

Happy Hollow Recreation Center RFP

Questions/RFIs:

1. Clarify if a Bid Bond is required.

Bid bond is not required.

2. What are the anticipated start and completion dates?

Per RFP, respondent selection is expected August 2025, with contracting period following. Substantial completion is expected to conclude within 365 consecutive calendar days of notice to proceed. Per Section 011100 - Summary of the Work and notes provided on D2.1 and A2.1, the playground and sprayground, accessible site access, site furnishings, and breezeway roof, are expected to be delivered first. The first phase must be completed and open for public access no later than May 25, 2026.

3. Will the abatement be completed by others prior to project construction start?

No abatement will be completed prior to project construction start. Hazardous material survey from April 2024 is provided in supplemental information. Refer to specification section 0099123 for requirements related to lead-based paint. No asbestos containing materials have been found in testing done to date.

4. What is the scope for the furnish and install of the outdoor recreation equipment?
 - a. Same question for the Alternate #2 Basketball Courts.

Pre-construction meetings to review scope and coordinate sequencing will be required.

Owner responsibility:

- Playground Equipment assembly and installation (2-5 and 5-12 area play equipment from Burke), including footers and anchors
- Waterplay Splash Pad Equipment (sprays and features on the pad)
- Splash pad equipment footers, anchors
- Splash pad concrete flatwork
- Vault for the manifold supply and installation
- Manifold
- Piping from Manifold to Features
- Splash pad Drain
- Stone base for the playground rubber surfacing
- Playground rubber surfacing

All other scope required by the documents is the responsibility of the GC, including but not limited to:

- Fencing
- Demolition of existing equipment or any other areas
- Excavation of playground areas as required to get to subgrade
- Excavation of splash pad area as required to get to subgrade
- Benches/trash receptacles
- Real Boulders/rocks
- Site concrete or paving
- Splash pad water line from building to vault (GC to stub upwards from below, for City to drop vault into place over water line)
- Splash pad water line controls in building (valve, timer, etc)
- Piping of vault drain to sewer

Happy Hollow Recreation Center RFP

Questions/RFIs:

- Piping of splash pad drain to sewer
 - a. The GC is responsible for all scope contained in Alternate #2 Basketball Courts.
- 5. Is the surface below the safety surface to be removed?
Refer to CE1.01 and L1.0 and L6.0; exg asphalt paving to be removed, new safety surface to be installed on stable and non-yielding subgrade and 6" minimum compacted stone base. Remove what is necessary to accomplish proposed grading and proposed paving and/or safety surface profiles.
- 6. Will there be a square foot or a \$ allowance to use for the roof sheathing repair, replacement?
Assume 10% of roof area will need to be patched/repared/replaced. Provide Unit Cost for roof sheathing repair and replacement as listed in specification section 012200 – Unit Costs.
- 7. Finish Schedule on A9.2 shows no floor finish in Restroom 114. Finish Plan on A9.2 shows Restroom 114 to receive EPOXY FLOORING. Please clarify floor finish for this restroo

Provide new epoxy flooring in all restrooms; refer to Addendum 1.
- 8. Specification Division 7, 078413 PENETRATION FIRESTOPPING is not in the specification book. It is just listed in the Table of Contents.

This section is not required; refer to Addendum 1.
- 9. Specification Division 7, 078443 JOINT FIRESTOPPING is not in the specification book. It is just listed in the Table of Contents.

This section is not required; refer to Addendum 1.
- 10. Specification Division 8, 088813 FIRE-RATED GLAZING is not in the specification book. It is just listed in the Table of Contents.

This section is not required; refer to Addendum 1.
- 11. Specification Division 10, 102113.19 PLASTIC TOILET COMPARTMENTS is not in the specification book. It is just listed in the Table of Contents.

This section is not required; refer to Addendum 1.
- 12. There are 2 Specification Division 26, 260923 LIGHTING CONTROL DEVICES in the specification book. Which one is for this project?
The duplicate section has been removed; refer to Addendum 1.
- 13. Specification Division 26, 265600 EXTERIOR LED LIGHTING (CIVIL) is not in the specification book. It is just listed in the Table of Contents.

This section is not required; refer to Addendum 1.
- 14. Specification Division 28, 282000 VIDEO SURVEILLANCE is not in the specification book. It is just listed in the Table of Contents.

Happy Hollow Recreation Center RFP

Questions/RFIs:

This section is not required; refer to Addendum 1.

15. Clarify the end point for the work at the spray ground riser diagram. Does the GC stop at the beginning of the PVC?

GC stops at the beginning of the PVC piping. GC scope includes piping for the vault drain and connection to storm system.

16. Are the new windows W1 & W2 true divided lights?

The intent for the new windows is to match the existing/original. Most windows were replaced in 2016 and designed to match the original. Original 1910 drawings show wood windows with true divided lights.

