

ADDENDUM ACKNOWLEDGMENT

ADDENDUM NO. 1
Bid Due Date: 6/3/2026

Dated: 5/20/2026

NOTICE

It is the sole responsibility of the bidder to ensure that it has received any and all Addenda and the Philadelphia Redevelopment Authority may in their sole discretion reject any bid for which all Addenda have not been executed and returned.

RFP FOR
McPherson Square Library Renovation and Park Improvements
IS AMENDED AS FOLLOWS:

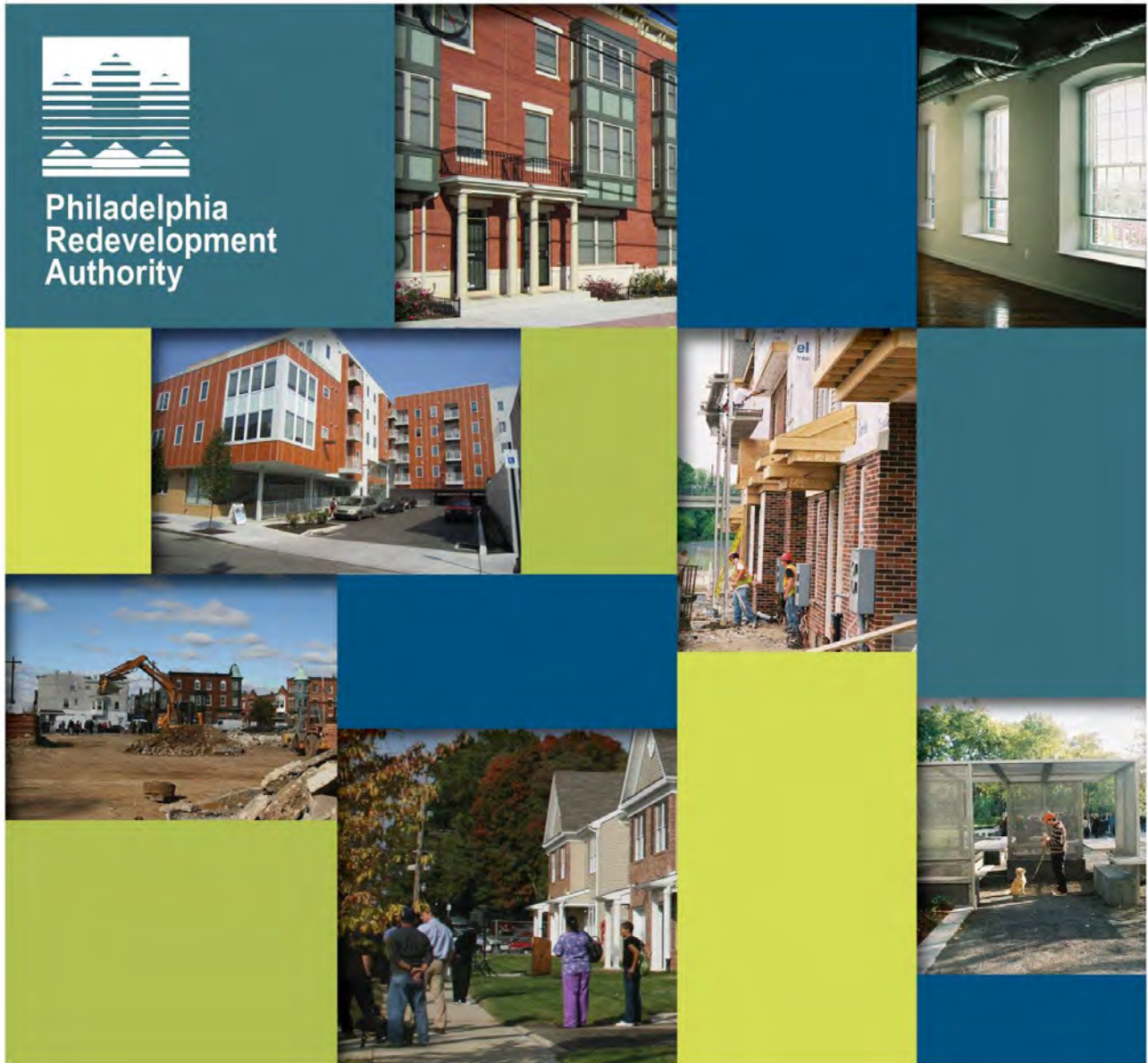
1. Addenda will be posted on the PHDC website <https://phdcphila.org/rfps-rfqs-sales/construction-rfps/> Each Bidder shall ascertain prior to submitting a proposal that Bidder has received all Amendments issued and shall acknowledge their receipt in their proposal submission.
2. Replace RFP dated 4/29/26 with attached RFP Addendum 1 dated 5/20/26
3. Answers to Bidder’s questions are attached with Reference Drawings attached.
4. Remove Section 012100 - Allowances and replace with attached Section 012100 – Allowances Addendum 1.
5. Remove Drawings from Contract Drawings Set dated 4/9/26 and replace with Revised Addendum 1 Drawings dated 5/20/26 attached, listed below:

Remove Drawing	Replace with Drawing
CS Cover Sheet	CS Cover Sheet
C1.0 Existing Site Plan	C1.0 Existing Site Plan
C3.0 PCSM Proposed Site Plan	C3.0 PCSM Proposed Site Plan
C4.0 PCSM Proposed Grading Plan	C4.0 PCSM Proposed Grading Plan
A2.1 Floor Plans	A2.1 Floor Plans
A10.2 Finish Schedule, Furniture Schedule, Ceiling Details	A10.2 Finish Schedule, Furniture Schedule, Ceiling Details
A11.1 Furniture Plans	A11.1 Furniture Plans

6. Add attached Asbestos Inspection Report “Notated for Addendum 1.”
7. Remove Attachment-C-06 Rebuild Contract Participation Form (MSExcel) and replace with attached Attachment C-06 Rebuild Contract Participation Form 260511 R1 (MSExcel)

Bidder must acknowledge receipt of Addenda in their proposal submission.

Bidder Signature / Date



Request for Proposals (RFP)

McPherson Square Library Renovations and Park Improvements

601 E. Indiana Ave Philadelphia, PA 19134

4/29/26, 5/20/26 Addendum #1

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Attachments:

- 0. Division 0 (Bidding and Contract Requirements and Bid Sheet)
- 1. Division 1 (General Requirements)
- 2. Division 2-33 (Technical Specifications)
 - A. Construction Drawings
 - B. Additional Information
 - C. Proposal Application Package



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 **MCPHERSON SQUARE LIBRARY RENOVATIONS AND PARK IMPROVEMENTS** project located at **601 E Indiana Avenue Philadelphia, PA 19134**. 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 **WEDNESDAY, 06/3/26 at 3pm**; absolutely no Response will be accepted after that time.

Mandatory Pre-Bid Meeting

All Applicants must attend the mandatory pre-bid meeting onsite at **601 E Indiana Avenue Philadelphia, PA 19134** at **10am** on **THURSDAY, 05/07/26**.

The names and contact information for all attendees at the pre-bid meeting will be posted on PHDC'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@phdc.phila.gov **up to 3pm on WEDNESDAY, 05/13/26**. Questions, responses, and additional information will be posted on the PRA Website within **5 business days** of this date.

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

1. Responses will only be accepted in the following manner:

Online Submission – via the electronic portal on PHDC's website Online Submission – via the electronic portal on PHDC's website (<http://www.phdcphila.org>);

Disqualification

Responses will be disqualified if:

1. They are submitted after the specified deadline;



2. They are submitted by some means other than the format listed above. The PHDC 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 0, Division 0 (Bidding and Contract Requirements).

Schedule

The timeline for this opportunity is as follows:

Event	Date
RFP posted	WEDNESDAY, 04/29/26
Mandatory Pre-Bid Meeting, in person	10am THURSDAY, 05/07/26
Questions and requests for additional information due to the PRA	WEDNESDAY, 05/13/26
Answers to Question posted by PRA	WEDNESDAY, 05/20/26
Proposals due from Applicant	WEDNESDAY, 06/3/26
Respondent selected (Estimate) ** There will be a contracting period with PRA after respondent is selected	JULY, 2026

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

Project Description/Scope of Work

The summary of work covers **MCPHERSON SQUARE LIBRARY RENOVATIONS AND PARK IMPROVEMENTS** located at 601 E Indiana Avenue, in the Kensington neighborhood of Philadelphia. The project includes a range of ADA accessibility updates, interior and exterior renovation, and energy efficient upgrades. Accessibility updates include new handicapped accessible entry ramp, interior elevator, and ADA-compliant restrooms. Additionally, the project includes modifications to interior layouts, customized for McPherson Branch Library collections and daily programming including new furniture, appliances, and finishes. Supporting the requirement to achieve LEED Gold designation, upgrades include new thermal-efficient windows and doors and LED lighting throughout in addition to building performance upgrades to mechanical, electrical, plumbing, fire alarm, and security systems.

Improvements at the exterior include restoration of the stucco exterior and façade details, repointing masonry elements within the park, the addition of a secondary egress stair from the lower level, new fence protection around the parking lot and existing basement stair, and improvements to existing stormwater management. Improvements to areas of the property that are used by the community include enhanced safety of park spaces, improved landscape, and new equipment for the playground.



For completed scope of work please refer to the Construction Drawings (Attachment A) and the Specifications (Attachment 2). This project is part of the City's Rebuilding Community Infrastructure Program ("Rebuild").

Antidiscrimination and Equal Opportunity in Contracting

PRA works to ensure that all businesses desiring to do business with PRA have an equal opportunity to compete, free from unlawful discrimination. In furtherance of this goal, PRA reserves the right to track the participation of businesses, and to collect other contracting data, at all tiers of contracting. Applicants must agree to comply with requests for the collection, retention, and reporting of data relating to contracting at any tier, including subcontracts, and must agree that PRA and the City may conduct periodic reviews to monitor compliance with the collection of data relating to contracting at any tier, including subcontracts. While PRA retains the right to request data regarding the participation of businesses, all vendors are encouraged to apply regardless of the composition of their ownership and/or workforce, and no selected vendor shall be penalized due to the composition of their ownership and/or workforce as reported in response to a request for data.

Response Submission Requirements

- 1. Cost Proposal.**
Submitted on Company letterhead.
- 2. Construction Bid Proposal Form.** *Located in Division 0 (Bidding and Contract Requirements), and Attachment C, Form 02*
- 3. Proposal Application Checklist.** *Located in Attachment C, Form 01 (Proposal Application Package).*
- 4. Approach to Project Delivery.** *Located in Attachment C, Form 03. 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 Proposed Project timeline, Logistics Plan, and proposed Project Management Team including Dedicated Project Foreman.
- 5. Qualifications and 3 project examples.** *Located in Attachment C, Form 04*
Describe past experiences with 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.
- 6. Declarations and Other Information.** *Located in Attachment C, Form 05.*
Response must also include the completed forms identified in the Declarations and Other
- 7. Rebuild Contract Participation Form.** *Include this form as part of Attachment C.*
Template provided in Excel. Show project projected value and certification of Prime and individual Subcontractors for the total value of submitted bid.
- 8. Payment & Performance Bonding Statement.** *Include this statement as part of Attachment C.*



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 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. Total base bid amount;
2. Appropriateness of firm for the scope of work, and able to complete project in a high-quality standard; on time and on budget;
3. Prior experience and proven track record working with the City, PRA, and/or other public agencies;
4. Demonstrates financial capability to complete the project;
5. Application complete and applicant eligible, including compliance with requirements listed in the RFP.
6. Any other factors the PRA considers relevant to the evaluation of the responses.

