

Carousel House RFP – Questions/RFIs to Addendum No. 1:

1. Are all of the concrete encased ductbanks shown on E010, to be extended into the building below the existing slab or can they transition and be run over head inside the existing structure?

Yes, all concrete encased ductbanks are to be extended below the existing slab to the equipment they serve. Existing slab removal and trenching to be coordinated with the extent of below-slab work and replacement with new slab are all to be included, as noted in the Documents on sheet AC101.

2. On drawing E400, the feeder from the generator to Transformer T-LS shows as 2 different size feeders, changing size at the Portable Generator Connection Cabinet. Is this correct, or should the feeder remain a consistent size?

Confirmed, this is correct. The primary feeder to the Transformer T-LS should be 5A (no neutral) and the secondary feeder from T-LS to ATS-LS is to be 5B.

3. What is the feeder size for the secondary feeder from T-LS to ATS-LS?

The feeder from T-LS to ATS-LS should be 5B, the same size as the feed between panel LS-1 and ATS-LS.

4. What size is the pipe in the underground basin. On plan CG501 the basin section view has the pipe as 36" Dia perf. HDPE & the basin plan view says 42" Dia perf. What size diameter pipe do they want?

36" diameter perforated HDPE pipes for the underground basin.

5. They also have a detail on the basin section view for 8" HDPE perf underdrain in one area. The Basin Plan view is pointing to just one area. Is that the case, that they just want only +/- 146 LF of 8" HDPE Perf underdrain, or do they want the 8" underdrain between each rows of pipe for a total +/- 2100 LF? This is a big difference.

The basin plan view (Detail 1 on CG501) shows 8" HDPE underdrains between each row of 36" HDPE pipe. Additionally, the plan view shows an underdrain header pipe running perpendicular to each underdrain on the left side (of the detail) of the basin. The intent is for all the underdrains to be interconnected to each other. The underdrain system ultimately connects to the Outlet Control Structure (OSC-01).

6. Is there a Cleanout #18 on the plan? I cannot find it on the plans.

There is no Cleanout #18.

7. Is a 4" cleanout acceptable to bring to grade for all 24 cleanouts? If not what is the minimum size pipe allowed? Detail on CG501 shows 4" min. up to 8". Makes a big difference in cost for a 4" cover compared to a 8" cover.

PWD requires an 8" cleanout for 8" and larger diameter pipes. Cleanouts for pipes less than 8" can match the pipe size with 4" being the minimum. The minimum conveyance pipe size is 8".

8. Are there any Nyloplast Inlets being installed, and if so where on the plans would they be?

All the structures labeled "YD-##" are Nyloplast inlets.

9. We (Alexander Per, Inc.) would like to confirm whether we are still eligible to submit a proposal for the **Carousel House Site & Building Improvements RFP**, even though we were unable to attend the mandatory pre-bid meeting held on **July 23, 2026**.

See addendum #2. Bidders are required to have attended the mandatory pre-bid meeting in order to submit proposals.

10. Addendum 1 issued the Small and Local Business Plan that does not list a goal for LBE Participation. Is LBE Participation BGFE?

There are no LBE Participation goals for this project, but use of LBEs (Local Business Entities that are registered with the City's Procurement Department) is strongly encouraged

11. The Small and Local Business Plan has the SBE goal of 27%, however, when you search by commodity on the OEO registry for carpentry, concrete, roofing, electrical, and mechanical there are either no certified firms or two companies that are not suppliers. How can this goal be achieved when this certification does not have sufficient participation?

On page 3 of the Small and Local Business Plan under SBE credit requirements Section 3 Part B it states: "SBE Participant is in the OEO Registry at phila.sbecompliance.com or the Commonwealth of PA's Department of General Services Supplier search portal at www.dgs.internet.state.pa.us/suppliersearch"

12. The Rebuild Contract Participation Plan that is a required submission document shows the standard rebuild goals of 30-35% MBE and 10-15% WBE. Are these goals applicable or are the superceded by the S/LBE goals? If the goals are to be for SLBE participation as stated in Addendum 1, will the Rebuild Participation form be reissued to remove the MWBE goals and to allow you to select SBE and LBE from the OEO Registration Drop Down?

