



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

Subject: SDP Contracts No. B-107C of 2017/18 General Construction

Location: James R. Ludlow Elementary School

Addendum No. 2

This Addendum, dated September 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.

Project Bid Period Schedule Addendum Items:

- A. An additional project pre-bid site walk-thru visit at the school has been scheduled for 11:00 AM on Tuesday, September 15, 2020.

- B. The bid opening for this project has been rescheduled and shall occur on Tuesday, September 22, 2020 at 2:30 PM (via video conference – refer to bid documents for obtaining access).

Addendum Responses to Bidders' Questions/RIFs:

- 1. The drawings show nothing on the electrical or mechanical end, what is the scope of work for those areas. How many conduits are in the existing ceiling? Can you show some type of electrical drawings?

Response: See Section 8.0, sheet S-002.0. All enabling work for architectural and MEP systems is the responsibility of the contractor.

Addendum No. 2 (cont'd)

2. Has all the asbestos been removed from the boiler room, none is shown listed in Batta scope of work. Please advise.

Response: There are 25 each asbestos pipe fitting insulation (associated with fiberglass pipe insulation) present in the Boiler Room that shall be included in the project scope.

3. Please clarify if you want the Participation Form filled out for every invited Sub or just who we intend on awarding? The form asks for the Sub signature on it which would be impossible to get if we aren't receiving a bid from them.

Response: The participation form should be filled out for the lead and all subs that are included in the provided bid.

4. We request the ability to walk subcontractors through to review the project. Demolition subs will need to see the existing conditions and MEP trades will need to see the extent of their work not shown on the drawings.

Response: An additional pre-bid visit has been scheduled for 11:00 AM on Tuesday, September 15, 2020, as noted above.

5. We suggest providing an allowance/unit price for unknown electrical conditions buried in the slabs to be demolished.

Response: See Item #1 above.

6. Has the ACM indicated on the drawings in the attic space, to have been abated by Owner, been addressed?"

Response: No, the ACM in the Attic and associated Pipe Shaft is still present.

7. It is assumed that a large percentage of brick removed from the corner elevations of the building will not be salvageable, is it acceptable to replace with new brick or will brick from other areas of demolition need to be salvaged to supplement?

Response: Per S-201, reinstall salvaged brick.

8. At the Pre-Bid Meeting, information regarding the test cores of the existing roof composition was said to be part of the bidding documents. Is this information available? We can visit the site and complete our own test cuts if necessary.

Response: The roof was opened and patched in October of 2018 so that concrete cores

Addendum No. 2 (cont'd)

could be obtained of the roof structure below. The roof consists of a modified bituminous built-up roofing membrane with a silver coating. No insulation was found at the core locations. Refer also to the photos below (note that the water observed is from the concrete coring equipment)



Photo 1 of 2 (Response to Question #8)



Photo 2 of 2 (Response to Question #8)

Addendum No. 2 (cont'd)

9. The documents call for the contractor to maintain access, but there is no indication what access we must protect. Can a draw be issued to clarify if any means of egress must be protected and kept open?

Response: Access will be coordinated during construction. The GC will be required to maintain all egress/access points except from the boiler room or plaza.

10. Is Ludlow accessible for any additional walk-throughs?

Response: See Item #4 above.

11. Mechanical, electrical and sprinkler are mentioned throughout the documents but there are no MEP drawings, are these being done under a separate contract and can we get drawings to see where we have to interact with them.

Response: The intent of the project scope is to perform structural repair and replacement work and roofing. Related MEP/FP work is identified in the project documents and any MEP/FP installations currently mounted at affected building components shall be restored back to position as part of this project.

12. Is asbestos abatement part of this contract or is it being handled by the school district?

Response: All abatement will be performed as part of this contract.

13. After reviewing the drawings, we cannot determine a cost for possible electrical work that interferes with the scope of work. There are flush mounted boxes noted in the areas, which leads to conduit being inside of the concrete deck. Plus conduits which may/may not run through without boxes. Suggesting adding a monetary allowance for electrical repairs?

Response: A monetary allowance will not be considered. A walkthrough of the site was provided so that bidders could assess the level of work required to protect or reinstall MEP/FP or finishes required to complete the work, such as re-installing at underside of new steel beams or slab at replaced structural components as part of this project.

14. Will the building be available to schedule a follow-up site visit with subcontractors?

Response: See Item #4 above.

Addendum No. 2 (cont'd)

15. Please identify the extent to which prospective bidders are to assume chloride contamination in concrete spall repairs for the embedded passive sacrificial galvanic anode system (ref. 1D / S-303). Are all C1 and C3 repair locations indicated on the drawings to receive this installation?

Response: All concrete spall repairs are to receive passive galvanic protection embed devices per 1D/S-303.

16. What is the anticipated NTP date for this project?

Response: Anticipated NTP is December 15, 2020.

17. Phasing: Are prospective bidders to assume that the school will be occupied during the current school year?

Response: Yes.

18. Ref. SD-102 General Note to provide temporary weatherproof enclosure for play yard: Please define boundaries of "play yard." Is this referring only to the Plaza/Courtyard area above the boiler room?

Response: The "play yard" is defined as the structured areas above the boiler room and coal and ash storage rooms. Temporary weatherproofing will not be required for areas outside the building footprint.

19. Please provide pre-bid sign-in sheet.

Response: See attached pages that follow.