Office of Labor Standards Considerations

1. The **prime** is the company who bids and is awarded the contract to perform work for the *Rebuild* initiative.
2. The **prime** on the project is responsible for all **subs** and **sub tiers**.
3. The prime is responsible for ensuring that certified payroll is being submitted into the LCP tracker system each week, even if this is a responsibility delegated to the subs and sub tier companies for their workers.
4. If subs and sub tier companies are not submitting certified payroll weekly, the Office of Labor Standards will make contact with primes to request that a memo be sent to subs and sub tiers to immediately provide certified payroll.
5. Primes are responsible to inform foremen on each construction site that representatives from the Office of Labor Standards will periodically and at random conduct compliance interviews and visits. All workers on site (including workers from sub and sub tier companies) are required if requested and/or may request to speak with Office of Labor Standards representatives during unannounced visits.
6. **All contractors** must submit certified payroll each week or non-work forms.
 - a. Proof of fringes should be submitted and will be requested during the project by Remittance reports or pay stubs.
7. **Individual Reminders:**
 - a. **Gates and Chain-link fencing** – When installing, the Office of Labor Standards requires a composite crew of Laborer’s and Iron workers. Laborers for **building** are to be paid at a class Two rate and for **Heavy Highway** Group Two rate.
 - b. **Playground Equipment** - When installing playground equipment, the Office of Labor Standards requires Non Landscape workers.
8. All wage rates will be classified as either:



- a. **Building** - Rate to use related to scope of work on a building
 - b. **Heavy and Highway** – Rate to use related to scope of work on anything other than a building
9. **Please note** the following details related to wage rates
- a. For projects that include both building and non-building related scopes of work, both wage rates will be applicable
 - b. If construction is not underway within 180 calendar days of contract execution, projects will be subject to updated prevailing wage rates.
 - c. Work completed as part of a Change Order is subject to the wage rates locked in at the time of contract execution or reassessment as indicated in #9 above.

If there are questions or concerns regarding any of the above, please contact Andre Bragg with the Office of Labor Standards via phone (215.686.2132) or email (andre.bragg@phila.gov).

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

Rebuild Initiative - Managing Director's Office

Rebuild is a historic investment of hundreds of millions of dollars in neighborhood parks, recreation centers and libraries across Philadelphia. Proposed in Mayor Jim Kenney's first budget as a part of his vision for a more equitable Philadelphia, Rebuild's promise to acknowledge history, engage the community and invest intentionally seeks to uplift pivotal community spaces, empower neighborhoods, and promote economic opportunity through diversity and inclusion.



Rebuild will also help to provide employment opportunities for Philadelphians and support upward mobility. Rebuild is a chance to offer historically underserved and under-represented populations, in particular small and local business owners, with high-quality job and contracting opportunities. Rebuild will work with unions, contractors, lenders, and other partners to invest in supports and services to achieve the goals of improving the diversity of the building trades and increasing opportunities for and participation of small and local contractors and professional services firms.

Rebuild Payment Procedures

Applications for payment shall be submitted monthly, and include the following back up documentation:

1. Schedule of Values approved by the project manager
2. Narrative of work completed during the pay application pay period and work planned for next period
3. All subcontractor invoices billed
4. Large or Custom Material invoicing billed
5. Verification of Certified Payroll in LCP Tracker (Prime, and all tier Subcontractors)
6. Payment verification to subs and suppliers
7. Updated project construction schedule
8. Payment verification may be conducted by a third-party monitor

Rebuild Project Management

The Submittal Log template will be provided at the pre-construction meeting to the selected vendor/contractor and is to be maintained and updated per the project specifications by the contractor for the project team, to track the submittal, return, resubmission of all Project Documents, Product Submittals, Samples, and Shop Drawings.

Rebuild projects require that Project Users, Lead Designers, and General Contractors utilize Rebuild's Project Management Information System built on Procore. For more information, see Specification Section 013113 Project Coordination in Attachment 1.

Campaign Contribution Disclosure Forms

Please complete the applicable disclosure forms (Attachment C.05b) and submit with your proposal.

Philadelphia Tax Status Certification 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 C.05a) and submit it with your Response.

Compliant with City of Philadelphia Revenue Department

Selected applicant must have a current City of Philadelphia Business Activity License and have a valid contractor's license, which must be provided to the City in advance of project start.



City of Philadelphia Questionnaire & Financial Statement for Qualifying Bidders

Please complete the applicable questionnaire and financial statements (Attachment C.03a) and submit with your proposal.

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.



**McPherson Square Library Renovations and Park Improvements RFP
Answers to Bidder's Questions
Addendum #1 5/20/26**

Questions/Answers:

1. We are a 43-yr. old furniture dealership and have worked with PPA and Septa (has been a long-standing client) on a couple of projects recently and are very interested in learning more about the furniture component to this bid.

I have a couple of questions, where the answers will help us determine whether we should continue to track this project or not.

1. Who will purchase the furniture? City of PHL, RDA or GC or another entity?

Response: GC

2. Will the buyer consider splitting the bid and have 2 or more dealers participate?

Response: No

2. Please confirm this is a 100% Union Labor Project with Prevailing Wage reporting requirements - In other words, please confirm this is NOT an open-shop/prevailing wage project.

Response: Per the City of Philadelphia Charter requirements, this is a Prevailing Wage project open to all bidders.

3. Please confirm the elevator is a 2-stop unit.

Response: The elevator is a two-stop unit: one stop at the lower level and one stop at the main floor.

4. The specifications for fencing calls for Canadian Steel Products, is this correct or can we source this domestically?

Response: As stated in Specification Section 012500-Substitution Procedures, an approved comparable product can be considered.

5. The specifications for fencing calls for the fencing to be custom-made in the factory, which the manufacturer does not perform. Any custom-made fencing would need to be fabricated. Please confirm.

Response: Not sure which fence asks for this, but the Welded Wire Fence warranty will be invalid if it is field cut. The manufacturer fabricates the panels prior to delivery.

6. Please confirm that the suspended felt sound baffles have integral light fixtures as shown on Electrical Sheet E3.1 and Lighting Schedule on Sheet E6.1

Response: Confirmed. Refer to E3.1, E6.1, and RCN-9

7. Are cut sheets for the new playground equipment available for our review? If so, please forward.

Response:

- **Cut sheets are not available.**
- **Refer to the L200 Materials Plan and specification section 116800-Play Equipment for play equipment information.**

8. Please confirm no sprinkler scope of work is included with this project.

Response: There is no sprinkler scope. The building is non-sprinklered. See A0.2.

9. Please confirm that Siemens Desigo Fire Alarm would be considered an approved equal to the specified Honeywell Silent Knight system.

Response: The basis of design product follows the Silent Knight Alarm System by Honeywell, Model SK-6820. The system is designed and maintained as non-proprietary. An alternate and comparable system must meet these requirements, and a formal "Request for Substitution" process will be required per Specification Section 012500. Final acceptance will be approved by the Architect and Owner.

10. All casework material is being called out as 3/4" plywood veneer. On there finish schedule dwg A10.2 they are not specifying any species of wood veneer. Should this be priced as paint grade/primed only or does this get a veneer?
Response: Refer to casework details A11.2-A11.6. Casework is identified as 3/4" ply with wood veneer and MDF, paint to finish. 3/4" ply with wood veneer is specified as "Wood-veneer-faced casework for transparent finish."
11. They are calling for all casework with doors and drawers to be lockable in public areas. Are these locks just cam locks keyed alike or a special lock keyed differently with master key? There is no hardware schedule regarding millwork, please advise.
Response: Refer to section 064100
12. Please confirm LEED Gold is a project requirement. If so, please provide Specification Section 018113 including LEED "scorecard".
Response: Please refer to specifications section 018113.20 and 018113.21.
13. Please provide a list (and associated shop drawings/product data) for any owner furnished materials/equipment which the GC is to install.
Response: None
14. Are there any Owner Furnished/Owner installed items? If so, please provide a list.
Response: None
15. Please confirm MBE/WBE/DBE participation % will not be part of the analysis for making the project award as mentioned during the pre-bid meeting.
Response: Confirmed
16. Please confirm no roof work is required as mentioned during the pre-bid meeting. There is no scope of work at the roof.
Response: Generally there is no roof scope related to the roof itself, however, there is minor scope at the roof related to MEP. Please refer to PD2.3 and P2.3, MD2.2 for MEP scope at roof.
17. Please confirm the GC will be responsible to provide temporary fencing for the entire perimeter of the block as mentioned during the pre-bid meeting.
Response: GC is responsible for temporary fencing. See spec section 015000 3.12 and C6.0. The Owner requires temporary fencing around the entire site.
18. Please confirm all ACM/lead abatement will be performed by others as mentioned during the pre-bid meeting.
Response: Confirmed. Coordination with the Owner's contractors is required.
19. Please confirm permits have been applied for as mentioned during the pre-bid meeting - Have there been any comments from L&I regarding the submission?
Response: Confirming that the building permit applications have been submitted. Limited comments received from L+I have been addressed.
20. Regarding Resinous Epoxy Flooring- Finish Schedule calls for Rubber Cove Base. Resinous Flooring Spec calls for 6" Troweled Epoxy Base. Is the base to be epoxy or Rubber Base?
Response: Provide 6" troweled epoxy base per specifications. Finish Schedule is revised in Addendum 1.
21. Spec mention Stonshield SLT. Typically it is installed at 1/8". Spec mentions 1/4" thickness. Light duty typically requires only 1/8". Confirm Thickness of Epoxy Flooring.
Response: Manufacturer describes product as "Stonshield SLT is a nominal 3/32 to 1/8 in./2 to 3 mm thick flooring system..." Provide nominal 1/8" thick flooring system per manufacturer's installation instructions.

22. Since area is on or below grade highly recommend a Vapor Control Epoxy Primer - Please advise if desired.
Response: Please refer to specifications Division 7 for Thermal and Moisture protection materials.
23. Regarding Alternate 1 - Please provide a plan of these additional benches (or provide the quantity needed). Please provide specifications for these benches.
Response:
- **Alternate 1 includes demolition of (12) existing benches and installation of (12) new benches.**
 - **Refer to plans L100 & L200 for bench locations. Alternate 1 bench identified as "ALT 1" on L100 and "BB-AL" on the L200.**
 - **Refer to specification section 129300-Site furnishings for Alternate 1 bench specifications.**
24. Regarding Alternate 2 - Please provide a plan of these additional trash receptacles (or provide the quantity needed). Please provide specifications for these receptacles.
Response:
- **Alternate 2 includes demolition of (5) existing trash receptacles and installation of (5) new trash receptacles.**
 - **Refer to plans L100 & L200 for trash receptacles locations. Alternate 2 trash receptacles are identified as "ALT 2" on L100 and "TR-AL" on the L200.**
 - **Refer to specification section 129300-Site furnishings for Alternate 2 trash receptacle specifications.**
25. Regarding Alternate 3 - Please provide a plan of these trees indicating which get pruned and which get removed. Please include caliper of trees.
Response:
- **Refer to L100 Demolition & Protection Plan. Trees to be pruned are identifies with symbols "ALT 3 P" on the plan.**
 - **Caliper of trees are indicated on plan L100.**
26. Regarding Alternate 5 - Please provide plan and specifications for this shade structure.
Response:
- **Refer to 7/L600 for Alternate 5-shade structure plan view and elevations.**
 - **Refer to spec section 129300-Site furnishings for shade structure specifications.**
27. Regarding Alternate 6 - Please provide a marked-up plan indicating what work needs to be performed in the locations needed, the verbal description is inadequate for pricing purposes
Response:
- **Refer to L100 and L200 for Alternate 6 locations. They are identified with different hatches from the base bid hatch. The hatches are identified in the legends as Alternate 6. Additionally see C3.0 (attached).**
28. Please see below question from relocation consultant:
"Regarding the allowance for Moving & Storage services, and the Scope of Work outlined for a relocation consultant to perform the tasks listed, will there be an opportunity - possibly after the award - to discuss the \$70,000 allowance?
Based on Facility Relocation Consultant's Inc. experience- that number may not be sufficient to cover all the tasks required as well as the timeframe of 18 months. (The project could exceed 18 months resulting in additional storage, project management and other items.)"
Response: No
29. Can we assume that any excess spoils resulting from the various excavation activities can be left on site (e.g. spread out in the grass areas), or do we need to export and dispose? If the latter, is the soil considered "clean" for disposal purposes?
Response: No, all spoils from excavation are assumed not to be contaminated and will need to be removed from the site. For additional information see Specifications section 310000 Earthwork: Excavation 3.4 B. 1-4 providing instructions for what to do with the excess soil. Note: For

Landscaping, excess soil was not planned to be used on site. Subgrade soil is not the same as topsoil and should not be used in planted areas.

