

**Philadelphia Redevelopment Authority**

**Osage-Pine Quality Assurance/Construction Monitoring Services RFP**  
**Questions & Answers**

1. **Question:** Please clarify the duties to be performed regarding daily inspections. Is the proposed individual performing inspections required to be certified?

**Answer:** Daily inspections should involve observing quality of construction, assessing progress, and other items that can be observed on-site. The proposed individual is not necessarily required to be certified.

2. **Question:** Regarding the “preconstruction services,” is the scope of work solely for photographic documentation? Will there be a need for crack monitors, scanners or other devices and equipment to monitor during the life cycle of the project?

**Answer:** The level of documentation during preconstruction will only involve visual observation, measurement and documentation. There will not be the need for any type of other techniques or technologies as described in the question.

3. **Question:** Regarding the “review of budgets and cost estimates” item in the scope of work, will the developer be submitting a cost loaded schedule to ensure the costs are reasonable for each phase of the work?

**Answer:** This was not required of the selected developer. The firm selected from this RFP will be responsible for assisting PRA in reviewing budgets and cost estimates, and may assist PRA in requesting additional documentation from the developer.

4. **Question:** There is a request for daily inspection, not being privy to the schedule at this point is there an expected manpower hours to perform this work?

**Answer:** PRA will not be estimating the number of hours required by the selected firm. Please provide your best estimate based on the scope of the project. As mentioned in the RFP, daily inspections may not be required during periods of the project based on the construction schedule.

5. **Question:** Under the “construction monitoring” section of the scope of work, a paragraph references documenting with photographs and notes—is there an expectation of an electronic project management system to be used, if so is the program identified?

**Answer:** PRA has not identified a specific system. Respondents should describe if they plan to use an electronic system, and if so, what system they would be most comfortable using.

6. **Question:** Please clarify additional requirements to “Monitor Change Order Requests.”

**Answer:** The firm selected from this RFP will be expected to review change order requests and to provide feedback to PRA as to their appropriateness and/or the potential impact they will have on the project viability, budget and timeline.

7. **Question:** In the “construction monitoring” section of the scope of work, the successful bidder is instructed to alert PRA of “any pending, known, or proposed noncompliance with applicable building codes,” will there be any direct correspondence, considering daily activities, with the developer?

**Answer:** It is anticipated that the selected firm will have interaction with the developer.

8. **Question:** Regarding the “Oversight” section of the scope of work and “continual reporting to the PRA”, will there be formal progress meetings with the inspection team to attend, and will this be with or as representatives of PRA?

**Answer:** There will likely be formal progress meetings. The selected firm may attend meetings either with PRA or as representative of PRA without PRA present.

9. **Question:** Will there be a safety plan submitted for review and comment from the developer?

**Answer:** PRA does not require this as a submission. If one is submitted PRA may ask the selected firm to review and comment on it.

10. **Question:** Will the Quality Assurance/Construction Management team be able to stop any work, including in unsafe conditions?

**Answer:** No, the selected firm will not directly have the ability to stop work. However, the firm will be expected to notify PRA immediately if unsafe conditions are observed and/or notify L&I.