



THE SCHOOL DISTRICT OF
PHILADELPHIA

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

TELEPHONE: (215) 400-4730

Addendum No. 2

Subject: Thomas M. Pierce New Construction Elementary School

Location: 2300 W. Cambria Street, Philadelphia, PA 19132

This Addendum, dated February 10, 2020, 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.

Questions & Answers:

Question 1: Are the Non Standard Spaces (collaborative Spaces, Flexible Learning Spaces and Social Gathering Spaces) on page 9 of Appendix A, to be included in the school design?

Answer: Yes

Question 2: Will site surveying be expected as part of our contract under your purview or will the SD handle this post demolition?

Answer: Site surveying should be done under your contract.

Question 3: Must subconsultants supply SF330 Parts I and II or Part II only? Or is this form required only of the Prime?

Answer: Only the Primes.

Question 4: Must subconsultants also supply the City of Philadelphia Tax Clearance Form?

Answer: Only the Primes.

Question 5: Demolition: Will demolition include removal of all foundations? Will removal of paving and fencing surrounding the building/site be included? Will existing utilities serving the building be cut and capped at the property line?

Answer: The Demolition will include removal of all building elements including foundations and slabs. The concrete paving within the property lines and surrounding existing fence, as well as, the sidewalk along N. 23rd will also be removed in the demolition. All other sidewalks on Croskey and Cambria will remain.

Existing utilities except for two area drains, will be cut and capped at the property line. Refer to drawing C101 that was issued in addendum #1 for reference.

Addendum No. 2 (cont'd)

Question 6: POR: program does not include kitchen office, cooks toilet or cooks locker room. Confirm these spaces are to be excluded and not required by DOH. POR calls for 71,026 SF of SDP Standard Building Programming Standard PLUS 6050 SF of New Construction or Addition Program for a total of 77,076 SF. Page 6 of the RFP indicates a 71,000 SF building is required. Please confirm if SF is 77000SF per the POR, or if program spaces will be removed from the POR to achieve the 71000 SF indicated.

Answer: A kitchen office, toilet room and locker area should be included in the building. The SF should be 77,076 which includes 6050 sf for the Non Standard Spaces.

Question 7: Who is providing the traffic impact study? Geotechnical services?

Answer: A traffic impact study should be performed by the awarded A&E. See answer to Addendum 1, question #3 for Geotechnical services.

Question 8: If the Phase 1 environmental study determines a Phase 2 is required, who is responsible for this service?

Answer: SDP

Question 9: How many buses serve the building?

Answer: Currently, 2 Buses serve the school. It may increase to 3 to coincide with the increased enrollment.

Question 10: Is a loading dock or on-site loading area required?

Answer: Yes.

Question 11: If contamination is discovered after UST is removed, will remediation efforts be performed by SDP?

Answer: Yes.

Question 12: Has there been any consideration given to extending the proposal deadline?

Answer: No

Question 13: Many aspects of the zoning seem to be in conflict with SDP RFP requirements (e.g. the building height is limited to 38 feet by zoning but the RFP asks for three stories). Does SDP have an agreement for zoning exceptions?

Answer: No. SDP does not have any agreement with L&I Zoning for exceptions. It will be the responsibility of the winning firm to determine if their design will require zoning variances and/or special exception and be prepared to assist SDP and the SDP's lawyers with the appeal process.

Question 14: Is parking requirement dictated by zoning or are exceptions allowed via zoning?

Answer: Parking is dictated by the Philadelphia Zoning Code, Chapter 14-800, Parking and Loading. There are no exceptions given by Philadelphia Zoning Division. An application for a Zoning Variance will be required if the required parking for the project is not met.

Question 15: Page 12 of the RFP states, "Proposers must be prepared to make a presentation on the date noted in Section 6.0. Key personnel are expected to attend the presentations." Page 9 of the RFP itemizes 17 positions that are considered key personnel. Please clarify whether SDP is requesting all 17 individuals be present at interview being held on [February 26th](#).

Answer: No. Please provide Project Designers, Managers and Architects.

Addendum No. 2 (cont'd)

Question 16: Given the design thinking required in each Offeror's response under Tab 3 – Project Approach, would SDP consider extending the proposal deadline?

Answer: No

End of Addendum #2