30. Will we need to provide an supplemental heating/cooling/dehumidification beyond what is needed for us to complete our scope of work?

Response: Any temporary supplemental heating/cooling/dehumidification required to maintain environmental conditions during construction activities shall be provided by the contractor. The new HVAC system is not permitted to be used for temporary conditioning. The new HVAC system has been designed to meet the heating, cooling, and dehumidification requirements of the final building condition.

31. Which Fire Alarm Vendor Currently monitors/maintains the existing system? Please provide contact information.

Response: Pat Phillips, Fidelity Alarm Company, 1900 Woodhaven Rd Philadelphia, PA 19116 215-673-8800 www.fidelityalarm.com

32. What is the thickness of the existing slab on grade at the Lower Level? What should we assume for pricing purposes if unknown?

Response: Please refer to original drawing from Nov 1915 (attached) for the slab construction in question. All assumed dimensions are to be verified in field by the General Contractor.

33. Please confirm the construction of the first floor - Is this wood-framed/sheathed, or is this a concrete slab? Please provide existing cross section detail.

Response: The first-floor framing consists of wood joists that frame to steel beams which are supported on masonry piers. The wood framing depth and spacing is unknown, but is assumed to be either 10" or 12" deep and are spaced at 16" or 24" oc. See 2/S2.1 First Floor Framing Plan for direction of joist framing. Existing Drawings from 1915 can be provided upon request (see image below).

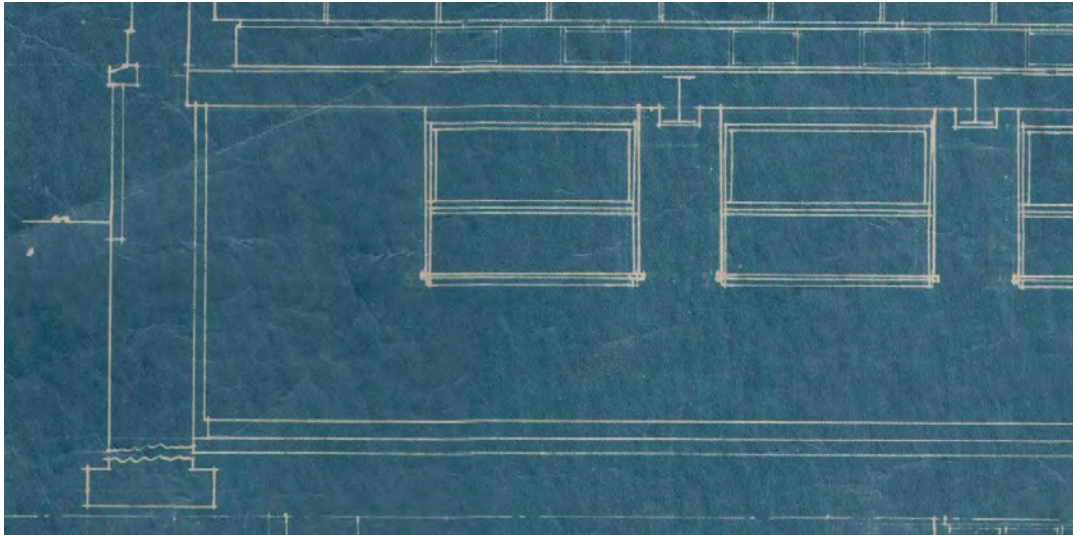


Figure 1: Image of cross section from existing drawings.

34. Will under-pinning/shoring be required for work adjacent to existing stone foundation walls?

Response: Yes, underpinning and temporary earth shoring will be required to construct the new basement stairs on the NE side of the building. See 1/S2.1 Foundation Plan. Bottom of existing foundation elevations around new lift will need to be verified in order to not undermine surrounding existing footings.

35. Will there be a bid extension for this project?

Response: No

36. What security measures are required for the site during construction? Do we need to include alarms, additional security measures, etc., other than site fencing?
Response: Refer to Specifications Section 015000-Temporary Facilities and Controls.
37. Are you accepting product substitutions that meet the requirements set forth in the specifications?
Response: Refer to Specification Section 012500-Substitution Procedures, comparable products may be considered but must be approved by Design Professional and Owner.
38. Is there a grading rubric for the evaluation criteria?
Response: There is not a rubric beyond the criteria for Evaluation and Selection included in the Request for Proposals.
39. When will the notice to proceed be issued to the awarded contractor?
Response: Once contracting with PRA is complete, approximately 3-4 months after Bid Due Date of 6/3/26.
40. Please confirm that the MBE/WBE percentages are goals and not requirements.
Response: There are no MBE/WBE percentage goals or requirements.
41. Please confirm that the subcontractor list can be modified after buyout.
Response: Yes, although PRA and the Capital Program Office reserve the right to reject any proposed subcontractors.
42. Regarding Allowance #1, specification 012100 indicates the 2% permit and license fee should be included in the base bid; however, the alternate indicates that it should be excluded from the base bid and listed separately. Please advise where the 2% permit and license fee should be included.
Response: Refer to revised Specification Section 012100-Allowances: "included in base bid" has been removed.
43. Regarding Allowance #2, please clarify which FFE items are to be included in our base bid price and what should be included under the allowance.
Response: For Allowance #2, refer to FFE Schedule in drawings, page A10.2. Refer to Specifications for other equipment which is not included in the FFE schedule.
44. Regarding the proposal form, which base bid number should be included on the cover page (page 4 of Attachment C): total base bid amount across all divisions, total base bid amount across all division PLUS allowances, or total base bid amount across all divisions PLUS allowances and alternates?
Response: The total base bid amount equaling the sum of the divisions on that page, NOT including Allowances or Alternates.
45. Is a bid bond required for this project? If so, what is the bid bond amount?
Response: No
46. Please confirm that sales and use taxes are not required for this project based on the standard contract requirements within the specifications.
Response: Based on Section 3.21 of the Standard Contract Requirements, the City is not subject to federal, state, or local sales or use tax; however, the Contractor remains responsible for complying with all applicable tax obligations.
47. Who owns the abatement scope of work? What is the extent of abatement expected?
Response: Refer to answer for question #18. See notated Asbestos Inspection Report included in Addendum #1 for scope of ACMs to be remediated by the Owner's Abatement Contractor. Owner will also provide required Air Monitoring.

48. Please confirm that the Owner is responsible for engaging and compensating independent special inspection agencies per S0.3?

Response: Confirmed

49. Please advise how the square upper windows are to fit into the arched openings per A3.1.

Response: The removal of existing and installation of new square windows involves means and methods to be determined by the General Contractor. Note that the building is to remain protected in accordance with General Historic Treatment Notes listed on A0.1. See also Special Project Procedures 013500 1.3 C.5.

50. The floor finishes are difficult to distinguish on the Finish Plans per A10.1; please provide more clear direction/differentiation.

Response: All information is provided in the finish plans and schedule and specifications. Resilient tile flooring is being used on the lower level; resilient sheet flooring and carpet tiles are being used on level 1.

51. Please provide notes for the Furniture Plans to match the callouts on the drawing per A11.1.

Response: Refer to furniture schedule on A10.2.

52. Please provide a copy of the Proposed Grading Plan C4.0 without elevation lines.

Response: Refer to C4.0 with elevation lines removed (attached).

Attached:

Reference Drawings for Answers to Bidder's Questions

C3.0 PCSM PROPOSED SITE PLAN – Clarification of Alternate 6 Paving Areas

C4.0 PCSM – PROPOSED GRADING PLAN – Contour lines removed

The Free Library of Philadelphia, McPherson Square Branch, Floor Plan, Nov 8, 1915

The Free Library of Philadelphia, McPherson Square Branch, Elevation and Section, Nov 8, 1915

EXISTING LEGEND

- PROPERTY LINES
- 101- CONTOUR LINE
- G- GAS LINE
- POTABLE WATER
- S S S SEWER (COMBINED)
- D D D SANITARY SEWER
- T STORM DRAIN
- E TELECOM CONDUIT
- E ELECTRIC CONDUIT
- X X X SEPTA UTILITY
- X X X CHAIN LINK FENCE
- CURB
- UNKNOWN MANHOLE
- TELEPHONE MANHOLE
- SANITARY MANHOLE
- WATER MANHOLE
- FAI WATER VALVE
- FH FRESH AIR INLET
- FIRE HYDRANT
- P / ○ UTILITY POLE/STREET LIGHT
- LP LIGHTPOLE
- INLET
- AREA DRAIN
- SIGN
- TREE

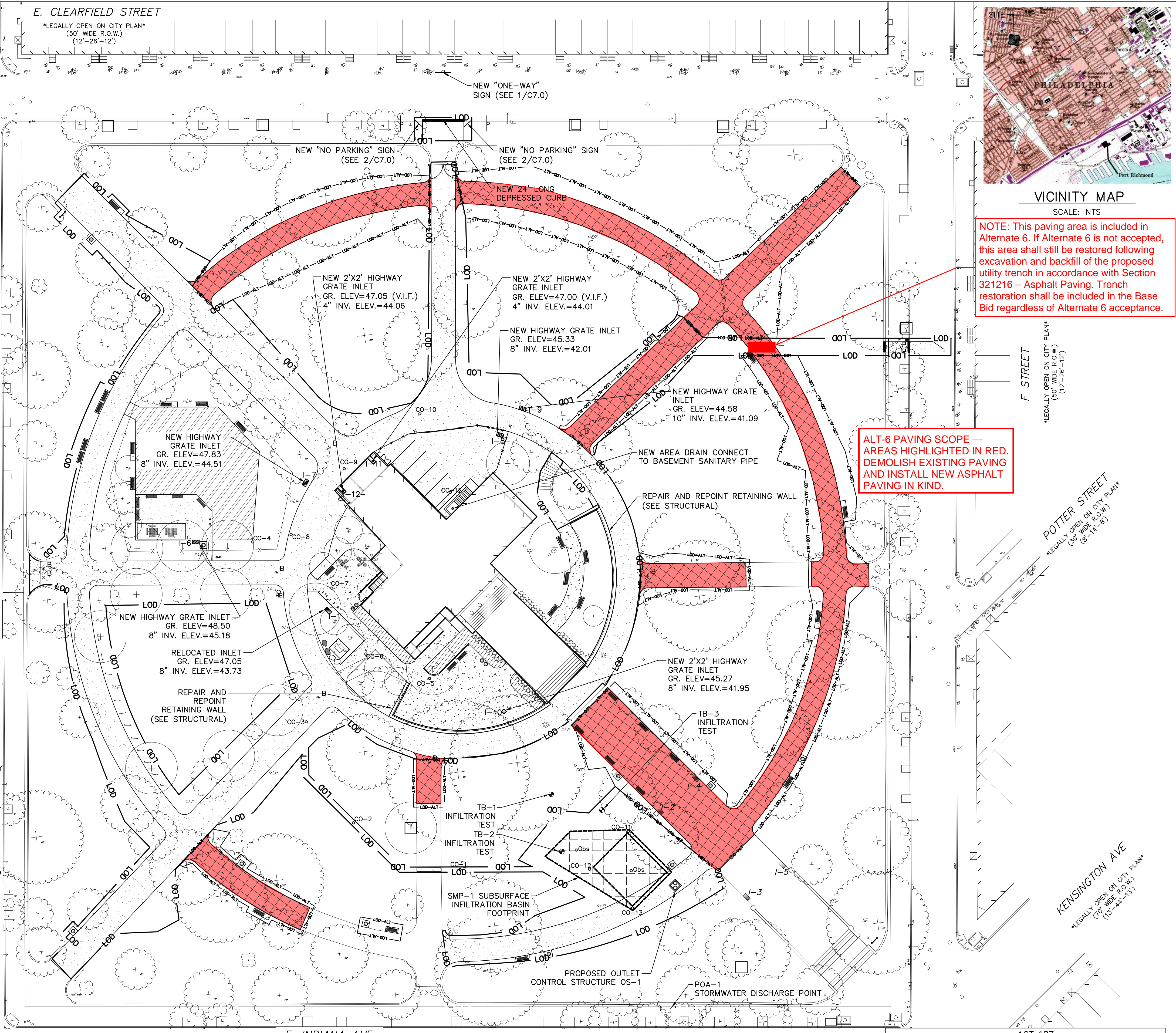
PROPOSED LEGEND

- 150- PROPOSED CONTOUR
- S S S STORM SEWER
- W W W SANITARY SEWER
- E E E DOMESTIC WATER SERVICE
- E E E ELECTRIC SERVICE
- LOD-ALT LIMIT OF DISTURBANCE (LOD) & PADEP SITE BOUNDARY
- ADD-ALT ADD LIMIT OF DISTURBANCE & PADEP SITE BOUNDARY
- OBS WELL
- COO STORM DRAIN CLEANOUT
- SUBSURFACE INFILTRATION BASIN
- ASPHALT PAVING
- ASPHALT PAVING ADD-ALT
- CONCRETE PAVING
- PLAYGROUND SAFETY SURFACE
- MULCH AREA
- LAWN AREA
- PROPOSED TREE

