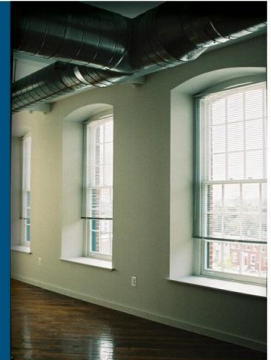




Philadelphia  
Redevelopment  
Authority



**Request for Proposals (RFP)**  
Parkside-Evans Soccer Field Construction  
5300 Parkside Avenue  
September 12, 2018

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- A. Division 0 (Bidding and Contract Requirements)
- B. Division 1 (General Requirements)
- C. Division 2 (Technical Specifications)
- D. Test Pit Summary
- E. Philadelphia Tax Status Certification and Conflict of Interest Form
- F. Campaign Contribution Disclosure Forms
- G. PRA Insurance Requirements
- H. Rebuild Project Statement
- I. City of Philadelphia Questionnaire & Financial Statement for Qualifying Bidders



# Application Process

On behalf of the City of Philadelphia ("City"), the Philadelphia Redevelopment Authority ("PRA") is pleased to issue this Request for Proposals ("RFP") for qualified prime contractors (each, an "Applicant" and together, the "Applicants") for the construction of a new soccer field located at Parkside-Evans Recreation Center, 5300 Parkside Ave, Philadelphia, PA (the "Project"). The Project includes the demolition of existing trees, earthwork, site grading, drainage, concrete paving, fencing, retaining wall erection, and landscape planting for a soccer field. This project is part of the City's Rebuilding Community Infrastructure Program ("Rebuild").

## Submission Deadline

Applicants must submit a response/proposal (a "Response") no later than **October 12, 2018** at 3:00 PM; absolutely no Response will be accepted after that time.

## Mandatory Pre-Bid Meeting

All Applicants must attend the mandatory pre-bid meeting at Parkside-Evans Field, 5300 Parkside Avenue at 10:00 A.M. on **September 27, 2018**.

The names and contact information for all attendees at the pre-bid meeting will be posted on PRA's website as public information within a few days of the pre-bid meeting.

## Questions/Requests for Additional Information

PRA will accept questions and requests for additional information directed in writing to RFP@pra.phila.gov from **September 17, 2018** through 3 PM on **October 4, 2018**. Questions, responses, and additional information will be posted on the PRA Website within 3 business days of October 4, 2018.

## Related Parties

Applicants may submit only one Response to this RFP. Individuals or businesses that are legally related to each other or to a common entity may not submit separate Responses. The PRA and City, in their sole and absolute discretion, retain the right to reject any Response where:

1. Applicants or principals of Applicants are substantially similar or substantially related parties; or;
2. The PRA and City have determined that the Applicant has violated these conditions or the spirit of these conditions.

## Submission Process

Responses will only be accepted in either of the following:

1. Online Submission – via the electronic portal on PRA's website (<http://www.philadelphiaredevelopmentauthority.org/>); or
2. Hard Copy Submission – Submit 3 original copies of the Response and one electronic copy on a USB Flash Drive to the PRA via hand delivery or registered mail. Files on the USB Flash Drive may only be in Microsoft Word or Adobe PDF. Applicants may hand deliver or send their Response via registered mail to:



Robert LaBrum  
Director, Design & Construction  
Philadelphia Redevelopment Authority  
1234 Market Street, 16th Floor  
Philadelphia, PA 19107

### **Disqualification**

Responses will be disqualified if:

1. They are submitted after the specified deadline;
2. They are submitted by some means other than the two formats listed above. For electronic Responses, the PRA website portal is the only means that will be accepted. Responses sent via email, Dropbox or other electronic venues will be disqualified;
3. If the Response package is incomplete.

### **Bid Price**

The PRA will award this Project to the Response determined to be the most responsive based on the criteria explained below. Bid price is one of these criteria, though the Project will not necessarily be awarded to the lowest bidder. Bidders must complete and submit the Construction Bid Proposal Form located in Attachment A, Division 0 (Bidding and Contract Requirements).

