

Questions/RFIs:

1. NATATORIUM ALTERNATE SCOPE AND FUNDING

Is Alternate 1 (natatorium addition) fully funded and anticipated to be awarded with the base bid, or is this a value-engineering alternate that may be deleted? This impacts subcontractor capacity planning.

The City's intent is to fully fund the natatorium.

2. RETAINAGE TERMS AND SCHEDULE OF VALUES FRONT-LOADING

What is the City's standard retainage percentage (10 percent, 5 percent after 50 percent completion, etc.), and will the RFP permit contractors to front-load the Schedule of Values to reflect early mobilization and prep work costs?

Refer to paragraph 50 of the Standard Contract Requirements.

3. PARTIAL BID / LINE-ITEM AWARD ELIGIBILITY

May contractors submit bids on partial scope (e.g., Division 02, Divisions 05–06, Division 09 only) with "No Bid" on out-of-scope items (e.g., structural steel, MEP, electrical)? Or must all line items receive a price?

The contractors must submit full bid proposals for the entire scope of the project. Please refer to Attachment C – Proposal Application Package for bid submission requirements.

4. SUBCONTRACTING PARTICIPATION BREAKDOWN

The RFP references a 30 to 35 percent MBE participation goal for construction services. Does this mean 30 to 35 percent of total contract value, or 30 to 35 percent of labor hours? And are OEO-registered firms automatically eligible, or must firms also carry SBE or WBE certification?

Refer to Addendum #1, dated 8/5/26, for the updated City language on the project's Small & Local Business Plan. There are no MBE or WBE participation requirements for this contract.

5. PHASING AND SELECTIVE DEMOLITION SEQUENCING

Can selective demolition and interior prep work proceed before structural work begins, or must all demo and protection be staged behind the prime contractor's critical path? This affects subcontractor mobilization timing and crew scheduling.

The prime contractor shall provide the project schedule and site logistics plan on how they will execute the work and meet the contractual requirements. Refer to Attachment C – Proposal Application Package for bid submission requirements.

6. RETAINAGE RELEASE TRIGGER: SCOPE COMPLETION VS. BUILDING COMPLETION

Will retainage held on subcontractor work be released upon substantial completion of the subcontractor's scope, or only upon final substantial completion of the entire building?

Refer to paragraph 50 of the Standard Contract Requirements.

7. DAVIS-BACON PREVAILING WAGE SUB-TIER RESPONSIBILITY

Does the prime contractor pass Davis-Bacon certified payroll requirements down to all subcontractors, or does the prime handle compliance centrally?

Prime Contractors are required to advise all sub-Contractors that Davis-Bacon Requirements are to be followed on all Prevailing Wage projects, from start to finish.

8. ESTIMATED BUDGET ALLOCATION BY DIVISION

Can you provide (or confirm) the estimated budget or percentage allocation for Division 02 (Selective Demolition), Division 05–06 (Metal Framing/Carpentry), and Division 09 (Finishes: drywall, painting, flooring)? This helps subcontractors scope their capacity and pricing.

The total project is anticipated to be greater than \$25 million. The contractor must provide a complete bid breakdown as shown on specification section 004414 Construction Bid Proposal.

9. PRIME CONTRACTOR SELF-PERFORMANCE THRESHOLD

Does the RFP require the prime contractor to self-perform a minimum percentage of work (e.g., 20 percent) with direct W-2 employees, or can the prime subcontract 100 percent of the scope?

Please refer to specification Section 004112 Performance of Work.

10. PRIME-TO-SUB PAYMENT TIMELINE

Does the RFP specify a maximum number of days the prime contractor must pay subcontractors after receiving payment from the City, or is sub payment timing at the prime's discretion?

Prime contractors must follow the Pennsylvania Prompt Payment Act.

11. MOLD REMEDIATION SCOPE AND STANDARDS

Does the project scope include mold assessment or remediation? If yes, what standard governs the work (IICRC, EPA, state regulation), and is it a separate line item or bundled within Division 02 (Selective Demolition)? Are there any environmental certifications required?

The City is not aware of mold present in this facility.

12. MOLD REMEDIATION: PRIME VS. SUBCONTRACTOR EXECUTION

Can mold remediation work be performed by a certified subcontractor, or must the prime contractor self-perform? If subcontracted, does the subcontractor require IICRC WRT (Water Restoration Technician) certification?

