



# THE SCHOOL DISTRICT OF PHILADELPHIA

THE SCHOOL DISTRICT OF PHILADELPHIA  
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## ADDENDUM #1

**PROPOSAL NUMBER:** RFP-633

**PROPOSAL NAME:** AHERA Program Development Management

**PROPOSAL OPENING DATE:** January 5th, 2021

### **TO ALL POTENTIAL RESPONDERS:**

You are receiving this addendum because you recently downloaded a copy of RFP-633, "AHERA Program Development Management" from the School District of Philadelphia's Procurement dashboard.

**The following questions are being answered in the order in which they were received by the School District for the RFP-633. There is no specific prioritization to the answers below, and when a question has been addressed by a prior answer, it will reference the earlier answer. Minor contextual edits were made to some questions for clarification purposes.**

1. Does The School District of Philadelphia (SDP) have a budget set aside for the resulting contract? If so, what is the budgeted amount?

The School District has currently dedicated funds from the University of Pennsylvania grant for this contract. The University of Pennsylvania grant is for 100 million over a 10-year period. However, this grant is supporting other programs and costs within the Office of Environmental Management and Services. The contract should be bid on a time and materials basis to accomplish the scope of work described. To the extent additional funds are needed, the District will work to access alternative funding.

2. Who or what members make up the evaluation committee?

The members of the selection committee have not been finalized. Members typically consist of School District Employees that represent the department or departments that the contract will serve.

3. Can SDP provide information as to the current status of the ongoing 3-year Re-inspections?

The 3-year inspections are currently underway and are being conducted by consultants under the direction of OEMS.

- a. When did the current 3-year Re-inspections begin?

October 18<sup>th</sup>, 2021.

- b. How many schools have been fully inspected to date?

For the purposes of bidding for this contract the respondent should presume that 50 3-year inspections will have been completed prior to the awarding of the contract.

- c. How many Reports and/or Management Plans have been submitted to date?

Management plans must be updated in accordance with AHERA following inspections, and response actions on a rolling/as needed basis. For the purpose of this contract the respondent should presume that all of the management plans will require regular updating in accordance with AHERA.

To the extent this question is inquiring about how many reports of 3-year inspections are complete, for the purposes of bidding for this contract the respondent should presume that 25 3-year inspection reports will have been completed prior to the awarding of the contract.

- d. How many Asbestos Building Investigators are being used for this round?

The number of investigators being used varies based on contractor availability. Currently the school district utilizes approximately 8 inspectors.

The School District anticipates that additional inspectors will be required to execute the scope of work described.

- e. How many Asbestos Management Planners and Project Designers are being used for this round?

Between 3 and 5 dependent on staff availability. The School District anticipates that additional Asbestos Management Planners and Project Designers will be required to execute the scope of work described.

- f. Approximately how much of the ongoing 3-year Re-inspections and how much of the Reporting will be completed by the anticipated contract start date of 03/22?

See questions 3b and 3c above.

4. What role will the successful bidder have in current inspections and deliverables generated and completed from the ongoing 3-year Re-inspections up to the contract date? Or will the successful bidder pick up from where the current 3-year Re-inspection is at the time of contract date?

The successful bidder will be providing an all-encompassing AHERA management program as described in the scope of work. The purpose of this contract is to develop a comprehensive plan for conducting and executing AHERA inspections and managing AHERA records for all School District owned properties as required under AHERA.

5. The Scope of Services describes an Initial Assessment phase for the contract. How does SDP envision this Initial Assessment phase being conducted/completed if the current 3-year Re-inspection is in progress at time of contract award?

The School District anticipates that the ongoing 3-year inspections will provide the data needed for this initial assessment phase. The 3-year inspections will continue during the initial assessment phase and will continue to provide data needed for the initial assessment phase.

6. Can the square footage of the buildings in Appendix O be provided?

An updated Appendix O with known square footage is attached.

7. What responsibility will the successful bidder have in training designated persons or maintenance/custodial personnel if there are training non-compliances found?

None.

8. When investigating the location and type of HVAC systems, is asbestos sampling (bulk and/or wipe samples) required of the HVAC interior and ducts?

Bulk sampling must be conducted in accordance with AHERA.