20. Piping Systems and Electrical Systems are located in the Coal and Ash Storage Rooms that are scheduled to be filled with flowable fill. Note 1 on Drawing S-100.0 states all Existing M/E/P/FP Systems are to be removed and reinstalled or protected as necessary for GC to perform and complete work shown at no additional cost to Owner. There is no light in the rooms so it is not possible to determine the scope of work required. Further, it not possible to reinstall Existing M/E/P/FP Systems after the rooms are filled with flowable fill. Please provide a specific scope of work with details of which Existing M/E/P/FP Systems are to be relocated.

Response: To the best of the District's knowledge, there are no active piping or electrical systems in the coal and ash storage rooms.

Addendum No. 2 (cont'd)

21. Drawing SD-102.0, The First Floor Demolition Plan Note 1 states all Existing M/E/P/FP Systems are to be removed and reinstalled or protected as necessary for GC to perform and complete work shown at no additional cost to Owner. The Mechanical Boiler Room is located directly below the portion of the First Floor that is to be removed and reconstructed. A Substantial amount of Existing M/E/P/FP Systems are supported by the structure that is scheduled to be demolished and replaced. Please provide as-built information indicating the location and scope of all Existing M/E/P/FP Systems that are to be removed and reinstalled or protected. A ten minute site visit does not provide sufficient opportunity or information to determine the scope of work that is required.

Response: See Items #11 and #13 above.

22. At the 8/20/2020 pre-bid walk through it was requested that we send RFI requesting copies of the roof cores that were taken. Please provide.

Response: See Item #8 above.

End of Addendum 2

THE SCHOOL DISTRICT OF PHILADELPHIA
OFFICE OF CAPITAL PROGRAMS
440 NORTH BROAD STREET, 3RD FLOOR
PHILADELPHIA, PENNSYLVANIA 19130-4015

TELEPHONE (215) 400-4730

FAX (215) 400-4731

James R. Ludlow Elementary School
1323-45 N. 6th Street, Philadelphia, PA 19143

Structural Repairs – B-107C of 2017/18

Pre-Bid Walkthrough and Conference

August 20, 2020 – 1:30 PM at the School Property

Notes:

- Documents are to be bid as issued and per Addendum to follow if required. No information provided at this meeting on site is binding in any way.
- Key Project Personnel:
 - Engineer of Record: Pennoni Associates, Inc.
 - School District of Philadelphia Design Project Manager: Ken Rux
 - School District of Philadelphia Construction Project Manager: George Leone
- Questions regarding the drawings, specifications and contract are to be submitted via e-mail to capitalbids@philasd.org at least ten (10) calendar days prior to the scheduled bid opening date.
- An Addendum incorporating Bid Questions and Revisions, if any, will be issued at the latest by Thursday, September 10, 2020.
- Bids will be opened on Tuesday, September 15, 2020 at 2:30 PM via video stream.
- The low bidder is required to participate in a Video Post-Bid Conference to review and confirm the bid. The exact time for the Video Post-Bid Conference will be confirmed at the bid opening. A principal of the company having the winning bid, or a representative authorized to make binding commitments, is required to participate in the conference.

Pre-Bid Walkthru Conference

Sign-In Sheet

Date & Time: 20 Aug 2020 at 1:30 PM

Name	Company	Phone Number	E-mail Address
ROSS STUART	PENNONI	215-222-3400	rstuart@pennonni.com
BENJAMONICK	Pennonni	482-980-849	benmonick@pennonni.com
JAN JEFFRIES	Masonry Preservation Group Inc	856-663-4158	JEFFRIES@MPGNS.COM
JACK ZAVORSKI	ZAVORSKI MASONRY RESTORATION	215-700-0888	JACKZAVORSKI@ZMRPHILA.COM
BERARD FARA	U.S. PAPER CORP	610-222-6600	bfara@uspaper.com
THOMAS BEDWELL	THE BEDWELL CO	610-399-1610	ESTIMATING@BEDWELL.NET
Matt McLaughlin	School District Phila	267-401-8634	matt.mclaughlin.sdp@gmail.com
Jenny Fretta	Bittenbender	215-388-0245	jfretta@bittenbenderconstruction.com
Vinnie Giusti	Watts Restoring Ill.	215-426-2500	JWatts@wattsrestoration.com
James Gillespie	BSI Construction	215-704-1455	jamesg@bsiconst.com
Olivia Kretz	Robert M. Gantz	610-212-6710	okretz@robertm.gantzinc.com
John Ganzo	Robert Gantz - Center	267-733-8265	JohnGanzo@robertm.gantzinc.com
MICHAEL RONGIONE	MAGNUM, INC.	215-957-7886	MICHAEL@MAGNUM-INC.COM
ED HUBBARD JR	TE CONSTRUCTION	215-441-8243	ESTHUBBARD@TECBUILD3.COM
DAVE CUNYAN	Belcher Roofing Corp	215-763-2168	dcc@belcherroofing.com
C. SALMON	MURPHY CONCRETE	610-668-7370	c.salmon@MURPHYCONCRETE.COM
CHRIS VONK	Paranulla Construction	215-508-4324	paranullaconstruction@comcast.net

Pre-Bid Walkthru Conference

Sign-In Sheet

Date & Time: 20 Aug 2020 at 1:30 PM

Name	Company	Phone Number	E-mail Address
John Gannon	Roberts Construction	215-5987540	JGannon@RobertsConstruction.com
Nick Oliver	Daniel J. Keating	610-657-0628	NOLIVER@DKKeating.com
Erickson Stokes	PSD-BG	215-400-7439	elsTokes@philasd.org
Ken Rux	SDP-Capital Programs	215-400-5405	knerute@philasd.org