The City is not aware of mold present in this facility.

13. LEAD PAINT ABATEMENT SCOPE AND COMPLIANCE

Does the project scope include lead paint assessment or abatement on interior or exterior surfaces? If yes, what standard governs (EPA Lead RRP, state certification)? Can lead abatement be subcontracted, and must the subcontractor hold EPA Lead-Safe Certification?

Please refer to Addendum #2 which includes the Phase I Environmental Site Assessment. See Table 3 - Summary of Presumed Asbestos Containing Materials (PACM) (page 31), since this report all materials have been tested and found negative or were not present on site. See Table 4 for Summary of Lead-Based Paint Coated Materials.

14. INSURANCE AND ADDITIONAL INSURED REQUIREMENTS

Does the RFP require subcontractors to carry specific limits of general liability insurance (e.g., \$1M/\$1M or \$2M/\$2M), and does the City or prime need to be named as additional insured? What are the minimum coverage limits and certificate of insurance submission deadlines?

Please refer to specification Section 007200 Standard Contract Requirements and 007316 Philadelphia Redevelopment Authority (PRA) Insurance Requirements.

15. I am reaching out as a few GC's bidding the job have reached out to me to provide pricing for competitive playground equipment as opposed to what is shown in the basis of design in your bidding plans. Are you open to looking at an equal if the numbers aligned with the project scope? Kompan is an approved vendor with PPR, the School District of Philadelphia and have worked with PRA in the past. For reference, the photos below on your site showcases our equipment at Pelbano Park.

Bidders shall refer to the Documents for pricing purposes. Any deviations from the design will need to be submitted and approved via the substitution procedures outlined in the Specifications. All substitutions are required prior to the bid.

16. Is there an anticipated start date / NTP for this project?

We anticipate that a Notice to Proceed will be issued Fall 2026.

17. Please consider extending the RFI deadline as we recently received the Plumbing and Fire Protection drawings due to the Pt 1 and Pt 2 drawing files were missing those components, and could use some additional time to review and consider related RFI's.

The bid submission date has been extended to 09/03/26 by 3:00 PM. Please refer to Addendum #1, dated 8/5/26 for the updated bid schedule.

Carousel House RFP

Questions/RFIs:

18. Specs 03 01 30 and 04 01 20 reference repairs for concrete and masonry and refer to the plans for extent of scope. The scope/quantities are not clearly defined on the documents. Can the scope and quantities be defined to level the bids?

Documentation of the repair and restoration work is shown in the Drawings on but not limited to sheets A310 Exterior Elevations (refer to the Repair and Restoration Schedule included), AD110 Demo Plans, AD210 Demo RCP, AD310 Demo Elevations, and AC101 Control Plan.

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.

19. CS-101 shows a dumpster enclosure and notes to see 2-L602. That drawing does not show a dumpster enclosure at all and item 2 is a trash receptacle. Is there a detail for the trash enclosure?

Refer to sheet L200 Materials Plan for call-out. Detail 1/L601 shows the Welded Wire Fence Elevation and Detail 2/L601 shows the Welded Wire Fence Gate. Welded Wire Fence (WF) is required for both the trash enclosure and the transformer pads.

20. There is a fence line with gates vaguely shown around the playground area, but it does not identify what type of fence it is. There are details for chain link (which I believe is at the parking lot area) as well as 8'h welded wire and 3'h ornamental fences. I would expect the ornamental fence to go around the playground, but where does the 8'h welded wire fencing go?

See sheets L200 Materials Plan and L600 Site Details which call out the fence at the Playground Area to be a 3'H decorative fence. The same sheets show the Welded Wire Fence (WF) labeled around the trash enclosure and the transformer pads.

21. BAS General spec 230920 lists 7 acceptable BAS manufacturers. Is one of these systems already being used in the existing building? If so, which manufacturer?

The bid documents require the contractor to provide a new BAS system for the building. Please refer to specification Division 23 for additional information.

22. There are no specific MEP demo plans, only notes to remove everything UNO in the architectural demo plans. Can existing conditions or as-builts be provided to help understand the extent of the MEP demo?

