



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. 1

**Subject: Guaranteed Energy Savings Act (GESA) Contract
Inclusive of Energy Efficient Building Upgrades**

GESA-3 PROPOSAL DUE DATE: March 4, 2022 – 2:00PM

Location: Clemente ES & Franklin ES

This Addendum, dated February 28, 2022, 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.

General Clarifications:

1. The District will now accept a digital download (link) to a PDF submission to **capitalbids@philasd.org** on the due date of March 4th no later than 2:00 PM. 1 USB and 1 hard copy will also be accepted in lieu of a digital submission per the original RFP requirements. **You DO NOT have to submit a USB and hard copy if a digital download (link) has been provided by the due date. Late proposals cannot be accepted.**
2. The official address for submission of hard copy/USB proposals is:

**The School District of Philadelphia
Office of Capital Programs, Suite 371, Office 3165
440 North Broad Street
Philadelphia, PA 19130
Attn: Daniel Sadwick**
3. Please assume a “**customer-controlled contingency**” of **\$4M for hazardous material-related** expenses in the project to cover ALL ESCO A and ESCO B buildings.

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It is noted that during the RFP, insufficient time is available to properly assess hazmat costs, so this will serve as a “placeholder” for future abatement expenses for RFP purposes. It is expected that this value will be developed and refined during the CEA development process based on known hazards as part of the work. **Do NOT include** additional hazmat costs in your base scope of work in the proposal.

4. The current capacity and enrollment by building is shown below. Note that all schools have some “swing space” availability.

GESA-3 projects				
Building Occupancy			Capacity	Enrollment
1	A	Hackett	601	346
2	A	Locke	938	333
3	A	Washington Grover MS	1,186	460
4	B	Clemente	1,776	260
5	B	Ellwood	401	247
6	B	Randolph CTE	612	469
7	A	Franklin ES	760	634
8	B	Kirkbride	589	493

5. All successful bidders are required to comply with all applicable federal laws and rules, including applicable provisions of the Uniform Administrative Requirements, Cost principles and Audit Requirements for Federal Awards.
6. For HVAC upgrades where new heating and cooling distribution piping is to be added (ex- Steam to HW conversions), the District prefers a 2-pipe system. Please assume 2-pipe heating and cooling (with automatic switchover) instead of a 4-pipe arrangement.
7. Please list all subcontractors intended to be used on the project (M/WBE and non-M/WBE) as outlined in Part VIII, Section A-1 of the RFP.
8. SDP Design Standards may be accessed at this address:
https://www.philasd.org/capitalprograms/wp-content/uploads/sites/18/2021/02/SDP_DesignGuidelines_02082021.pdf
9. All equipment shall be replaced in its entirety, no refurbishment of existing equipment.

Addendum No. 1 (cont'd)

General Questions

1. **Bid Bond:** Should the Bid Bond amount be based on the project size associated with just the improvements identified at Clemente School and Franklin Elementary School, or should Bid Bond amount also account for the budget estimates for the other 6 schools?

For purposes of the RFP response, the Bid Bond may be limited to the RFP proposal value response for Clemente School and Franklin ES.

2. **Cash Flow:** Within the cashflow, should the 0% financed ARPA/ESSER funded improvements be shown as a lump sum buy down in year 1, or should it be shown as even incremental payments for the same term as the GESA financing?

The ARPA should be shown as incremental payments for the same term as the GESA Financing.

3. **Financials:** May we provide only an electronic copy of the financial statements?

The entire submission, including financial statements may be delivered electronically in accordance with the instructions provided herein.

4. Section C of the RFP says, "Assume an interest rate of 4%". Bullet 14 under section A says "For non-ARPA scope Interest or discount rates shall be assumed to be 3%". Please clarify if we should use an interest rate of 3% or 4%.

Please use 3% for interest and discount rate in your cash flow model.

5. Is it sufficient to provide the budget cost estimates for the other 6 buildings as an all-in cost per ECM? Or is it necessary to breakout the budget cost estimates in the same manner as required for the 2 buildings in the base RFP proposal: (1) subcontractors; (2) ESCO Project Management; (3) Overhead & Profit?

You may provide these as an all-in budgetary cost per building and do not have to break them out at this time. Full, delineated cost breakdowns will be required during the IGA development phase for this additional work.

6. It was observed during the walkthrough that all AHU/Mech rooms currently have EMT installed. Should the scope include removal of all EMT and replacing it with Rigid?