- ### GENERAL NOTES:
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 - EXISTING SITE CONDITIONS AND PROPERTY LINE ARE BASED ON PLAN AND SURVEY BY OTHERS: PLAN REFERENCE: #1 - PWD GSI PROJECT #50120, RECEIVED 11/26/2019
 - SUBJECT TO ALL RESTRICTIONS, EASEMENTS AND/OR COVENANTS OF RECORD EITHER WRITTEN OR IMPLIED THAT MAY NOT APPEAR OF THIS PLAN.
 - IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSES.
 - UNDERGROUND UTILITIES AS SHOWN TAKEN FROM FIELD EVIDENCE AND PLANS AS PROVIDED BY THE VARIOUS UTILITY AUTHORITIES (PA ONE CALL SERIAL NO. 20260021499, 20260021500, 20260021531, 20260021532, 20260021533, 20260021568, 20260021569, 20260021579, 20260021580, AND 20260021581). THE ACCURACY REGARDING UTILITY LOCATION AND/OR DEPTH CANNOT BE GUARANTEED AND ADDITIONAL UNDERGROUND UTILITIES NOT DEPICTED ON THIS PLAN MAY EXIST. BEFORE EXCAVATIONS ARE BEGUN, THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776 SHALL BE CONTACTED AT LEAST 3-10 DAYS PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR EXCAVATION ACTIVITIES IN ACCORDANCE WITH ALL APPLICABLE LAWS, RULES AND REGULATIONS.
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PLAN EXAMINER STAMP AREA:

PWD TRACKING No.
FY26-MCPH-8223-01



LIMIT OF DISTURBANCE (LOD) SUMMARY

ON-SITE	103,883 S.F.	2.38 ACRES
PUBLIC R.O.W.	1,030 S.F.	0.02 ACRES
TOTAL	104,913 S.F.	2.40 ACRES

ACT 187

IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PENNSYLVANIA ACT 187 AND TO CONTACT THE "ONE CALL SYSTEM" THREE (3) WORKING DAYS (UNLESS OTHERWISE NOTED) PRIOR TO START OF CONSTRUCTION.

PENNSYLVANIA ONE CALL: 1-800-242-1776

PHILADELPHIA WATER DEPARTMENT 1101 MARKET STREET, 2nd FLOOR PHILADELPHIA, PENNSYLVANIA 19107 (215) 685-6270	VERIZON 900 RACE STREET PHILADELPHIA, PENNSYLVANIA 19107 (215) 351-8947
PHILADELPHIA GAS WORKS 800 W. MONTGOMERY AVENUE, 3RD FLOOR PHILADELPHIA, PENNSYLVANIA 19122 (215) 684-6796	COMCAST 1351 S. COLUMBUS BOULEVARD PHILADELPHIA, PENNSYLVANIA 19147 (215) 952-4935

PECO-CONSTRUCTION DEPARTMENT
2301 MARKET STREET
PHILADELPHIA, PENNSYLVANIA 19103
(215) 731-3264

CITY OF PHILADELPHIA
CAPITAL PROGRAM OFFICE

1515 ARCH STREET
13TH FLOOR, ONE PARKWAY BUILDING
PHILADELPHIA, PENNSYLVANIA

McPHERSON SQUARE LIBRARY
RENOVATIONS AND PARK
IMPROVEMENTS

PROPOSED SITE PLAN

PROJECT NO. (CITY I&B)
52025-E-06-01 | 2277-06

DATE: 04.08.2026

SCALE: AS NOTED

DRAWN BY: CMC

CHECKED BY: RSB

NOTE: ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE SITE BEFORE PROCEEDING WITH THE WORK.

REVISIONS

ISSUE	DATE	REVISIONS
1	3/25/2026	REVISED PER PWD AND PADEP COMMENTS

CONSTRUCTION DOCUMENTS

PROJECT COORDINATOR:
REBUILD | CASSIE O'CONNELL

FOR REFERENCE ONLY — PRE-BID RFI RESPONSE.
ALTERNATE 6 PAVING AREAS HIGHLIGHTED IN RED. MARKUP ADDED TO ORIGINAL CONTRACT DOCUMENT. NOT FOR CONSTRUCTION. REFER TO ORIGINAL CONTRACT DOCUMENTS.

ARCHITECT:
SMP ARCHITECTS
1600 Walnut Street, 2nd Floor
Philadelphia, PA 19103
215 985 4410

MEP ENGINEER:
ARORA ENGINEERS
1600 Market Street, Suite 1630
Philadelphia, PA 19103
215 571 4930

STRUCTURAL ENGINEER:
KEAST & HOOD STRUCTURAL ENGINEERS
1635 Market Street, Suite 1705
Philadelphia, PA 19103
215 625 0099

CIVIL ENGINEER:
KS ENGINEERS, P.C.
530 Walnut Street, Suite 460
Philadelphia, PA 19106
215 925 0425

LANDSCAPE ARCHITECT:
GROUND RECONSIDERED
915 Spring Garden Street, Suite 403
Philadelphia, PA 19123
215 790 0727

CITY OF PHILADELPHIA
CAPITAL PROGRAM OFFICE

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13TH FLOOR, ONE PARKWAY BUILDING
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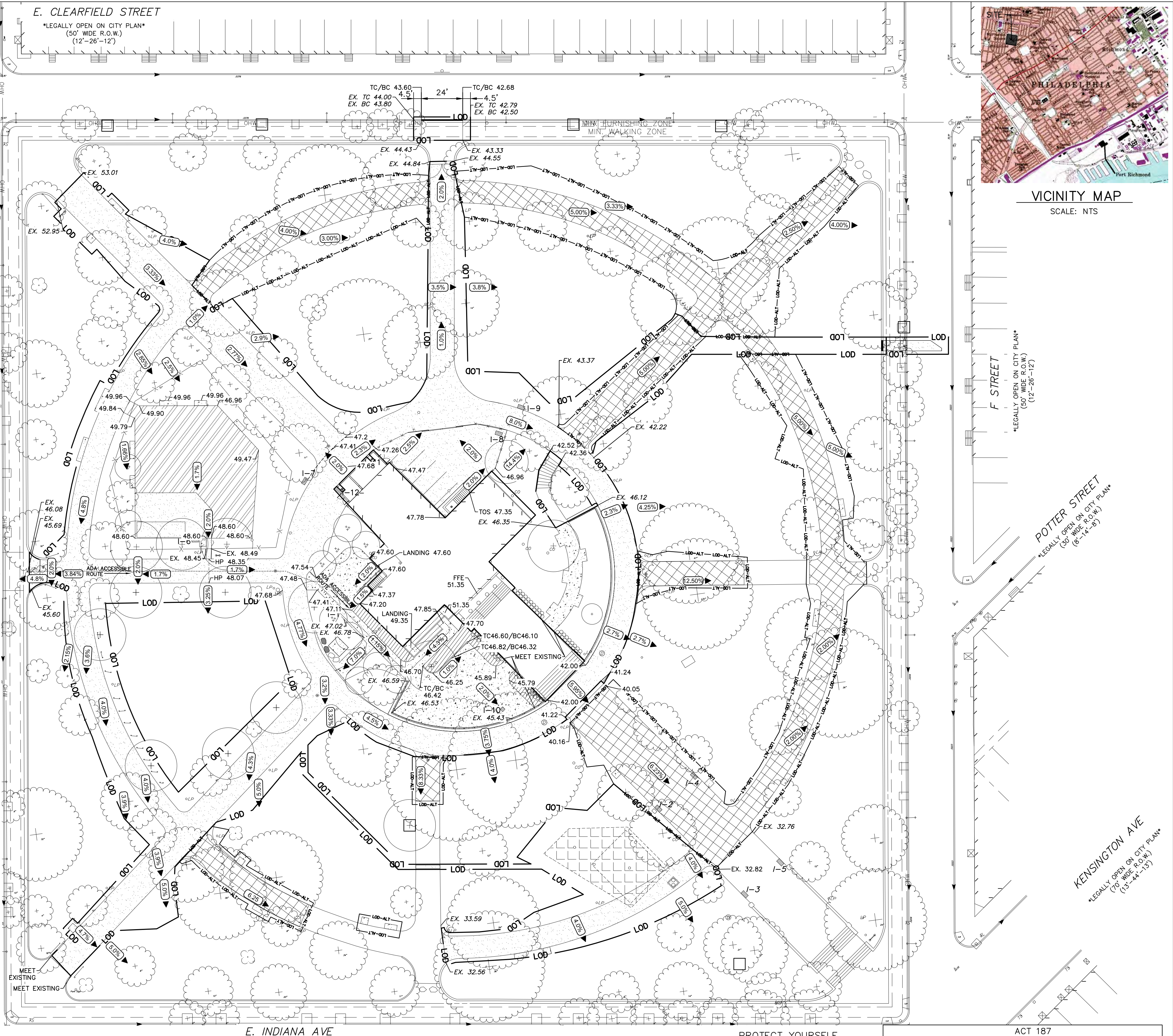
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EXISTING LEGEND	
---	RIGHT OF WAY LINES
-101-	CONTOUR LINE
G	GAS LINE
---	POTABLE WATER
S S S	SEWER (COMBINED)
D D D	SANITARY SEWER
T	STORM DRAIN
E	TELECOM CONDUIT
E	ELECTRIC CONDUIT
X X X	SEPTA UTILITY
X X X	CHAIN LINK FENCE
---	CURB
U	UNKNOWN MANHOLE
T	TELEPHONE MANHOLE
S	SANITARY MANHOLE
W	WATER MANHOLE
W	WATER VALVE
FAI	FRESH AIR INLET
FH	FIRE HYDRANT
OP / LP	UTILITY POLE/STREET LIGHT
LP	LIGHTPOLE
INLET	INLET
ADRAIN	AREA DRAIN
SIGN	SIGN
TREE	TREE

PROPOSED LEGEND	
-150-	PROPOSED CONTOUR
---	STORM SEWER
S S S	SANITARY SEWER
W	DOMESTIC WATER SERVICE
E E E	ELECTRIC SERVICE
---	LIMIT OF DISTURBANCE (LOD) & PADEP SITE BOUNDARY
---	ADD-ALT LIMIT OF DISTURBANCE & PADEP SITE BOUNDARY
INLET	INLET
OBS WELL	OBSERVATION WELL
OD	STORM DRAIN CLEANOUT
SUBSURFACE INFILTRATION BASIN	SUBSURFACE INFILTRATION BASIN
ASPHALT PAVING	ASPHALT PAVING
ASPHALT PAVING ADD-ALT	ASPHALT PAVING ADD-ALT
CONCRETE PAVING	CONCRETE PAVING
PLAYGROUND SAFETY SURFACE	PLAYGROUND SAFETY SURFACE
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PLAN EXAMINER STAMP AREA:



REVISIONS		
ISSUE	DATE	REVISIONS
1	3/25/2026	REVISED PER PWD AND PADEP COMMENTS
2	4/28/2026	REVISED PER PWD COMMENTS

Rebuild PHILADELPHIA

Free LIBRARY OF PHILADELPHIA

PHILADELPHIA PARKS & RECREATION

BID DOCUMENTS

PROJECT COORDINATOR
REBUILD | CASSIE O'CONNELL

SEALS
FOR REFERENCE ONLY — PRE-BID RFI RESPONSE. CONTOUR LINES REMOVED FROM ORIGINAL. NOT FOR CONSTRUCTION. REFER TO ORIGINAL CONTRACT DOCUMENTS.

