

FREQUENTLY ASKED QUESTIONS

The School District of Philadelphia will begin demolition of the T.M. Peirce Elementary School located at 2829-59 N. 23rd St. Below is information regarding the project for your knowledge:

Question: When will demolition begin and when will demolition be complete?

Answer: Demolition begins February 2021 and the project will be completed by August 31, 2021.

Question: Who is the demolition contractor and what is their contact information?

Answer: Geppert Bros., Inc.
3101 S. 61st Street, Building D
Philadelphia, PA 19153
Pat Marconi
215-822-7900

Question: What are the work hours?

Answer: Work hours will typically be Monday – Friday, 7:00 am – 3:30 pm. On occasion, the work hours may need to be extended to complete demolition tasks safely.

Question: Where will the site permits and site information be posted?

Answer: Geppert Bros., Inc. will post all permits and information at the demolition site in a location that is visible to the public.

Question: Will explosives be used to demolish the building?

Answer: No, explosives will not be used to demolish the building. Demolition will be completed by hand and with the use of machinery.

Question: Where will construction vehicles access the site?

Answer: All car and construction vehicle access will be from a construction entrance on Cambria Street.

Question: Where do the construction workers park?

Answer: All construction workers will be parking within the demolition site. Access will be provided from Cambria Street.

Question: How do you control dust and debris?

Answer: A fire hydrant permit will be obtained, prior to the start of demolition, to provide water to mitigate dust during demolition. A fine mist will be used at the point of demolition to reduce dust. This mist can be mistaken for dust. The use of erosion control socks will also be used around all storm sewer inlets to prevent debris from entering the system. Debris will be removed from the site via tractor trailers, triaxle dump trucks, and dumpsters.

Question: What is the rodent control plan?

Answer: Geppert Bros., Inc. will be responsible for rodent control. An exterminator will be hired to take control precautions within the building and demolition site.



Question: How will noise be controlled?

Answer: Geppert Bros., Inc. is responsible to maintain noise levels within the City of Philadelphia's noise ordinance.

Question: Have hazardous materials been removed from the building?

Answer: No. There are asbestos materials present in the building. These materials were used to insulate heating pipes and boilers. Other materials such as floor tile are present. All these asbestos materials will be removed from the building by a licensed contractor prior to the start of demolition.

Question: Will the truck traffic damage the road? If so, who takes care of paying for repairs?

Answer: Damage to the road way is not anticipated. If damage occurs, the demolition contractor will be required to make repairs as a part of their contractual agreement.

Question: Will there be street or sidewalk closures?

Answer: Yes. A sidewalk closure along 23rd Street will be required. The sidewalk and parking lane closure along 23rd Street will be necessary until the building is demolished to a safe level.

Question: Will any utilities to the home be affected during demolition?

Answer: There are no planned utilities interruptions during demolition.

Question: How will the site be secured during demolition?

Answer: There will be a 6 foot high temporary fence placed around the property. The site will be locked at all times. Gates will be opened only during use.

Question: How will the site be secured after demolition?

Answer: A 6 foot high permanent chain link fencing will be installed to secure the property after demolition is complete.

Question: What will the site become?

Answer: The site will remain partially paved and partially gravel. The site will be maintained as an empty lot by the School District of Philadelphia until the construction of the New T.M. Peirce commences. After demolition is complete, please contact the School District of Philadelphia's Facilities & Maintenance Department at 215-400-4310 with concerns.

Question: Who do I contact if I have any questions?

Answer: Please contact the School District of Philadelphia's Office of Capital Programs at:
440 N Broad Street
Suite 371
Philadelphia, PA 19130
Damon Gonzaga
215-400-4730
CapitalPrograms@philasd.org

Question: Who do I contact if I have emergency security or site concerns?

Answer: Please call 911 will all emergency security and site concerns.

Question: When will I receive a scheduling letter?

Answer: You should have already received a dust notification letter, which listed the duration of

the project.

Question: Will there be a preconstruction inspection?

Answer: Yes. The preconstruction inspection will consist of recorded audio notes and digital photographs of the exterior conditions of the neighborhood immediately surrounding the school property.

Question: How long will the preconstruction inspection take?

Answer: The preconstruction inspection will take approximately one day.

Question: What is the School District's neighborhood plan for employment of African American participation of residents working on the demolition and construction of TM Pierce school?

Answer: Per the Office of Minority and Small Business Development, the School District is committed to promoting equitable opportunity to do business under contract awards as identified in Board Policy 612: Business Diversity in the Procurement of Materials and Contracted Services, which was passed on January 30, 2020. It is recognized that the District's support for supplier diversity initiatives and engagement in minority business development helps to create a more diverse workforce that will enhance opportunities for employment of the District's diverse student population and their families. It is the intent of the District that the District and all contractors, vendors, consultants and entities contracting with the District and by extension their subcontractors (collectively "Vendors"), shall not discriminate against any person in regard to race, color, age, creed, religion, sex, sexual orientation, ancestry, national origin, handicap/disability, gender identify, or genetic information.

In order to achieve these goals, the School District is in the process of not only making a commitment to address possible inequities in a proactive and effective manner by developing workforce utilization goals in contracting practices, but also to ensure that the implementing workforce monitoring is more than a paperwork exercise. The goal is to ensure contractors are adhering to the commitment as the District implements practical steps designed to address [any] under-utilization and capture that data effectively, while continuing to abide by PA School Code regulations. With that said, the District has not published specific workforce goals as of yet while that program is being developed. Through Policy 612, the District does encourage contractors to recruit and promote qualified individuals from specified segments of the population who are deemed to be underrepresented in certain industries, which includes women, minorities, individuals with disabilities and veterans of the armed forces to comply with the equal employment opportunity (EEO) mandates. The District will collect that data through monthly workforce reporting and monitoring. However, the District is in the process of establishing objective and transparent criteria around workforce utilization that is supported by data and is reflective of communities.

Question: What's the General Contractor or Subcontractors plan for employment of African American participation of residents working during the demolition and construction of TM Pierce school?

Answer: As stated above, Per the Office of Minority and Small Business Development, the District is in the process of establishing objective and transparent criteria around workforce utilization that is supported by real data and is reflective of communities. Nonetheless, the District will collect that data electronically through monthly workforce reporting and compliance monitoring. One of the key focuses for increasing employment of African American participation of residents on construction projects is through our

apprenticeship program. Apprenticeships can be a useful tool for enhancing and improving employment prospects for people of color. During this development phase, we hope to identify and target the initiatives that will enhance opportunities for a diverse workforce significantly. We also hope to identify key challenges and collect data facing educational and training organizations beyond high school. This approach to designing contracted employment, training programs, and services to directly address an industry's workforce needs will help the District identify opportunities for African Americans and others.

Question: How will the school district monitor African American participation and report to the community?

Answer: Per the Office of Minority and Small Business Development, the School District will collect that data electronically through monthly workforce reporting and quarterly compliance monitoring. We consistently communicate the message that diversity is a priority and that it promotes the mission of the District. As we collect and analyze data, we will consistently monitor the business diversity program to ensure it's effectiveness. Our policy not only outlines monitoring, compliance, and enforcement guidelines, but also encourages accountability through record keeping and reporting on outcomes of the District's diversity contracting initiatives. During this development phase, we are identifying the best methods to report quarterly on additional data regarding diversity commitment and workforce utilization to the community, as well as collect feedback.