Provided with Addendum #2, dated 08/13/26, are the 1980 existing building drawings. Please note these are to be used for reference only. This is a complete demolition of the entire MEP system. Per these listed sheets, all existing systems shall be removed in their entirety and properly disposed: M000: Demolition Note 1; E000: Demolition Note 1; FP000: General Fire Protection Note 42; P000: General Plumbing Note 22.

Additional site visits can be coordinated with Andrew Brown (andrewbrown@faroscc.com) and Angelina Castro (angelina.l.castro@phila.gov) for the contractor to assess existing conditions for quantity take offs.

Carousel House RFP

Questions/RFIs:

23. FP Plans call out adherence to Factory Mutual approvals and recommended practice. Please confirm that is correct.

Per PPR Standards, fire protection valves and fittings that are UL or FM approved are acceptable. If FM approved valves are procured, installation of said valves must be in accordance with FM's recommended practices.

24. Plumbing and FP set show the FP backflow inside of the building, please confirm if Fire water BFP is to be located inside the meter pit or inside the building.

There are no backflow preventers inside the meter pit. The domestic water backflow preventer is located at the hotbox enclosure just after the meter pit as shown on the Civil Utility Plan CU101. The fire water service backflow preventer is located inside the building as noted on Civil Utility Plan CU101. The meter pit and backflow preventer locations were approved by PWD. Refer to the Fire Protection Plan for the location of the fire protection backflow preventer within the building.

25. Are flexible sprinkler drops permitted on this project?

Please see specification section 21 1313, flexible sprinkler drops are permitted.

26. Please confirm if Robbins Bio-Cushion Classic flooring can be substituted for an equal alternate Aacerflex Flooring. This is a competitive equal alternate option.

Please refer to specification Section 012500 Substitution Requirements. All substitutions are required prior to the bid.

27. Will a copy of the Contract Form be provided in advance?

A copy of the Contract Form will be provided to the selected bidder.

28. Could a revised Allowances section be provided on the bid form? Allowances in section 01 2100 list 2 allowances related to FF&E which are not on the bid form. Section 00 4109 contains a duplicate allowance for permits & electrical permits. Only an allowance for the Building permit appears on the Bid Form.

Provided with Addendum #2, dated 08/13/26, are updated sections 00 4114 Construction Bid Proposal, 00 4109 Pricing and Allowances, and 01 2100 Allowances.

29. Please confirm that Builders Risk is carried by PRA per section 00 7316 TCG

PRA holds builder's risk for Rebuild projects.

30. Are the any RACP requirements applicable to GC Prime for the bidding process including disclosure of subcontractor outreach?

Provided with Addendum #2 is RACP's FAQs. Please see Section 8 in the attached FAQ doc for info on bidding requirements.

Questions/RFIs:

31. Please identify which murals will require protection during construction. Please provide a detail for mural protection if required.

The existing murals in the old gymnasium are not to remain. Please refer to Sheet A802 for the finishes schedule.

32. Please confirm if the city's installer will be used for camera installation and all low voltage. Should the GC only provide conduit pathways?

Contractor shall furnish and install the entire VSS system as per the bid documents. Please refer to Division 32 and Telecommunications sheets in the bid documents. The contractor is responsible to provide conduit for wireless access points; see note 6 on sheet T101.

33. Please confirm what was noted at the walkthrough: Owner intends to perform their own cleanout of all materials within the space including any objects not fixed in a permanent fashion.

The contractor shall assume that all material onsite is either trash or shall be stored in an onsite storage container. The contractor shall provide all material and labor required to discard or store onsite the material. An inventory list may be provided prior to start of the work to the prime contractor. The city may at any time elect to keep any of the material stored onsite. Provided with Addendum #2, dated 08/13/26, is the updated specification Section 01 2100 Allowances which included an allowance for a 20' storage container.

34. Please confirm if kitchen equipment is to be removed as part of the cleanout or as part of the demolition scope.

See answer to question 33

35. A late September/ early October project kickoff was noted at the walk through. Should an NTP be figured as immediately after project kickoff?

See answer to question 16.

36. What is the existing substrate below all existing flooring? Should this be assumed as slab on grade?

The contractor shall assume that the existing flooring is slab on grade.