PROJECT TEAM

ARCHITECT:
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CITY OF PHILADELPHIA
CAPITAL PROGRAM OFFICE
1515 ARCH STREET
13TH FLOOR, ONE PARKWAY BUILDING
PHILADELPHIA PENNSYLVANIA

PROJECT TITLE
McPHERSON SQUARE LIBRARY RENOVATIONS AND PARK IMPROVEMENTS

DRAWING TITLE
PCSM - PROPOSED GRADING PLAN

PROJECT NO. (CITY I&B)	DRAWING NO.
52025-E-06-01 2277-06	C4.0
DATE	SCALE
05.08.2026	AS NOTED
DRAWN BY	CHECKED BY
CMC	RSB
DATE	SCALE
05.08.2026	AS NOTED
DRAWN BY	CHECKED BY
CMC	RSB
DATE	SCALE
05.08.2026	AS NOTED
DRAWN BY	CHECKED BY
CMC	RSB

PWD TRACKING No.
FY26-MCPH-8223-01

0 15' 30' 60'
SCALE: 1" = 30'-0"

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PUBLIC R.O.W.	1,030 S.F.	0.02 ACRES	
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PROTECT YOURSELF

WHAT YOU DON'T KNOW CAN HURT YOU.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE & 10 WORKING DAYS IN DESIGN STAGE
Pennsylvania One Call System, Inc.
1-800-242-1776

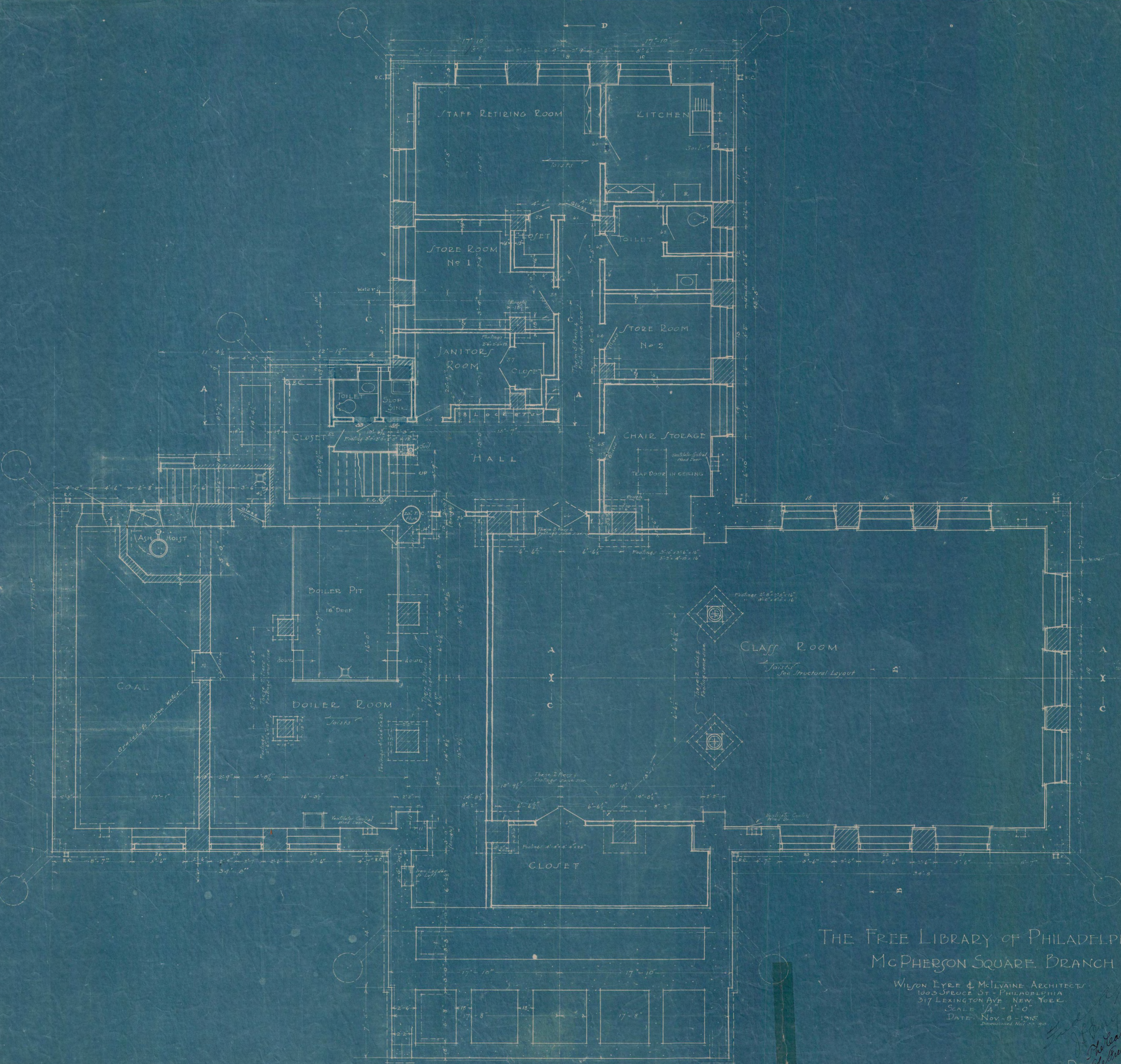
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PECO-CONSTRUCTION DEPARTMENT
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(215) 731-3264

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THE FREE LIBRARY OF PHILADELPHIA
 McPHERSON SQUARE BRANCH

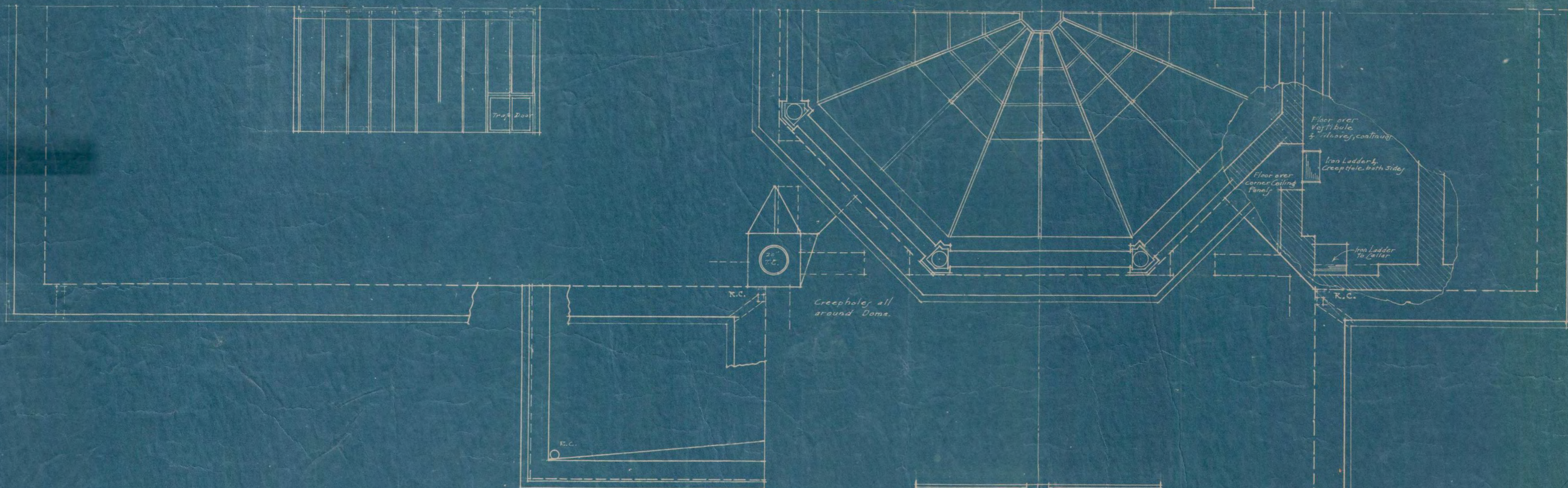
WILSON EYRE & McILVAINE ARCHITECTS
 1000 SPRUCE ST. - PHILADELPHIA
 317 LEXINGTON AVE. - NEW YORK
 SCALE 1/4" = 1'-0"
 DATE NOV. 8 - 1915
Dimensioned May 27, 1916

Handwritten notes:
 The Carnegie Fund Committee
 17
 1063
 1

BASEMENT PLAN
 D



SECTION ON LINE AA



ROOF PLAN

THE FREE LIBRARY OF PHILADELPHIA
MCPHERSON SQUARE BRANCH

WILSON EYRE & McILVAINE ARCHITECTS
100 S. PRUCE ST. PHILADELPHIA
517 LEXINGTON AVE. NEW YORK
SCALE 1/4" = 1'-0"
DATE Nov-8-1915

For Reference
H. C. ...
The Carnegie Trust Committee
of The Free Library of Philadelphia
by Assistant Librarian

SECTION 012100
ALLOWANCES

PART 1 GENERAL

1.1 DESCRIPTION OF WORK

- A. This Section specifies each Prime Contractor's administrative and procedural requirements governing handling and processing allowances

1.2 RELATED WORK SPECIFIED ELSEWHERE

- A. Applicable provisions of Bidding Requirements, Contract Requirements in Division 0 and all applicable Division 1 sections.
- B. Each section of the specifications including an allowance.

1.3 COORDINATION

- A. Designate required selection and delivery dates for products under each allowance in the Contractor's Construction Schedule.
- B. Designate each allowance with extensions based on estimated quantities for unit price allowances on Contractor's Schedule of Values.

1.4 DEFINITIONS

- A. Refer to Section 007200.

1.5 ALLOWANCES

- A. Include in Allowances, an amount equal to Two Percent (2%) of the base bid amount for payment of permit fees. This is a direct cost; no mark-ups will be permitted.
- C. Amount of each allowance (excluding 1.5.A above) shall include:
 - 1. Net cost of product.
 - 2. Delivery to site.
 - 3. Applicable taxes.
 - 4. Preparing submittals.
- D. In addition to amounts of allowances (excluding 1.5.A above), include in the base bid amount, the Contractor's cost for:
 - 1. Assisting in selection and obtaining proposals from suppliers and subcontractors.
 - 2. Processing submittals.
 - 3. Handling at site, including unloading, uncrating and storage.
 - 4. Protection from elements and from damage.
 - 5. Labor, installation and finishing.
 - 6. Other expenses required to complete installation.

7. Overhead and profit.

1.6 SELECTION OF PRODUCTS

- A. Design Professional shall issue by Change Order (ASI/RFI) a full specification for the final selected product.
- B. Contractor's Duties
 - 1. Notify Design Professional of deadlines for specification of final products, allowing for Contractor's required submissions as required to meet Date of Completion.
 - 2. Provide cost proposals for products being considered when requested by Design Professional.
 - 3. Notify Design Professional of any effect anticipated by selection of product or supplier under consideration as it relates to:
 - a. Construction Schedule.
 - b. Contract Sum.
 - c. On notification of selection, enter into purchase agreement with designated supplier.

1.7 INSTALLATION

- A. Comply with requirements of applicable specification section, including warranties/guarantees.