There are no MBE or WBE participation goals for this project.

13. The Small and Local Business Plan lists several 'levels' of SBE but these subcategories are not listed on the OEO Registry database. Please clarify how this information is to be received

The SBE goal for this project is an overall goal of 27%. Subcategory tiers are utilized by OEO to support business development efforts and are not currently reflected in the OEO Registry.

14. Per standard City of Philadelphia projects, General Contractor LBE determination is calculated differently than the OEO plan issued in addendum 1. Please confirm that LBE consideration is to be solely based on section 4.B of the OEO SLBP.

LBE Participation goals are distinct from City of Philadelphia LBE preferences. There are no LBE Participation goals for this project, but use of LBEs is strongly encouraged.

15. Do the MBE, WBE, DBE, or DSBE certified subcontractors count towards the SBE goal? In looking at the database, it seems very few subcontractors are OEO certified as SBE's.

Only subcontractors certified as SBE will be counted towards SBE Participation Goals. Many MBE, WBE, DBE, and DSBE firms also carry the SBE certification concurrently. If you plan on utilizing a MBE, WBE, DBE, or DSBE subcontractor, please ensure they are certified as a SBE with the Commonwealth of PA's Department of General Services at www.dgs.internet.state.pa.us/suppliersearch and register in the OEO vendor portal at www.phila.sbcompliance.com, if eligible. A list of other certifying agencies accepted by the City of Philadelphia are listed at <https://www.phila.gov/departments/office-of-business-impact-and-economic-advancement/divisions/office-of-economic-opportunity/#certification-agencies>. Please ensure any SBE subcontractor you plan on utilizing registers in OEO's vendor registry prior to contract award.

16. Can SBE's certified by the SBA count toward the SBE goal?

Yes, as long as they register with OEO at www.phila.sbcompliance.com prior to contract award.

17. BIM is noted to be required for temperature controls by the BAS contractor. BIM is not noted to be required in any other spec. Please confirm if BIM modeling is required here.

BIM modeling by the BAS contractor is not required for this project.

18. Please confirm all sanitary work shown on P100 is to be underground, and will require removal of existing slab for trenching at areas within the existing footprint

Confirmed, all piping shown on P100 is underground. Existing slab shall be sawcut and trenched for installation of new below grade/below slab piping. Existing slab removal and trenching to be coordinated with the extent of below-slab work and replacement with new slab are all to be included, as noted in the Documents on sheet AC101.

19. There are several plumbing plan references to the Natatorium being an add alternate. Division 01 23 00 calls for the Natatorium to be part of the base bid and to be deleted as a deduct alternate. Please confirm which is correct.
Natatorium is base bid and a deduct alternate is included for it as listed in Specification 01 2300 Alternates.
20. For the 6" steel casing called for in the spec Section 333102- Horizontal Bore Section 1.2 Scope Of Work A2: 1.Is it necessary? 2.They will add 3x mes the price of installation.
Casing pipe is not required for this application.
21. Specifications do not reference to MC Cable. Please confirm if MC Cable can be used for branch wiring in concealed ceilings and walls
MC Cable is permitted above all ceilings. Rigid shall be installed for all locations where the conduit is exposed, if any.
22. Steel spec 051200 calls for an AISC certified fabricator and erector. Can this requirement be waived to allow for more competition and more competitive pricing?
AISC certification is required per the Documents.
23. Is an environmental report available? Please advise.
See addendum #2 for Phase I Environmental Site Assessment
24. Has the existing building been abated? Will abatement be required by the GC? Please advise.
See addendum #2 for answer to this question (#13).
25. Masonry note 14 of S000 callouts out to provide an allowance for rebuilding masonry jambs when saw cutting new openings into existing walls. Can this allowance be quantified so it can be carried for all bidders?
Contactor shall assume that all jambs will need work; this is a means and methods of demolition issue.
26. Existing conditions note 6 of S000 callouts out to provide an allowance for infilling abandoned MEP penetrations in existing walls with new/salvaged masonry. Can this allowance be quantified so it can be carried for all bidders?
Contactor shall assume that all MEP penetrations will need work; this is a means and methods of demolition issue.