37. Can portions of the existing fence be utilized as temporary construction fencing during the project?

The contractor is responsible for ensuring that the site is secure at the end of every day. Please refer to specification Section 01 5000 Temporary Facilities and Controls.

38. Please confirm alternates 2, 3, 4, 5, and 7 are intentionally omitted.

Yes, that is correct. In Specification 01 2300 Alternates, Alternate numbers 2, 3, 4, 5, and 7, are listed as "not used".

Carousel House RFP

Questions/RFIs:

39. Please confirm if Alternates #6 & 8 are to be included in the costs for Alternate #1 Natatorium or broken out separately.

Alternate #6 and #8 are not included in the costs for Alternate #1.

Alternate #6 is for the installation of swinging doors in lieu of the base contract which is sliding doors.

Alternate #8 is for the installation of epoxy paint and rubber base in lieu of the base contract which is glazed block.

40. Groundwater is noted 12-17 ft below grade and was not reviewed in the Geotech report for contamination. It is unlikely that ground water will be encountered. Should all contaminated soil/ groundwater be excluded?

The contractor shall assume that the soil is clean fill. Prior to disposal, soil will need to be tested.

41. Can a copy of the PPR signage standards be provided for all bidders?

The Philadelphia Parks and Recreation Design and Construction Standards can be found here: [Parks & Rec design and construction standards | Philadelphia Parks & Recreation | City of Philadelphia](#)

42. Are there any milestones or portion of the work that are scheduled to be turned over early?

The contractor shall be substantially complete within 730 consecutive calendar days from the Notice to Proceed.

43. Please confirm the new transformer will be provided by PECO and GC will not be responsible for the costs to purchase the pad mounted XFRM.

Confirmed, the new transformer is to be provided by PECO.

44. Please confirm if Meter & Service Applications have been submitted to PECO

Confirmed, Meter & Service Application was submitted to PECO on 10/13/2025.

45. Please confirm that any pole relocations or design fees required by PECO are not costs expected to be covered by the GC.

Based on coordination with PECO, utility pole relocations are not anticipated and electrical power and infrastructure provision and connection to PECO are per the Contract Documents.

46. Are there any requirements for field passivation of items listed in the Repair and Restoration Schedule on drawing A310 if they are scheduled to be painted?

As long as the surface preparation and cleaning of the specific substrate material is followed per the SSPC standard referenced in Specification 09 9600, no additional passivation or chemical treatments is anticipated. See High-Performance Coating Schedules in Specification 09 9600.

47. Please confirm that all fees (review/ certification/ inspection) associated with LEED gold are Owner cost.

The project is registered in LEED. After the bid, the design team will submit the information and pay all application fees.

Carousel House RFP

Questions/RFIs:

48. Is the intent of the exterior mockup in 01 4339 to be integrated into the building or a standalone mockup?

Intent of exterior mock-up is to be stand-alone. See Drawing 2/A600 for the exterior mock-up design intent.

49. Please confirm that PGW has been coordinated with for the current design and that all relocations will be completed by PGW at no cost to GC per item #84 in the 00 72000 standard contract requirements

Confirmed.

50. Are there requirements for vibration monitoring?

It is not believed that any vibration monitoring would be required on the existing structure during the demolition and construction phases. Refer to City's standards for any additional information or requirements for vibration monitoring.

The contractor shall adhere to Chapter 10-400 of The Philadelphia Code.

51. Is there an anticipated start date / NTP for this project?

This question is a duplicate. Please refer to response to Question #16.

52. Please consider extending the RFI deadline as we recently received the Plumbing and Fire Protection drawings due to the Pt 1 and Pt 2 drawing files were missing those components, and could use some additional time to review and consider related RFI's.

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Carousel House RFP

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This question is a duplicate. Please refer to response to Question #24.

60. Fire Protection Are flexible sprinkler drops permitted on this project?

This question is a duplicate. Please refer to response to Question #25.

61. Flooring, Please confirm if Robbins Bio-Cushion Classic flooring can be substituted for an equal alternate Aacerflex Flooring. This is a competitive equal alternate option

This question is a duplicate. Please refer to response to Question #26.

62. We (Alexander Perry, 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. We would appreciate your guidance on whether our proposal will still be considered.

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