1.8 ADJUSTMENT OF COSTS

- A. Should actual purchase cost be more or less than specified amount of allowance, Contract Sum shall be adjusted by Change Order equal to amount of difference. A percentage to cover Contractor's overhead and profit, as stated in Standard Contract Requirements, will be applied to difference in cost.
- B. For products specified under unit cost allowance unit cost applies to quantity required to complete the Work as determined by the Contractor.
 - 1. Submit invoices or other data to substantiate quantity actually used.
- C. Submit request for other costs, claimed for additional work caused by increase over amount of allowance, prior to required submission for product.

1.9 SCHEDULE OF ALLOWANCES

- A. ALLOWANCE No. 1: **Permit and License Fees**

Bidders are to include the amount equal to Two Percent (2%) of their base bid amount for payment of Permit and License fees to all regulatory agencies. This is a direct cost; no mark-ups will be permitted.
- B. ALLOWANCE No. 2: **Furniture, Fixtures, and Equipment (FFE) Procurement and Installation**

Bidders are to include \$350,000 allowance for the procurement and installation of Furniture, Fixtures, and Equipment. This includes FFE vendor storage costs, FFE vendor delivery and installation costs, and FFE vendor related post-installation FFE tasks.

This allowance shall also include the services of an FFE Procurement Vendor responsible for supporting and coordinating all FFE activities with the Design Professional, Client Agencies (the Free Library of Philadelphia, Office of Information Technology,) and Owner (City of Philadelphia Capital Program Office), including but not limited to:

1. Confirming the complete FFE program with the GC/Owner, including quantities, specifications, finishes, and required delivery and installation timelines.
2. Obtaining vendor proposals, reviewing quotes, and verifying compliance with project specifications.
3. Tracking vendor production schedules, shipment tracking, and coordinating delivery logistics to ensure alignment with project milestones.
4. Coordinating with the Contractor and FFE installers regarding staging, sequencing, building access, and installation requirements.
5. Coordinating with the Contractor, subcontractors, and FFE installers for connecting furniture to electric power and data, and wire management for electric power and data to furniture.
6. Overseeing or assisting with FFE placement and installation in accordance with the final floor plan and Owner direction. Assisting Owner with wire management for electric power and data to Owner's equipment.
7. Managing and maintaining a current FFE inventory list, including documentation of delivered items, outstanding items, damaged or missing goods, and warranty information.
8. Supporting the resolution of post-installation issues, punch-list items, and coordination of warranty or replacement items.

C. **ALLOWANCE No. 3: Facilities Relocation**

Bidders are to include \$70,000 for Facilities Relocation Management, Disposal, Moving, and Storage of Owner equipment and materials present at start of construction; storage for construction duration; and moving / re-installation upon Construction Substantial Completion.

Services include facilities relocation management performed by a qualified Facilities Relocation Professional responsible for developing and managing a move plan with the Client Agency and Owner (the Free Library of Philadelphia and Capital Program Office.) The Facilities Relocation Professional's proposal to GC shall include: a Scope of Work Statement and proposed schedule; a cost estimate equal to or less than the Allowance; a statement of fees including staff roles and hourly rates; qualifications including three examples of facilities relocation consulting projects completed within the Philadelphia region for facilities ranging from 8,000 to 12,000 square feet. Submissions should demonstrate the consultant's qualifications and experience in safe handling, cataloging, and transporting library collections, including books, audiovisual materials, and related media (or similar materials).

The Facilities Relocation Professional shall perform, at minimum, the following services:

1. Coordinate with the Owner to develop a comprehensive move plan, including inventory of all equipment and materials designated for relocation or disposal.
2. Inventory, tag, and categorize all items for disposal, move-out, and move-in. This includes un-shelving, packing, transporting, and re-shelving books and other library materials.
3. Dispose of all equipment and materials identified by the Owner as surplus or otherwise designated for disposal.
4. Coordinate all moving and storage logistics, including selection and management of movers and storage facilities. Provide secure, fully insured off-site storage with conditioned (temperature- and humidity-controlled) space suitable for library materials.
5. If required, relocate designated items to a location identified by the Owner within the City of Philadelphia.
6. Coordinate with the Owner regarding move-in sequencing, final inventory of relocated items, and re-shelving of books and library materials in accordance with the new floor layout.

D. ALLOWANCE No. 4: **Additional Lintels**

Bidders are to include \$50,000 for replacement-in-kind or procurement and installation of new lintel in addition to documented scope of work.

F. ALLOWANCE No. 5: **Additional Exterior Stucco and/or Terracotta Restoration**

Bidders are to include \$75,000 for exterior stucco and/or terracotta restoration in addition to documented scope of work.

PART 2 PRODUCTS Not Used

PART 3 EXECUTION Not Used

- END -



CITY OF PHILADELPHIA REBUILD | CAPITAL PROGRAM OFFICE

MAYOR - CHERELLE L. PARKER

MANAGING DIRECTOR - ADAM THIEL

DIRECTOR - CAPITAL PROGRAM OFFICE - APARNA PALANTINO

DIRECTOR - FREE LIBRARY OF PHILADELPHIA - KELLY RICHARDS

COMMISSIONER - DEPARTMENT OF PARKS & RECREATION - SUSAN SLAWSON

McPHERSON SQUARE LIBRARY RENOVATIONS AND PARK IMPROVEMENTS

PROJECT NO. 52025E-06-01



BID DOCUMENTS ADDENDUM #1 CONSTRUCTION DOCUMENTS

SMP ARCHITECTS
1600 Walnut Street, 2nd Floor
Philadelphia, Pennsylvania 19103
215 985 0410

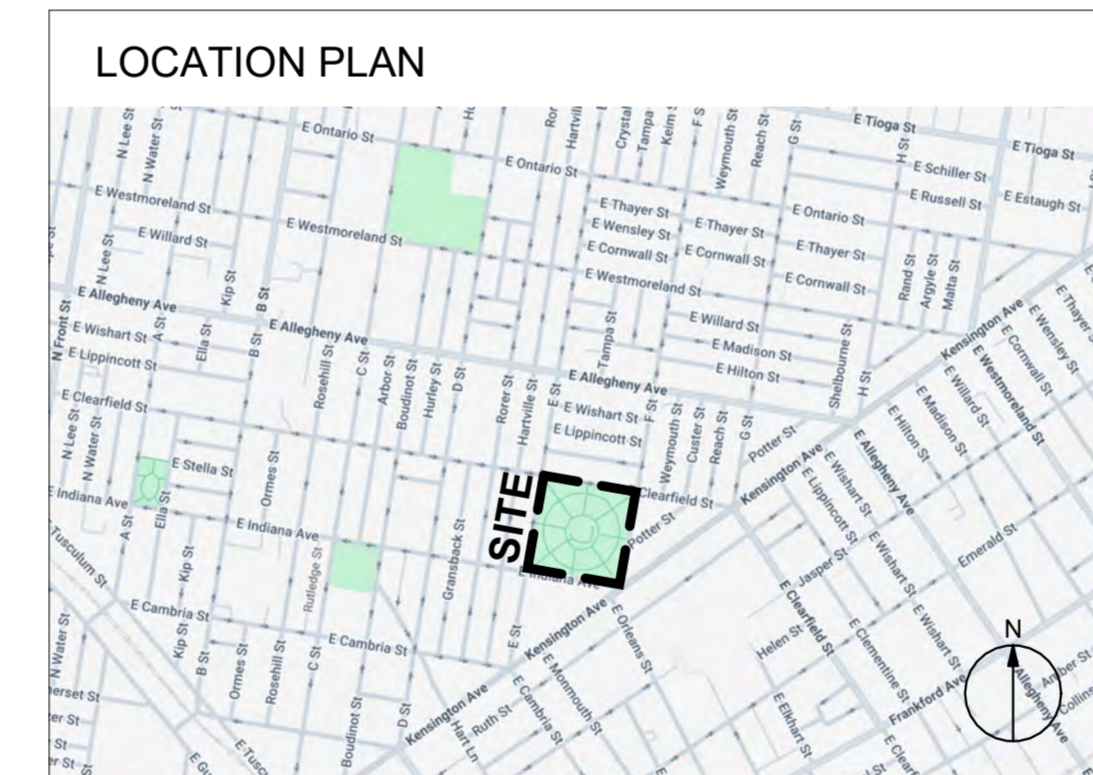
**MEP ENGINEER:
ARORA ENGINEERS, P.C.**
1600 Market Street, Suite 1630
Philadelphia, PA 19103
215 571 4930

**CIVIL ENGINEER:
KS ENGINEERS, P.C.**
530 Walnut Street, Suite 460
Philadelphia, PA 19106
215 925 0252

**LANDSCAPE ARCHITECT:
GROUND RECONSIDERED**
915 Spring Garden Street, Suite 403
Philadelphia, PA 19123
215 790 0727

**STRUCTURAL ENGINEER:
KEAST & HOOD STRUCTURAL ENGINEERS**
1635 Market Street, Suite 1705
Philadelphia, PA 19103
215 625 0099

Free
LIBRARY OF
PHILADELPHIA



PROJECT LOCATION:
McPHERSON SQUARE LIBRARY BRANCH
601 E INDIANA AVE, PHILADELPHIA, PA 19134-3042

OWNER: CITY OF PHILADELPHIA
OPA ACCOUNT #: 786225300
L&I BUILDING ID #: 1035730

- ALTERNATES:**
- REPLACEMENT OF EXISTING SITE BENCHES OUTSIDE OF PROJECT LIMIT LINES.
 - REPLACEMENT OF EXISTING SITE TRASH RECEPTACLES OUTSIDE OF PROJECT LIMIT LINES.
 - REMOVAL AND PRUNING OF EXISTING SITE TREES OUTSIDE OF PROJECT LIMIT LINES. (NOT USED)
 - PLAYGROUND SHADE STRUCTURE.
 - REPLACEMENT OF HARDSCAPE AT MIDWAY OF MAIN PATH TO KENSINGTON, FULL LENGTH OF PATH TO THE CORNER OF CLEARFIELD AND F STREETS, PORTIONS OF CIRCULAR PATH, AND TREE DISCONNECTS (SEE L100).

DRAWING LIST

GENERAL	
CS	COVER SHEET
A0.1	GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS
A0.2	BUILDING CODE SUMMARY & LIFE SAFETY PLANS
CIVIL	
C1.0	EXISTING SITE PLAN
C2.0	DEMOLITION PLAN
C3.0	PROPOSED SITE PLAN
C4.0	PROPOSED GRADING PLAN
C5.0	PROPOSED UTILITY PLAN
C5.1	PROPOSED SMP SECTION PLAN
C6.0	EROSION AND SEDIMENT CONTROL PLAN
C6.1	EROSION AND SEDIMENT CONTROL DETAILS
C6.2	EROSION AND SEDIMENT CONTROL NOTES
C7.0	CONSTRUCTION DETAILS
C7.1	CONSTRUCTION DETAILS
C8.0	UTILITY DETAILS
C8.1	UTILITY DETAILS
C8.2	UTILITY DETAILS
C8.3	UTILITY DETAILS
LANDSCAPE	
L100	DEMOLITION & PROTECTION PLAN
L200	MATERIALS PLAN
L300	JOINTING PLAN
L400	LAYOUT PLAN OVERALL
L401	LAYOUT PLAN ENLARGEMENT
L500	PLANTING PLAN
L600	SITE DETAILS
L601	SITE DETAILS
L602	SITE DETAILS
L603	PLANTING DETAILS
L604	ELEVATIONS
ARCHITECTURAL	
D2.1	DEMOLITION PLANS
D2.2	DEMOLITION DETAILS
D3.1	DEMOLITION ELEVATIONS
A2.1	PLANS
A3.1	ELEVATIONS
A3.2	BUILDING SECTIONS
A4.1	ENLARGED RESTROOM PLANS & INTERIOR ELEVATIONS
A5.1	INTERIOR ELEVATIONS
A5.2	INTERIOR ELEVATIONS
A5.3	INTERIOR ELEVATIONS
A5.4	INTERIOR ELEVATIONS
A5.5	INTERIOR ELEVATIONS
A6.1	REFLECTED CEILING PLANS
A7.1	ELEVATOR SHAFT PLANS & SECTIONS
A8.1	EXTERIOR STAIR & WALL SECTIONS
A8.2	ENLARGED RAMP PLAN, SECTIONS, & DETAILS
A9.1	DOOR SCHEDULE, TYPES, & DETAILS