17. Drawing A2.1, note CN-55 states PROVIDE NEW WOOD COUNTERTOP AND SUPPORTING BRACKETS AT 30" OC. Drawing 4/A5.1 shows section on COMPUTER ROOM COUNTER as quartz. So does specification section 123100. Please clarify.

Provide quartz countertop in computer room; refer to Addendum 1.

18. Per site walk, please confirm if a bid bond is not required.

Bid bond is not required.

19. C1.00 notes an ADD ALT to clean and jet out basketball court inlet and drain - this is not noted in the RFP as an ADD ALT. Should this be considered ADD ALT #04? Or lumped in with ADD ALT #2

Include with Add Alt 2; refer to Addendum 1.

20. R1 Roof Assembly calls for new mineral wool insulation between existing roof joists. However, the RCPs call for most of the existing ceilings to stay and only calls for replacement of damaged sheathing on the roof. In order to provide new mineral wool insulation (Blow in at high roof (CN-33) and Batt at low roof (CN34)) - this requires much more extensive demo than what is shown on the plans. Please advise on the intent

The intent is to insulate the exg central high roof and to replace exg insulation above the ceilings in both wings. At the central, high roof, loose mineral wool insulation should be added to the cavity between the finished ceiling boards and the roof sheathing. Exg sheathing may be removed or otherwise altered to provide access to the cavity from above – exg ceiling finish boards should not be removed unless to damaged and in need of repair/replacement. Removed or altered sheathing should be replaced in kind or adequately patched to allow for roof installation and functioning.

21. DN 23 notes "Patch, Repair, and Replace existing roof sheathing as needed. Please advise on a % of patch that all bidders should assume so that everyone is level (relates to above RFI as well)

Assume 10% of roof area will need to be patched/repared/replaced. Provide Unit Cost for roof sheathing repair and replacement as listed in specification section 012200 – Unit Costs.

22. CN 82 on A2.0 calls for new domestic water utility though FDN wall. This does not match what is shown on civil drawings C1.03 (New DW does not enter building on civil). Please advise on scope C1.03 has been revised; refer to Addendum 1.

Happy Hollow Recreation Center RFP

Questions/RFIs:

23. CN 53 notes computer room counter is to be wood, however section 4/A5.1 notes top as quartz - please advise

Provide quartz countertop in computer room; refer to Addendum 1.

24. On A6.0 - there is a hatch that graphically says "EXG GWB Ceiling". However, on the RCP - where this hatch is shown, there are also notes stating "replace damaged wood boards". Please confirm this is a wood ceiling and NOT GWB

The ceiling of the central multi-purpose room is a wood ceiling; refer to Addendum 1.

25. R2 calls for 3/4" marine grade plywood at breezeway, but the details on A8.1 call for 1/2" GYP sheathing - please advise

Sheathing shall be 1/2" gypsum; refer to Addendum 1.

26. CN-24 notes "Replace/Repair/Patch Damaged Exterior Wood Trim to match existing. Please advise on quantity that all bidders should assume so that everyone is level - no scope shown

See 1/A3.0. Bids should be based on areas shown on the drawings and observations made during the mandatory pre-bid site walk. As noted on the site walk, bid proposals are to include all observable replacement, repair, and patching.

27. Please confirm the playground and spray ground equipment will be F&I by owner. Please advise if there are any other items that are owner F&I

Confirmed. Refer to answers to question 4 and question 39.

28. Please confirm removal of the boxing ring and equipment will be by owner

Provide allowance as requested for moving and storage, see section 004114 – Construction Bid Proposal and section 012100 – Allowances.

29. Is Intent to paint all wood windows on interior and exterior - or leave as-is?

All painted surfaces to be repainted, uno; refer to Addendum 1.

30. UP5 notes Metal Ceiling Replacement, UP6 notes metal ceiling repair - what is the "repair" process at the metal ceiling that this is referring to. If damaged, we suggest removing and replacing damaged condition

Refer to specifications Section 050372 – Historic Decorative Metal Repair and Section 050374 – Historic Decorative Metal Replication.

31. Specs states Voice Evac / FA for site. Dwgs do not mention voice- have standard FA devices (per symbols) Are we to bid voice system or non-voice FA?

The fire alarm is not required to contain voice evacuation, fire alarm notification shall be through conventional horns, horn/strobes, and strobes. Visual notification appliances shall be conventional LED type.

32. Is a more detailed mechanical section available to show intent of buried refrigerant lines?

The buried refrigerant pipes are to be enclosed withing a HDPE pipe installed below the frost line per Keyed Notes on sheet M-101. The HDPE pipe is to be installed, bedded, etc. similar to a buried sanitary or storm drainpipe except it does not need to be sloped.

