no warranty is made with respect to the accuracy of building documentation made available by SDP. Actual conditions shall be verified by the selected design consultant through probe investigation.*

19. Has any portion of the existing Kensington High School building and/or site been listed in the United States National Register of Historic Places?

**Response:** *Refer to Question 5 above.*

20. And has it been listed in any local historic registries? I.E.: Philadelphia Register of Historic Places, etc...?

**Response:** *Refer to Question 5 above.*

21. Will approvals for the proposed work be required from those agencies?

**Response:** *Yes, as applicable. Refer to Question 5 above.*

**Addendum No. 1 (cont'd)**

22. Regarding existing equipment and/or fixtures (roof-mounted H.V.A.C. equipment, window-mounted air-conditioners, façade-mounted lighting fixtures, etc...) that may be impacted in order to facilitate the building envelope renovations work, does the scope of the project include any services or work other than temporary support for and/or temporary disconnection, removal, storage and reinstallation of those equipment / fixtures elements such as evaluation and/or repair in order to determine and ensure that they are functioning normally either prior to and/or following completion of the associated building envelope renovation work?

**Response:** *The scope of work is limited to temporary support/disconnection/storage and reinstallation of equipment as necessary to facilitate the building envelope renovation work.*

23. If the Prime Proposer is a M.B.E. (Minority-owned Business Enterprise), does that status count toward the participation goal?

**Response:** *Yes, a prime proposer with applicable status would count toward the M/W B E participation goal.*

24. Is it possible to be both a Prime and a Subconsultant on this contract?

**Response:** *No, a firm that is the prime consultant would not be considered a subconsultant for the project.*

25. We understand that the building is on the National Historic Register. Please disclose your current understanding of state and city agency requirements for exterior modification?

**Response:** *Refer to Question 5 above.*

**End of Addendum No. 1**