A9.2	WINDOW TYPES & DETAILS
A9.3	PARTITION & STOREFRONT TYPES & DETAILS
A9.4	SIGNAGE DETAILS
A10.1	FINISH PLANS
A10.2	FINISH SCHEDULE, FURNITURE SCHEDULE & CEILING DETAILS
A11.1	FURNITURE PLANS
A11.2	CASEWORK DETAILS - MEETING ROOMS & STAFF LOUNGE
A11.3	CASEWORK DETAILS - CIRCULATION DESK
A11.4	CASEWORK DETAILS - CIRCULATION DESK AND PRINTING
A11.5	CASEWORK DETAILS - READING NOOKS AND SHELVING
A11.6	CASEWORK DETAILS - SMALL OFFICE AND LIBRARIAN SLIDING STORAGE
STRUCTURAL	
S0.0	GENERAL NOTES
S0.1	STRUCTURAL LOADS & SCHEDULES
S0.2	SPECIAL INSPECTIONS
S0.3	SPECIAL INSPECTIONS
S2.0	SITE RETAINING WALL PLAN
S2.1	FOUNDATION & FIRST FLOOR FRAMING PLANS
S2.2	ROOF FRAMING PLAN
S3.0	TYPICAL DETAILS
S3.1	TYPICAL DETAILS
S3.2	SECTIONS
S3.3	SECTIONS
MECHANICAL	
M0.0	MECHANICAL GENERAL NOTES, SYMBOLS & ABBREVIATIONS
MD2.1	MECHANICAL DEMOLITION PLANS - LOWER AND ENTRY LEVEL
MD2.2	MECHANICAL DEMOLITION PLAN - ROOF
M2.1	MECHANICAL PLANS - LOWER AND ENTRY LEVEL
M3.0	MECHANICAL ENLARGED PLANS 1
M3.1	MECHANICAL ENLARGED PLANS 2
M3.2	MECHANICAL SECTION VIEWS
M4.0	MECHANICAL CONTROL DIAGRAMS
M4.1	MECHANICAL CONTROL DIAGRAMS 2
M5.0	MECHANICAL DETAILS 1
M5.1	MECHANICAL DETAILS 2
M5.2	MECHANICAL DETAILS 3
M6.0	MECHANICAL SCHEDULES 1
M6.1	MECHANICAL SCHEDULES 2
PLUMBING	
P0.0	PLUMBING GENERAL NOTES, SYMBOLS & ABBREVIATIONS
PD2.1	PLUMBING DEMOLITION PLANS - LOWER LEVEL
PD2.2	PLUMBING DEMOLITION PLANS - ENTRY LEVEL
PD2.3	PLUMBING DEMOLITION PLANS - ROOF
P2.0	PLUMBING SITE PLAN
P2.1	PLUMBING PLANS - LOWER LEVEL
P2.2	PLUMBING PLANS - ENTRY LEVEL
P2.3	PLUMBING PLANS - ROOF
P3.0	PLUMBING ENLARGED PLANS
P4.0	PLUMBING RISER DIAGRAMS
P4.1	PLUMBING RISER DIAGRAMS
P5.0	PLUMBING DETAILS
P5.1	PLUMBING DETAILS

P6.2	PLUMBING DETAILS
P6.0	PLUMBING SCHEDULE
ELECTRICAL	
E0.0	ELECTRICAL GENERAL NOTES & ABBREVIATIONS
E0.1	ELECTRICAL SYMBOLS
ED2.0	ELECTRICAL DEMOLITION SITE PLAN
ED2.1	ELECTRICAL DEMOLITION POWER PLANS - LOWER & ENTRY LEVEL
ED2.3	ELECTRICAL DEMOLITION LIGHTING PLANS - LOWER & ENTRY LEVEL
E2.0	ELECTRICAL SITE PLAN
E2.1	ELECTRICAL POWER PLANS - LOWER & ENTRY LEVEL
E2.2	ELECTRICAL POWER PLANS - POWER FOR MECHANICAL - LOWER AND ENTRY LEVEL
E2.3	ELECTRICAL POWER PLAN- POWER FOR MECHANICAL - SHADES - ENTRY LEVEL
E2.4	ELECTRICAL LIGHTING PLANS - LOWER & ENTRY LEVEL
E2.5	ELECTRICAL LIGHTING PLAN - ENTRY LEVEL - SHELVING LIGHTS
E3.1	ELECTRICAL ENLARGED PLANS & ELEVATIONS
E4.1	ELECTRICAL SINGLE LINE DIAGRAM
E5.1	ELECTRICAL DETAILS
E5.2	ELECTRICAL DETAILS
E5.3	ELECTRICAL DETAILS
E5.4	ELECTRICAL DETAILS
E5.5	ELECTRICAL DETAILS
E5.6	ELECTRICAL DETAILS
E6.1	ELECTRICAL LUMINAIRE SCHEDULE
E6.2	ELECTRICAL PANELBOARD SCHEDULES
E6.3	ELECTRICAL PANELBOARD SCHEDULES
FIRE ALARM	
FA0.0	FIRE ALARM GENERAL NOTES, SYMBOLS & ABBREVIATIONS
FAD2.1	FIRE ALARM DEMOLITION PLANS - LOWER & ENTRY LEVEL
FA2.1	FIRE ALARM PLANS - LOWER & ENTRY LEVEL
FA4.1	FIRE ALARM DIAGRAMS
FA4.2	FIRE ALARM DIAGRAMS
FA5.1	FIRE ALARM DETAILS
FA5.2	FIRE ALARM DETAILS
FA5.3	FIRE ALARM DETAILS
FA5.4	FIRE ALARM DETAILS
FA6.1	FIRE ALARM SCHEDULES
FA6.1	FIRE ALARM SCHEDULES
SPECIAL SYSTEMS	
SS0.0	SPECIAL SYSTEMS GENERAL NOTES, SYMBOLS & ABBREVIATIONS
SSD2.1	SPECIAL SYSTEMS DEMOLITION PLANS - LOWER & ENTRY LEVEL
SS2.0	SPECIAL SYSTEMS SITE PLAN
SS2.1	SPECIAL SYSTEMS PLANS - ENTRY LEVEL
SS4.1	SPECIAL SYSTEMS DIAGRAMS
SS5.1	SPECIAL SYSTEMS ENLARGED PLANS
SS5.2	SPECIAL SYSTEMS DETAILS
SS6.1	SPECIAL SYSTEMS SCHEDULES

PROJECT APPROVED

DIRECTOR | CAPITAL PROGRAM OFFICE

DIRECTOR | FREE LIBRARY OF PHILADELPHIA

COMMISSIONER | DEPARTMENT OF PARKS & RECREATION

PROJECT COORDINATOR | REBUILD

ART COMMISSION

HISTORICAL COMMISSION

SEALS



CITY OF PHILADELPHIA
CAPITAL PROGRAM OFFICE

1515 ARCH STREET
13TH FLOOR, ONE PARKWAY BUILDING
PHILADELPHIA PENNSYLVANIA

PROJECT NO.	DRAWING NO.
52025E-06-01	CS
DATE	5/20/2026
SCALE	AS NOTED
DRAWN BY	MAC / JS / JGH / SCR
CHECKED BY	TW
FILE	

NOTE: ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE SITE BEFORE PROCEEDING WITH THE WORK.

EXISTING LEGEND

- RIGHT OF WAY LINES
- 101- CONTOUR LINE
- G- GAS LINE
- POTABLE WATER
- S S S SEWER (COMBINED)
- D D D SANITARY SEWER
- T STORM DRAIN
- E TELECOM CONDUIT
- E ELECTRIC CONDUIT
- X X X SEPTA UTILITY
- X X X CHAIN LINK FENCE
- CURB
- UNKNOWN MANHOLE
- TELEPHONE MANHOLE
- SANITARY MANHOLE
- WATER MANHOLE
- WATER VALVE
- FRESH AIR INLET
- FIRE HYDRANT
- UTILITY POLE/STREET LIGHT
- LIGHTPOLE
- INLET
- AREA DRAIN
- SIGN
- TREE

PROPOSED LEGEND

- 150- PROPOSED CONTOUR
- S S S STORM SEWER
- W W W DOMESTIC WATER SERVICE
- E E E ELECTRIC SERVICE
- LOD-ALT LIMIT OF DISTURBANCE (LOD) & PADEP SITE BOUNDARY
- ADD-ALT ADD-ALT LIMIT OF DISTURBANCE & PADEP SITE BOUNDARY
- OBS WELL
- CO WELL
- ASPHALT PAVING
- ASPHALT PAVING ADD-ALT
- CONCRETE PAVING
- PLAYGROUND SAFETY SURFACE
- MULCH AREA
- LAWN AREA
- PROPOSED TREE