### **Bid Bonds**

Bidders must complete and submit the Bid Bond Form located in Attachment A, Division 0 (Bidding and Contract Requirements).



## Schedule

The timeline for this opportunity is as follows:

Event	Date
RFP posted	September 12, 2018
Pre-Bid Meeting/Intention to Submit due	September 27, 2018
Questions and requests for additional information due	October 4, 2018
Responses due	October 12, 2018 at 3PM
Respondent selected (Estimate)	October 19, 2018

PRA reserves the right, in its sole discretion, to alter this schedule as it deems necessary or appropriate.

## Project Description/Scope of Work

The PRA is seeking Applicants for the creation of a new soccer field located at Parkside-Evans Recreation Center, 5300 Parkside Ave, Philadelphia, PA. The Project includes the demolition of existing trees, earthwork, site grading, drainage, concrete paving, fencing, retaining wall erection, and landscape planting for a soccer field.

For completed scope of work please refer to the Project Drawings and the Summary of Work in Attachment B, Division 1 (General Requirements)

## Response Submission Requirements

1. **Construction Bid Proposal Form** located in Attachment A, Division 0 (Bidding and Contract Requirements).
2. **Bid Bond** located in Attachment A, Division 0 (Bidding and Contract Requirements).
3. **Experience (Not to exceed two pages)**: Describe past experiences with providing similar projects. Please cite projects performed for the City of Philadelphia or other public/governmental agencies. Please include examples of projects that were completed on time and on budget.
4. **Approach to Project Delivery (Not to exceed one page)**: Describe your approach to carrying out the scope of work on time/budget, and strategies that make your firm qualified to best perform these services. Please include a detailed Project timeline.
5. **Economic Inclusion (Not to exceed one page)**. Provide a narrative describing Applicant's past performance in engaging certified Minority Business Enterprises ("MBE"), Woman Business Enterprises ("WBE"), and/or Disabled Business Enterprises ("DSBE") in subcontracting and in procuring goods and services; in addition, describe the Applicant's past performance in hiring local, diverse workforce, both in-house and with subcontractors. If Applicant is a Certified MBE, WBE or DBE; please submit information to confirm Certification as part of bid proposal. Please include contract and workforce participation goals and achievements on previous projects. Provide a plan for meeting contract and workforce participation goals (subcontractors, etc.) for this Project.
6. **Declarations and Other Information**. Response must also include the completed forms identified in the Declarations and Other Information below.



## Evaluation & Selection

PRA intends to award this Project to the Applicant that best demonstrates the level of experience, skill and competence required to perform the services called for in this RFP in the most efficient, cost-effective, and professional manner **and in a manner, that is consistent with the contract and workforce participation goals of the Rebuild initiative.** The PRA will initially review the Responses to determine compliance with the Response Submission Requirements. Only Responses that comply with these requirements will be considered for evaluation. If no Response meets these requirements, the PRA may allow all Applicants to supplement their Responses to conform to these requirements.

PRA will evaluate Applicants based on the following factors:

1. Complete application and eligibility of applicant including compliance with all requirements listed in this RFP;
2. Appropriateness of firm for the scope of work, and ability to carry out the work in a high-quality standard on time and budget;
3. Prior experience, including competence and proven track record working with City of Philadelphia and/or other public agencies;
4. Track record of economic inclusion in contracting and workforce;
5. Bid price;
6. Any other factors the PRA considers relevant to the evaluation of the responses; and
7. Financial capability

## Events of Disqualification or Default

Subsequent to the selection of an Applicant, and before execution of the Contract, the PRA may treat any of the following as an event of disqualification or default:

1. Unilateral withdrawal by the selected Applicant;
2. Failure to proceed substantially in accordance with the Response as submitted;
3. Failure by the Applicant for any reason whatsoever to timely execute the Contract when tendered;
4. Material misrepresentation, omission, or inaccuracy contained in any document submitted either as part of the Response, or subsequent thereto. For the purposes of this section, the PRA places particular importance on the information required by the Applicant in the City of Philadelphia Questionnaire & Financial Statement for Qualifying Bidders and the Campaign Contribution Disclosure Forms;
5. Failure to provide in a timely manner the additional material required after selection throughout the PRA selection process.