9. What percentage of buildings have been sampled and documented for Asbestos Paint?

The School District has more recently discovered that some paints may contain asbestos. It is estimated less than 5% have complete asbestos paint inspections for AHERA purposes. However, many partial assessments have been conducted at many of the School District properties in locations where asbestos containing paint was suspected to be present.

10. On page 10, under Other Rules for Sampling, it mentions that all floor tile, floor tile mastic, and transite district wide will be listed and considered an assumed material unless bulk sampling has already been completed and confirmed the material to be non-asbestos containing. This conflicts with the statement on page 9, under section d. where it states that the assumption that a material is an ACM will be allowed only for inaccessible areas. Please clarify.

To clarify, the assumption is that material is an ACM will only be allowed for inaccessible areas, with the exception of floor tile, floor tile mastic, and transite as described above.

11. On page 11, under section 4, are PDF drawings and pictures showing sampled ACM/ACM for each building required only for new samples collected? Or for all samples including from previous inspections? If they are required from previous inspections, will drawings and pictures from previous inspections be provided for reference?

All data pertaining to AHERA management will be at the disposal of the selected contractor.

12. Please confirm that an MBE firm submitting as a Prime will count towards the MWBE participation goal?

Yes.

13. Can you please specifically identify what is different from this RFP and the original RFP for these services from Fall 2021?

There is the removal of the general environmental services scope. It also includes a specific section regarding the need for additional building investigators and training of those investigators.

14. You mentioned on the zoom meeting that attendance at this pre meeting was not mandatory in order to submit a bid. In the original RFP, the zoom pre-meeting was mandatory. Can you explain why it is not mandatory this time?

The preproposal conference was not mandatory this time because we felt it was in the best interest of the School District to not potentially limit vendors from participating considering the closeness to the holidays.

15. Can you clarify the 40% for MBE/WBE being a goal and not a requirement? If a goal, what is the mandatory %?

The goal is the percentage of M/WBE participation we want the successful bidder to adhere to (combination of prime and or subcontractors).

16. The current 3-year re-inspections are underway. Will the successful bidder take over after this process is complete or during this process?

The process will be transitioned during the current 3-year inspection cycle.

17. Given that the 3 year re-inspections are being performed now, and likely not to complete until Spring 2022, will these inspections alleviate the responsibility of the Spring 2022 six (6) month re-inspections (thus the first round of re-inspections for the new management team would be Fall 2022)?

No. 6-month periodic survey events should be conducted in accordance with AHERA.

18. The successful bidder will be required to maintain a staff at the district offices...how much space (number of desks) will be allocated?

This is still in development, and may be based on need, what is requested, etc. A dedicated project manager should anticipate being at District Offices.

19. The fee proposal also asks for unit prices for 6-month surveillance and 3-year inspections. This is requested as a line item. However, there are very large High Schools and very small Elementary Schools that will take different levels of effort and services to complete. What is the intent of the district in requesting this number? And can you provide further instruction on providing this number?

This contract is a time and materials contract with a not to exceed bid value. Estimated square footage, when known, has been added to Appendix O per question 6. The School District requested values for a 6-month surveillance and a 3-year inspection to provide a comparable estimate of time/hours that would be expected on average for the inspections. This information will allow the School District to evaluate the number of building inspectors that will be required to fulfill the scope of work.

20. Is the next 3-year re-inspection process scheduled to begin in October 2024 to be included in this contract (meaning this work would not be completed until late winter/early spring 2025)?

The contract is to last 3 years from being awarded, with two one-year options for extension. Any inspections that would be conducted for AHERA between March 2022 and March 2025 should be included in the scope of work. (See Question 3 above).

21. Will we be provided a list of bidders?

No. The School District does not provide a list of proposers during the RFP process.

22. Will there be a public opening of bids?

No. This is an RFP, we do not publicly open proposals. They are evaluated and proposers are notified at a later date, per the proposal schedule.

**ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.**

Thank you,

*Daniel Sadwick*

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Daniel Sadwick  
Buyer II, Office of Procurement Services

**Please sign, date and return this Addendum with your response, as it now becomes a part of the Proposal.**

\_\_\_\_\_  
AUTHORIZED SIGNATURE

\_\_\_\_\_  
FIRM NAME (PRINT)