You may use EMT where exposed, Flexible Metal Conduit in concealed areas and Rigid Metal Conduit in mechanical rooms. Plenum cable and Wiremold is not acceptable. All

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non-compliant existing materials must be replaced. Even if existing building has plenum cable, this does not meet current SDP standards.

7. Please verify that above drop ceiling EMT is required? It was observed that all existing wire is plenum cable.

You may use EMT where exposed, Flexible Metal Conduit in concealed areas and Rigid Metal Conduit in mechanical rooms. Plenum cable and Wiremold is not acceptable. All non-compliant existing materials must be replaced. Even if existing building has plenum cable, this does not meet current SDP standards.

8. Is re-use of the existing control panels permitted if determined to be in good condition?

No reuse of panels, wire or other components is permitted. Assume all new installation.

9. Will sign-in sheets from site visits conducted on 2/22/22 be made available to attendees?

Sign-in sheets have been posted to the SDP Website:

<https://www.philasd.org/capitalprograms/programsservices/contracts/current-rfps-requests-for-proposals/>

10. Does SDP prefer that the ECM savings calculations be included in the ECM write-up section with the respective ECM or to have all ECM savings calculations in an appendix?

An Appendix is preferred, but not required.

11. Attachment 7 – M/WBE Participation | Given the time constraints on the submission of this proposal response, it is unlikely that ESCOs will be able to commit M/WBE participation percentages to specific partners. Would SDP consider accepting overall project percentage commitments from the ESCO in lieu of the required Attachment 7 at this stage?

Yes, this is acceptable. However, the ESCO is obligated to maintain the minimum M/WBE % commitment provided in the response throughout the entire project.

12. Section D.2 | Proposal Submission – “Respondent must submit one (1) original of the proposal, along with 1 digital copy on USB key. A digital upload link will also be provided by addendum to allow digital submission.” Please clarify if the proposal must be submitted in hardcopy form or if proposers have the option to submit the proposal as a

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hardcopy or electronically. If proposal can be submitted electronically, please provide digital upload link.

Yes, digital only submissions will be accepted. Please refer to item #1 in the General Clarifications section of this document.

13. Per the SDP Design Guidelines 230926 #5 (temperature sensing devices) It is unclear where a room temperature sensor should be located. In classrooms where there is currently not a room temperature sensor, will a wall mounted, room temperature sensor be required to be located at/near the classroom door?

The temperature sensing for the BAS in each classroom shall be by the door.

14. Please provide historical oil usage & cost data for the Ben Franklin School.

Refer to the "Oil-2019.xlsx", "Oil-2020.xlsx", "Oil-2021.xlsx" files located in Appendix D of the RFP. Franklin ES is labeled as "Franklin" or "B Franklin Elem" within the sheets provided. Volume and cost is provided.

15. Per V. A. 25. use of an average of the FY 2018, 2019, 2020 utility is required. However the calendar year 2018, 2019, 2020 was provided for gas. Shall we use this calendar data instead? If not, please provide July 2017 – Dec 2017.

You may use the calendar data for the baseline.

16. A small portion of the electric bills provided did not contain supply costs in the billing. Shall we assume supply component based on other bills where not provided? If not, please provide.

Yes, you may assume supply component from the other bills.

17. Proposal Submission: Can you please clarify what is required to be submitted by 2PM on 3/4/22 for a proposal to be considered timely? i.e. if digital upload link is completed, can the original and USB follow afterwards? Is a printed copy necessary?

Yes, digital only submissions will be accepted. Please refer to item #1 in the General Clarifications section of this document.

18. Should ESCO ignore the two (2) Temp Classroom Units at Ben Franklin?

Yes, these should be excluded.

19. Do the existing unit vents at Hackett, Kirkbride and Washington Grover have outside air louvers? If no, how is outside air supplied to the room?

No, they do not have louvers.

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20. Has the District notified PGW or PECO prior or during RFP about the possible need to upgrade services at Ben Franklin Elementary Schools?

Please assume service upgrades will be required.

21. Confirm water and sewer measures are not to be included. If otherwise, please provide water and sewer bills for buildings included in RFP

No water or sewer measures are to be included.

22. Confirming that 3% interest rate should be used for non-ARPA portion of project as there are conflicts in rates in RFP document.

See answer above.

23. Will ESCO need to estimate hazmat costs at this time or will the District provide an allowance that all ESCOs will include in costs?

See answer above.

24. Will there be any drawings available for the Ben Franklin ES? Prints will help to produce more accurate estimates of scope and cost.

Drawings are not available. ESCO will have the opportunity to review the SDP archive during the CEA development phase to see if existing drawings are available.

End of Addendum #1