Upon the happening of an event of disqualification or default by the selected Applicant, PRA shall have the right, at its election, to:

1. Rescind its selection; or
2. Declare null and void a Contract that may already have been executed.



# Declarations and Other Information

## Economic Opportunity Plan

This Project will require the selected Applicant to execute an Economic Opportunity Plan ("EOP"), committing to exhaust its best and good faith efforts to reach goals for diverse business inclusion and to employ an appropriate diverse workforce. The specific goals for this Project will be determined in consultation with the City's Office of Economic Opportunity. Adopted as part of City Council Resolution No. 180124 (2018), was a Rebuild Master Economic Opportunity Plan, which establishes certain goals for contracting and diverse employment for the Rebuild program. The Master EOP is included in the Rebuild Project Statement, which is Attachment H of this RFP:

### **II. Rebuild Diversity and Inclusion Goals**

#### **A. Participation Goals for Diverse Business Inclusion**

In order to achieve Diverse Business Inclusion in Rebuild, each contract between PAID and Project User will require an EOP containing participation ranges for M/W/DSBEs. Goals for Rebuild are informed by the City's most current Annual Disparity Study as follows:

Professional services contracts: 25-30% minority and 15-20% women

Construction contracts: 30-35% minority and 15-20% women

EOPs will contain individualized participation ranges for both MBEs and WBEs according to project scope and dollar value.

#### **B. Employment Goals for Diverse Workforce**

Project User agrees to exhaust its Best and Good Faith Efforts to employ an appropriately diverse workforce which will include minority persons and females at all tiers of employment and management. Project User shall also cause its Participants to employ an appropriately diverse workforce. For this Plan, an appropriately diverse workforce is one which reflects the local availability and historic utilization of Philadelphia residents, and also recognizes underutilization of diverse workers across all trades. The following are expressed as hourly project goals:

Total minority journey person hours 45% (African American journey persons 27%, Hispanic journey persons 15%, and Asian journey persons 3%); and of the foregoing total minority workforce hours, 60% laborer hours and 40% skilled hours.

Total women journey person hours 5%, skilled and laborer.

Total minority apprentice workforce hours 50%, skilled and laborer and total women apprentice workforce hours 5%, skilled and laborer.

Local construction workforce: 50-60%.





### **Tax Clearance and Conflict of Interest Form**

Applicants, upon request of the PRA, must provide evidence satisfactory to the PRA that all municipal taxes, including business taxes, real estate, school, water and sewer charges, if applicable, are current for both the individual Applicant and the Applicant's firm, and that neither is currently indebted to the City; will at any time during the term of the contract be indebted to the City, for or on account of any delinquent taxes, liens, judgments, fees or other debts for which no written agreement or payment plan satisfactory to the City has been established. Please complete the Philadelphia Tax Status Certification and Conflict of Interest form (Attachment E) and submit it with your Response.

### **Compliant with City of Philadelphia Revenue Department**

Bidders must have a current City of Philadelphia Business Activity License and have a valid contractor's license.

### **Campaign Contribution Disclosure Forms**

Please complete the applicable disclosure forms (Attachment F) and submit with your proposal.

### **City of Philadelphia Questionnaire & Financial Statement for Qualifying Bidders**

Please complete the applicable questionnaire and financial statements (Attachment I) and submit with your proposal.

### **Insurance Requirements**

Please submit a certificate of insurance evidencing the required coverages as outlined in Attachment G with your Response. If, for any reason, you cannot comply with the insurance requirements, please provide the reasons for your inability to do so and the PRA will consider any deviations from the insurance requirements on a case-by-case basis.