27. Please confirm if Fire Alarm MC Cable is allowable in concealed walls and ceilings
Per Specification 284621.11, Section 3.4.F, Fire Alarm Conductors shall be run in conduit or EMT as a minimum. Per Specification 2846241.11, Section 3.5.B, all junction boxes and conduits shall be sprayed red and labeled “Fire Alarm”.
28. The Project Manual has the GC employing an Arborist for all Tree Related work. Is there a list of City of Philadelphia or Fairmount Approved Arborists to use?
Contractor shall hire an arborist that meets the contract documents.
29. Please provide any applicable RACP and HUD requirements for the project.
See addendum #2 for grant requirements.
30. Confirm the minimum ranges of MBE and WBE on the forms are not requirements and part of the selection process
There are no MBE or WBE participation goals for this project. MBE or WBE utilization will not impact applicant’s eligibility for award.
31. Advise if a second Subcontractor walk through can be scheduled, or if there is a day or hours the site gate could be unlocked for any site contractors to walk the site.
Additional site visits can be coordinated with Andrew Brown (andrewbrown@faroscc.com) and Angelina Castro (angelina.l.castro@phila.gov) if the contractor would like to make additional measurements for quantity take offs.
32. Advise if low income requirements in Section 105 of the Standard Contract Requirements are enforced on the project, as with Prevailing Wage, if not a majority unionized workforce, 40% requirements are probably not possible to be met
Ch 17-1000 and Prevailing Wages are both applicable to this project. Low-income requirements are not enforced by the PRA.
33. Confirm a 10% Bid Bond is required, per Section 6 of the Standard Contract Requirements
10% bid bond is not required.

34. Confirm if the existing swimming pool platform hydraulic systems have been fully removed and hydraulic fluid remediated or if any scope is required.

The existing swimming pool is to be removed in its entirety as indicated in the Documents. The existing swimming pool platform hydraulic systems are present and will require remediation and removal to allow for the new work. Removal of any hydraulic fluid would need to meet all applicable regulatory and environmental requirements.

35. Confirm if a processing fee is required to be paid in conjunction with Bid Submittal per Section 7 of the Standard Contract Requirements

Processing fee is not required.

36. Can the City confirm how long Commissioning of the Project at Completion is expected to take?

The commissioning on site will need to be coordinated by multiple contractors, design team, commissioning agent, and the City. The level of effort required to complete the commissioning is subjective to the contractor's execution of the work. By submitting a bid the contractor shall account for all efforts required to complete the project.

37. Can you provide any details on the reinforce pool slab and piston for the Swimming pool existing moveable platform? Assuming it is to be removed per demo notes.

The existing swimming pool is to be removed in its entirety as indicated in the Documents. The existing swimming pool platform hydraulic systems are present and will require remediation and removal to allow for the new work. Removal of any hydraulic fluid would need to meet all applicable regulatory and environmental requirements.

38. The FFE spec section in Appendix #2 and the Furniture Schedules on A910 do not state who is responsible for this scope. Please clarify if owner or the GC is responsible for both furnish and install of the furniture.

Included in Specification 01 2100 there is an Allowance listed for the procurement, delivery, and installation of the Furniture, Fixtures, & Equipment (FF&E) basis-of-design package which is included as Appendix #2 in the Project Manual.

39. Confirm locations that MC Cable is allowed within the project, if any.

Refer to response to Item #21. Specification 260533.13, Section 2.1, defines conduit types that are to be used per application. MC Cable is permitted above all ceilings. Rigid shall be installed for all locations where the conduit is exposed, if any.

Carousel House RFP – Questions/RFIs to Addendum No. 1:

40. Provide any Asbestos or Hazardous Material Reports on the Building and the Site.
Advise if any mercury is present in the flooring or otherwise.

See addendum #2 for Phase I Environmental Site Assessment