33. Please provide the sign-in sheet from the Pre-Bid Meeting walkthrough

Happy Hollow Recreation Center RFP

Questions/RFIs:

The sign-in sheet is posted to <https://phdcphila.org/rfps-rfqs-sales/construction-rfps/>.

34. What is the distance of the service conduits from the building to the pole?

Electrical service for the new light pole is tied into the existing pole; refer to E202. The distance between the new and existing pole is documented at 66'-2 1/4" but VIF; refer to L3.2.

35. Regarding the P1 and P2 fixtures:

- How many P1 replacement fixtures are needed per pole?
- How many P2 fixtures are needed for the new pole?
- What size pole is needed for the P2 setup?

Refer to the lighting schedule; lights scheduled for 2, short arm fixtures. The new light pole should be 12' tall.

36. Is EMT conduit acceptable for indoor fire alarm circuits?
EMT type conduit is acceptable for this work for indoor installations.

37. Please provide the bid form in Excel
Please use the bid form provided.

39. During the walk through it was stated that the Playground Equipment and Sprayground were being furnished and installed by the owner. Please provide a drawing or narrative describing what work is the responsibility of the CM on this project? Will we have to provide the foundations for the playground equipment? Will they handle their own offloading? Can you provide the quotes for review of scope?

Pre-construction meetings to review scope and coordinate sequencing will be required.

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Happy Hollow Recreation Center RFP

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40. The RFP states that a bid bond is required. However, during the walk through it was stated that a bid bond will not be required. Please clarify which is correct.

Bid Bond is not required.

41. During the walk through it was stated that the gymnasium needs to remain open during the renovations of the existing recreation center. Please provide information on the schedule and expectations for access.

The basketball gymnasium has regular daily operating hours of 1 pm to 9 pm Monday through Friday, and 9 am – 5 pm Saturday and Sunday, subject to change as required by Philadelphia Parks and Recreation. Coordinate with City project manager regarding disruptions of access to the basketball gymnasium as needed for construction. An access path from sidewalk to basketball gymnasium to be maintained except for temporary closures as needed for installation of work and coordinated with advance notice to Owner.

42. Please provide information on how to protect the existing mural on the rear Gymnasium.

Protection of all structures noted as existing to remain is the responsibility of the GC. At minimum, provide the following at the locations noted below for the duration of construction. Do not use mechanical fasteners in mural surfaces finished with tile or mirror.

- Gymnasium east wall: Provide tarping up to 8'.
- Gymnasium north wall: Provide tarping to the height of the second floor window sill. Provide 2"x4" wall with 5/8" exterior grade OSB protection up to level of the 1st floor window sill to protect against impact from heavy machinery.
- Gymnasium west wall: provide tarping up to 8' behind proposed mechanical yard

43. Specification Section 310000 - Earthwork Part 1 General in paragraph A. States the general contractor shall pay for Geotechnical Engineer and testing agency to perform quality control of earthwork . Section 1.4 Paragraph A. states that the Geotechnical is to be selected by owner and paid for by owner . Please clarify responsibility of Geotechnical and Testing company .

The specification has been revised to indicate that the contractor shall pay for the Geotechnical Engineer; refer to Addendum 1.

44. Has the owner done any testing of the soil or top soil . Earthwork specifications allows the reuse of top soil , please confirm ?

Soil testing is required per Section 329100 Planting Preparation and 310000 Earthwork. For topsoil requirements, refer to Section 312200 Grading. On-site excavated materials may be used as backfill if in accordance with section 310000 Earthwork.

45. Section 321623- Sidewalks , Part one paragraph A , Paragraph two is specifying exposed aggregate finish on sidewalks , please confirm .

No exposed aggregate is proposed for this project, all references have been removed from the specifications; refer to Addendum 1.

46. Spec section 310005 -Excavation Support and Protection section 1.5 , Paragraph 8 states all excavation is unclassified and no additional compensation will be made for rock . Are there any test borings.

No test borings have been completed at this time.

47. Drawing A6.0 Shows the area of replacement with regards to metal ceiling panels. Specification 050374 paragraph 3.2 installation , it states if not repairable it should be replaced with full size panel . We only know the extent of the replacement is shown on the RCP and would assume the RCP is what we should include in our bid . We have no idea if the extend of the repairs are greater then what is shown on the RCP Plan , please clarify this assumption .

Happy Hollow Recreation Center RFP

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Bids should be based on areas shown on the drawings and observations made during the mandatory pre-bid site walk. As noted on the site walk, bid proposals are to include all observable replacement, repair, and patching. Provide unit prices in accordance with Section 012200 – Unit Prices.

48. Quick question on the standing seam specifications: is it mechanically attached or snap lock? My apologies if the answer is in the details, but I was able to locate that information.

Standing seam metal roofing to be mechanically attached; refer to section 076100 - Sheet Metal Roofing.