By submitting a Response to this RFP, an Applicant affirmatively acknowledges: (i) its acceptance of the terms and conditions of this RFP; (ii) the PRA may exercise in its sole discretion the following rights; and (iii) the PRA may exercise the following rights at any time and without notice to any Applicant:

1. to reject any and all Responses;
2. to supplement, amend, substitute, modify or re-issue the RFP with terms and conditions materially different from those set forth here;
3. to cancel this RFP with or without issuing another RFP;
4. to extend the time period for responding to this RFP;
5. to solicit new Responses;
6. to conduct personal interviews with any Applicant to assess compliance with the selection criteria;
7. to request additional material, clarification, confirmation or modification of any information in any and all Responses;
8. to negotiate any aspect of a Response, including price;
9. to terminate negotiations regarding any and all Responses at any time;
10. to expressly waive any defect or technicality in any Response;
11. to rescind a selection prior to Contract execution if the PRA determines that the Response does not conform to the specifications of this RFP;





12. to rescind a selection prior to Contract execution if the PRA determines that the specifications contained in this RFP are not in conformity with law or that the process in selection of an Applicant or Response was not in conformity with law or with the legal obligations of the PRA;
13. in the event a Contract is awarded, the successful Applicant or Applicants shall procure and maintain during the life of the Contract liability insurance in an amount to be determined prior to the award of the Contract;
14. in the event a Contract is awarded, all Applicants agree to perform their services as an independent contractor and not as an employee or agent of the PRA;
15. in the event a Contract is awarded, all Applicants agree that no portion of performance of the contract shall be subcontracted without the prior written approval of the PRA; and
16. each Applicant agrees to indemnify, protect and hold harmless the PRA from any and all losses, injuries, expenses, demands and claims against the PRA or the City sustained or alleged to have been sustained in connection with or resulting from (i) the submission of the Applicant's Response; (ii) the delivery by the Applicant to the PRA of any other documents or information; and (iii) any other conduct undertaken by the Applicant in furtherance of or in relation to the Applicant's proposal. Each Applicant agrees that its duty to indemnify and hold harmless shall not be limited to the terms of any liability insurance, if any, required under this RFP or subsequent contract.

**The PRA is under no obligation whatsoever to Applicant as a result of this RFP. The RFP does not represent any commitment on the part of the PRA to Applicant or the Project. In no event shall the PRA be responsible for any cost, expense or fee incurred by or on behalf of Applicant in connection with the RFP. Applicant shall be solely responsible for all such costs, expenses and fees.**

**NOTICE: The PRA is subject to the Pennsylvania Right to Know Law. Any information provided in your Response to this may be subject to disclosure to the public. Documents provided in response to this RFP may also be required to be disclosed by applicable law, subpoena, and/or court order.**





**RFP - Parkside Soccer  
List of Interested Parties**

	Name	Company	Address	Phone	Email	Sector	Check All That Apply	Attended Mandatory Prebid
1	STACY GIORDANO STACY GIORDANO	JPC Group, Inc.	1309 Harmony St Philadelphia, PA 19146	(215) 243-9660	<a href="mailto:estimating@jpcgroupinc.com">estimating@jpcgroupinc.com</a>	Contractor		Yes
2	Paul Gaffney	Marino Corporation	1400 Cressman Rd PO Box 1209 Skipack, PA 19474	(610) 584-1800	<a href="mailto:pgaffney@marinocorp.com">pgaffney@marinocorp.com</a>	Heavy/Highway		Yes
3	Pat Sanford	Alexander Perry Inc	2929 Arch Street Cira Centre 1700 Philadelphia, PA 19104	(215) 948-8148	<a href="mailto:psanford@alexanderperryinc.com">psanford@alexanderperryinc.com</a>	Construction Management	MBE WBE DBE	Yes
4	Dianna Montague	Iron Lady Enterprises, Inc.	1943 Poplar Street Phila, PA 19130	(267) 357-2611	<a href="mailto:dianna.montague@ironladyenterprises.com">dianna.montague@ironladyenterprises.com</a>	Construction	MBE WBE DBE	Yes
5	Frances Gessler	Gessler Construction Co Inc	565 E St Andrews Dr Media, PA 19063	(610) 497-2480	<a href="mailto:gesslerconstruction@comcast.net">gesslerconstruction@comcast.net</a>		WBE	Yes
6	Andrew Seravalli	Seravalli, Inc.	10059 Sandmeyer Lane Philadelphia, PA 19116	(215) 969-6500	<a href="mailto:andrew.seravalli@seravalli.com">andrew.seravalli@seravalli.com</a>	Construction		Yes
7	Sean Doerrman	Bittenbender Construction, LP - we will be attending the pre-bid meeting on Thursday 9/27.	5 N. Columbus Blvd, Pier 5 Philadelphia, PA 19106	(215) 925-8900	<a href="mailto:bids@bittenbenderconstruction.com">bids@bittenbenderconstruction.com</a>		WBE	Yes
8	Myron Smith	Incredible Finishes	2819 N Lambert sty Philadelphia, PA 19132	(267) 602-7862	<a href="mailto:Myronsmith87@gmail.com">Myronsmith87@gmail.com</a>	Construction		Yes
9	Shakina Rush	Kingdom Builders & Industrial Maintenance	1500 Walnut St Suite 700-21a Phila, PA 19102	(484) 328-2240	<a href="mailto:Shakinar@kingdombuildersindustrial.com">Shakinar@kingdombuildersindustrial.com</a>	Post Constructions, Demolition, Site Work	MBE WBE DBE	Yes
10	Richard Marino	Marino Corporation	1400 Cressman Rd PO Box 1209 Skipack, PA 19474	(610) 584-1800	<a href="mailto:ricmarino@marinocorp.com">ricmarino@marinocorp.com</a>	Heavy/Highway		Yes
11	Ryan Griffith	RR Soccer Academy	428 E. Magnolia Ave Aldan, PA 19018	(267) 738-7057	<a href="mailto:ryangriffith@rrsocceracademy.com">ryangriffith@rrsocceracademy.com</a>	Youth Soccer		Yes
12	Kevin Selger	Gilmore & Associates	1617 JFK Blvd, Suite 428 Philadelphia, PA 19103	(215) 687-4246	<a href="mailto:ksselger@gilmore-assoc.com">ksselger@gilmore-assoc.com</a>	Civil Engineering firm		Yes
13	Donahue Bailey	Atrium International Inc.	PO Box 653 Blue Bell, PA 19422	(610) 637-8812	<a href="mailto:donahuebailey@msn.com">donahuebailey@msn.com</a>		MBE	Yes
14	Shirlesa Baido	Stella and Sterling Brickhaus Group	PO Box 56024 Philadelphia, PA 19130	(267) 978-5068	<a href="mailto:sbaido8@gmail.com">sbaido8@gmail.com</a>			Yes
15	Alexandra Petrongolo	JPC Group, Inc.	228 Blackwood/Barnsboro Rd Blackwood, NJ	(267) 716-1111	<a href="mailto:joep2@jpcgroupinc.com">joep2@jpcgroupinc.com</a>	construction contractor		Yes
16	Galen Plona	Bittenbender Construction, LP	5 N Columbus Boulevard Philadelphia, PA 19106	(215) 925-8900	<a href="mailto:gplona@bittenbenderconstruction.com">gplona@bittenbenderconstruction.com</a>	General contractor	WBE	Yes
17	Bob Leboffe	Gessler Construction Co Inc	565 E St Andrews Dr Media, PA 19063	(267) 334-2067	<a href="mailto:gesslerconstruction@comcast.net">gesslerconstruction@comcast.net</a>	construction contractor	WBE	Yes
18	Angel Hackney	Morgan Construction Management	129 E Walnut Lane Lot 3, Philadelphia, PA 19144	(267) 417-3535	<a href="mailto:ahackney@morgancml.com">ahackney@morgancml.com</a>	Construction Management	MWBE	Yes

Parkside-Evans RFP – Questions/Answers:

1. Drawing L-6.1 shows detail 3 for a 4' railing with sleeves at the retaining wall. Is this railing required? It is not shown on the site plan L-2.0 or in detail 7/L-6.1.

Yes. This can be a 4 foot high chain link fence to match the other proposed chain link fencing on the plan. Chain link fabric shall be mounted on the side away from back of wall.

2. Please confirm a concrete footing as depicted in detail 5/L-6.1 is not required and we are to follow the 12" deep stone detail instead.

A concrete footing is not required, compacted 2A modified stone is acceptable.

3. What erosion control materials, if any, are required? If required, please provide quantities for bidding purposes.

See Erosion and Sediment Control Plan and Detail sheets that are part of this response.

4. Spec section 32 92 00 refers to hydroseeding, sod, turf, etc. The plans have a note for tall fescue seed. Please confirm seed is all that is required for the 83,500 SF lawn.

Hydroseed turfgrass seed as specified in section 32 92 00.

5. Spec section 31 10 00 refers to stripping the site 12" and re-spreading and compacting it in an 8" thickness. Spec section 31 22 10 refers to 6" for seeded lawn. Detail 5/L-6.0 shows 6" screened topsoil. Is 6" of imported topsoil required for all 83,500 SF of new lawn or are we to amend existing material? Is 6" required or 8"?

There is little to no topsoil on site, contractor to assume import of 6 inches of new, screened topsoil to meet Section 31 22 10. Subgrade to be prepared as per Section 31 20 10.

6. Detail 2/L-6.1 shows 9" of low permeability soil in the swale area. Is this required? If so, what areas are to receive this type of soil?

Yes, low permeability soil is required in the swale behind the new retaining wall, per manufacturers requirements.

7. Are we to stripe the soccer field?

Yes.

8. Please confirm no subgrade preparation is required for the soccer field such as stone, geotextile, geogrid, etc.

Soccer field area shall be rough graded to elevation and compacted as specified in Section 31 20 10, in preparation for topsoil placement.

9. Is temporary fence around the site perimeter required?

Yes

Parkside-Evans RFP – Questions/**Answers:**

10. Although listed on the cover sheet, there are no Erosion and Sedimentation Control drawings provided in the plan set. Please provide these drawings.

**Drawings have been provided with this response package.**

11. The details on Sheet L-6.01 show a fence along the high side of the retaining wall. The plans show the fence stopping at each end of the wall. Are we including fence on top of the wall in our bid?

**The fence extends beyond the wall as shown on typical section 2/L-6.1**

12. Please confirm there is no Allowance #2.

**There is no Allowance #2 for the Project. Please disregard. Do not include any pricing.**

13. Spec section 12 93 00 refers to various site furnishings that are not shown on the drawings, which, if any, of these materials are required?

**Section 129300 was included as a general specification. There are no site furnishing for the Project.**

14. Spec 1120-1 1.4 B refers to work that is not applicable for this project. Please confirm if any of this work is required.

**This work is not applicable to the Project.**

15. The RFP indicates on Page 6 that “specific goals for this project will be determined in consultation with the City’s Office of Economic Opportunity.” Have these goals been determined? If so, what are they?

**Please refer to Attachment H (Rebuild Statement) for the preferred OEO Goals**

16. If no MBE/WBE goals have been determined, are we to use the Rebuild Diversity and Inclusion subcontracting goals of 30% MBE and 15% WBE? It states these goals are dependent on the type and size of project.

**Please refer to Attachment H (Rebuild Statement) for the preferred OEO Goals**

17. In regard to the M/W/DSBE goals, please confirm that only the narrative (#5 Page 4) described in the RFP is due at the time of bid and that specific forms, etc. are to be provided post bid by the apparent low bidder.

**The narrative as stated along with your OEO Goals are due with your Proposal.**

18. There is an Add Alternate No. 1 listed on the GCON Proposal Form but no reference to this on the drawings or specifications. Please provide plans and details showing the scope of this alternate.

Parkside-Evans RFP – Questions/**Answers:**

**There is no Add Alternate No. 1 for the Project. Please disregard. Do not include any pricing.**

19. Specification Section 12 93 00 lists several site furnishings however these are not shown on the drawings. Are these furnishings to be included with our bid? If so, please provide quantities, details and locations.

**Section 129300 was included as a general specification. There are no site furnishing for the Project.**

20. Please confirm that the 5 page Questionnaire, attachment # I in the Bid Package, can be submitted with the Bid.

**Yes**