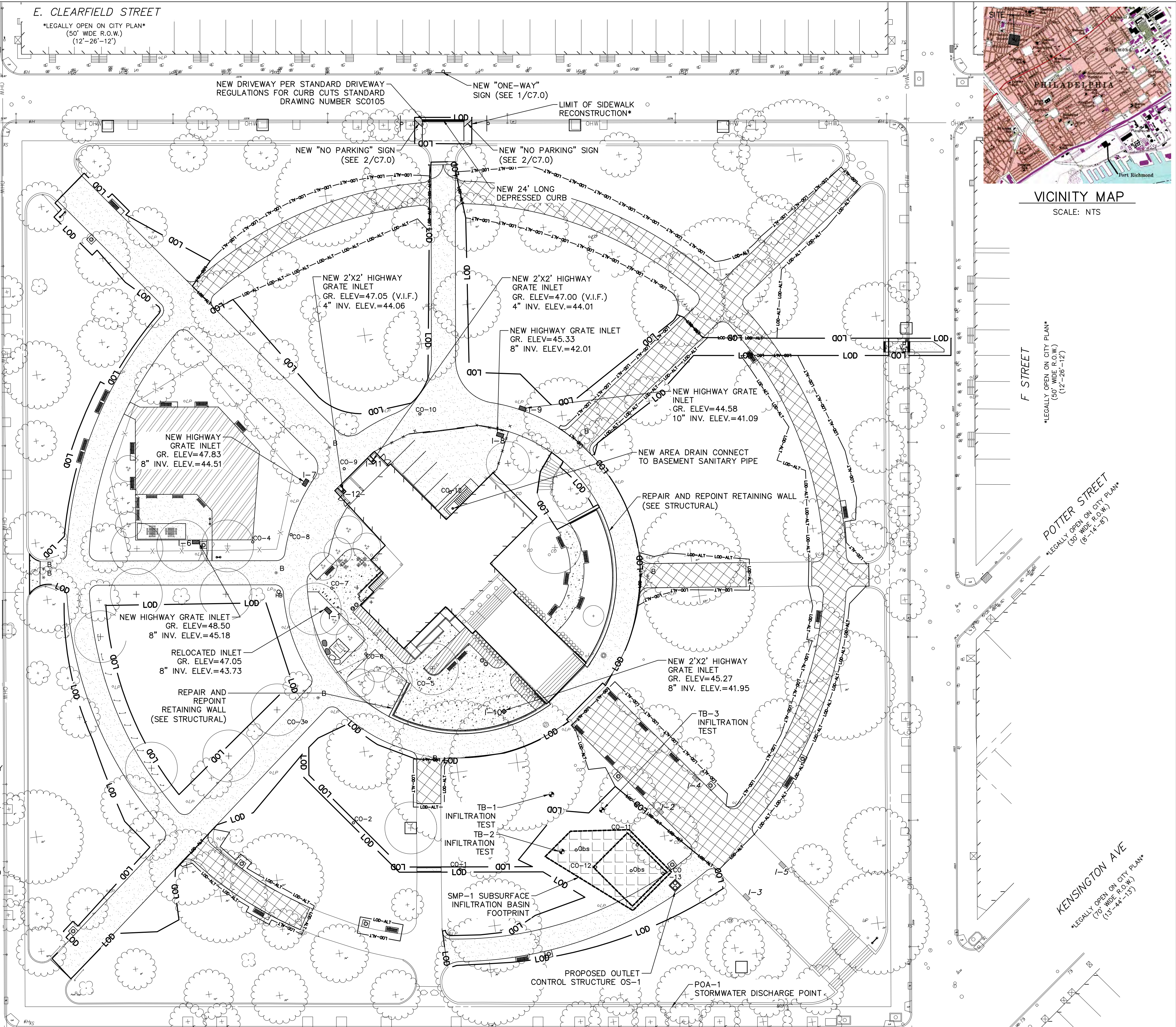
- ### GENERAL NOTES:
- PROPERTY DIMENSIONS ARE PER DEEDS OF RECORD AND STREET WIDTHS AS PER CITY PLAN NO. 18 AND ARE SHOWN IN PHILADELPHIA DISTRICT STANDARD. ALL OTHER DIMENSIONS ARE SHOWN IN U.S. SURVEY FEET.
 - SURVEY INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY KS ENGINEERS, PC ON 04/16/2025. SURVEY BASED ON P.A.S.P.C.S. (SOUTH ZONE) NAD83. BEARINGS SHOWN ARE PER CITY PLAN AND DEED OF RECORD. ELEVATIONS ARE REFERENCED TO CITY VERTICAL DATUM.
 - EXISTING SITE CONDITIONS ARE BASED ON PLAN AND SURVEY PERFORMED BY RODRIGUEZ CONSULTING, LLC ON 02/19/2020. SURVEY BASED ON P.A.S.P.C.S. (SOUTH ZONE) NAD83. BEARINGS SHOWN ARE PER CITY PLAN AND DEED OF RECORD. ELEVATIONS ARE REFERENCED TO CITY VERTICAL DATUM.
 - EXISTING SITE CONDITIONS AND PROPERTY LINE ARE BASED ON PLAN AND SURVEY BY OTHERS: PLAN REFERENCE: #1 - PWD GSI PROJECT #50120, RECEIVED 11/26/2019
 - SUBJECT TO ALL RESTRICTIONS, EASEMENTS AND/OR COVENANTS OF RECORD EITHER WRITTEN OR IMPLIED THAT MAY NOT APPEAR OF THIS PLAN.
 - IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSES.
 - UNDERGROUND UTILITIES AS SHOWN TAKEN FROM FIELD EVIDENCE AND PLANS AS PROVIDED BY THE VARIOUS UTILITY AUTHORITIES (PA ONE CALL SERIAL NO. 20260021499, 20260021500, 20260021531, 20260021532, 20260021533, 20260021568, 20260021569, 20260021579, 20260021580, AND 20260021581). THE ACCURACY REGARDING UTILITY LOCATION AND/OR DEPTH CANNOT BE GUARANTEED AND ADDITIONAL UNDERGROUND UTILITIES NOT DEPICTED ON THIS PLAN MAY EXIST. BEFORE EXCAVATIONS ARE BEGUN, THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776 SHALL BE CONTACTED AT LEAST 3-10 DAYS PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR EXCAVATION ACTIVITIES IN ACCORDANCE WITH ALL APPLICABLE LAWS, RULES AND REGULATIONS.
 - INFORMATION PERTAINING TO LOTS OTHER THAN THE SUBJECT PARCEL IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
 - PROJECT SITE IS LOCATED WITHIN THE SP-PO-A DISTRICT.

PLAN EXAMINER STAMP AREA:

NOTE:

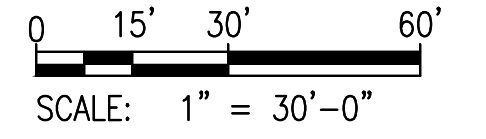
- PER CURB, FOOTWAY AND ROADWAY RESTORATION STANDARD DRAWING NUMBER L-892.

PWD TRACKING No.
FY26-MCPH-8223-01

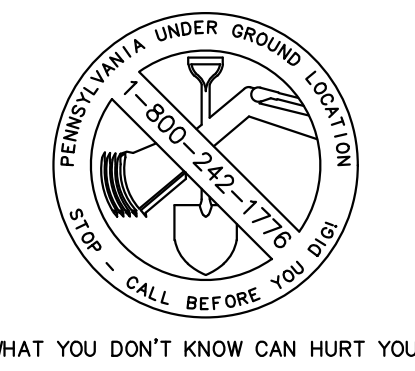


NOTE:

- PER CURB, FOOTWAY AND ROADWAY RESTORATION STANDARD DRAWING NUMBER L-892.



LIMIT OF DISTURBANCE (LOD) SUMMARY			
ON-SITE	103,883 S.F.	2.38 ACRES	
PUBLIC R.O.W.	1,030 S.F.	0.02 ACRES	
TOTAL	104,913 S.F.	2.40 ACRES	



WHAT YOU DON'T KNOW CAN HURT YOU.
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE & 10 WORKING DAYS IN DESIGN STAGE
Pennsylvania One Call System, Inc.
1-800-242-1776

IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PENNSYLVANIA ACT 187 AND TO CONTACT THE "ONE CALL SYSTEM" THREE (3) WORKING DAYS (UNLESS OTHERWISE NOTED) PRIOR TO START OF CONSTRUCTION.
PENNSYLVANIA ONE CALL: 1-800-242-1776

PHILADELPHIA WATER DEPARTMENT 1101 MARKET STREET, 2nd FLOOR PHILADELPHIA, PENNSYLVANIA 19107 (215) 685-6270	VERIZON 900 RACE STREET PHILADELPHIA, PENNSYLVANIA 19107 (215) 351-8947
PHILADELPHIA GAS WORKS 800 W. MONTGOMERY AVENUE, 3RD FLOOR PHILADELPHIA, PENNSYLVANIA 19122 (215) 684-6796	COMCAST 1351 S. COLUMBUS BOULEVARD PHILADELPHIA, PENNSYLVANIA 19147 (215) 952-4935
PECO CONSTRUCTION DEPARTMENT 2301 MARKET STREET PHILADELPHIA, PENNSYLVANIA 19103 (215) 731-3264	PHILADELPHIA STREETS DEPARTMENT 4501 G STREET PHILADELPHIA, PA 19120 (215) 301-2735 (NICHOLAS KULP)

REVISIONS

ISSUE	DATE	REVISIONS
1	5/20/2026	BID DOCUMENT ADDENDUM #1

BID DOCUMENTS

PROJECT COORDINATOR
REBUILD | CASSIE O'CONNELL

SEALS

Richard S. Burrell

PROJECT TEAM

ARCHITECT:
SMP ARCHITECTS
1600 WALNUT STREET, 2ND FLOOR
PHILADELPHIA, PA 19103
215 985 4410

MEP ENGINEER:
ARORA ENGINEERS
1600 MARKET STREET, SUITE 1630
PHILADELPHIA, PA 19103
215 571 4930

STRUCTURAL ENGINEER:
KEAST & HOOD STRUCTURAL ENGINEERS
1635 MARKET STREET, SUITE 1705
PHILADELPHIA, PA 19103
215 625 0099

CIVIL ENGINEER:
KS ENGINEERS, P.C.
530 WALNUT STREET, SUITE 460
PHILADELPHIA, PA 19106
215 925 0425

LANDSCAPE ARCHITECT:
GROUND RECONSIDERED
915 SPRING GARDEN STREET, SUITE 403
PHILADELPHIA, PA 19123
215 790 0727

CITY OF PHILADELPHIA
CAPITAL PROGRAM OFFICE
1515 ARCH STREET
13TH FLOOR, ONE PARKWAY BUILDING
PHILADELPHIA PENNSYLVANIA

PROJECT TITLE
McPHERSON SQUARE LIBRARY RENOVATIONS AND PARK IMPROVEMENTS

DRAWING TITLE
PCSM PROPOSED SITE PLAN

PROJECT NO. (CITY I&RS)
52025-E-06-01 | 2277-06

DATE
5/20/2026

SCALE
AS NOTED

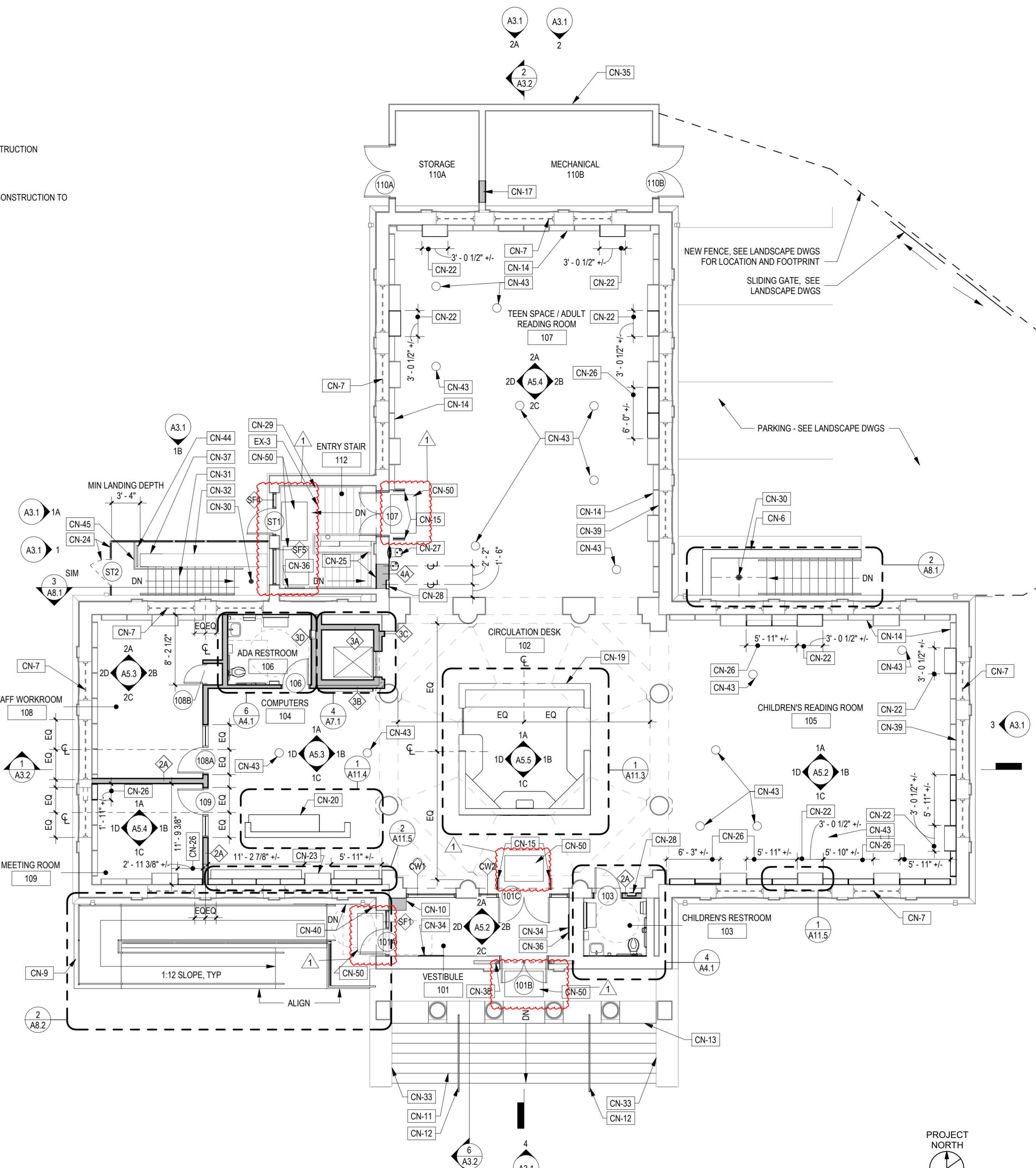
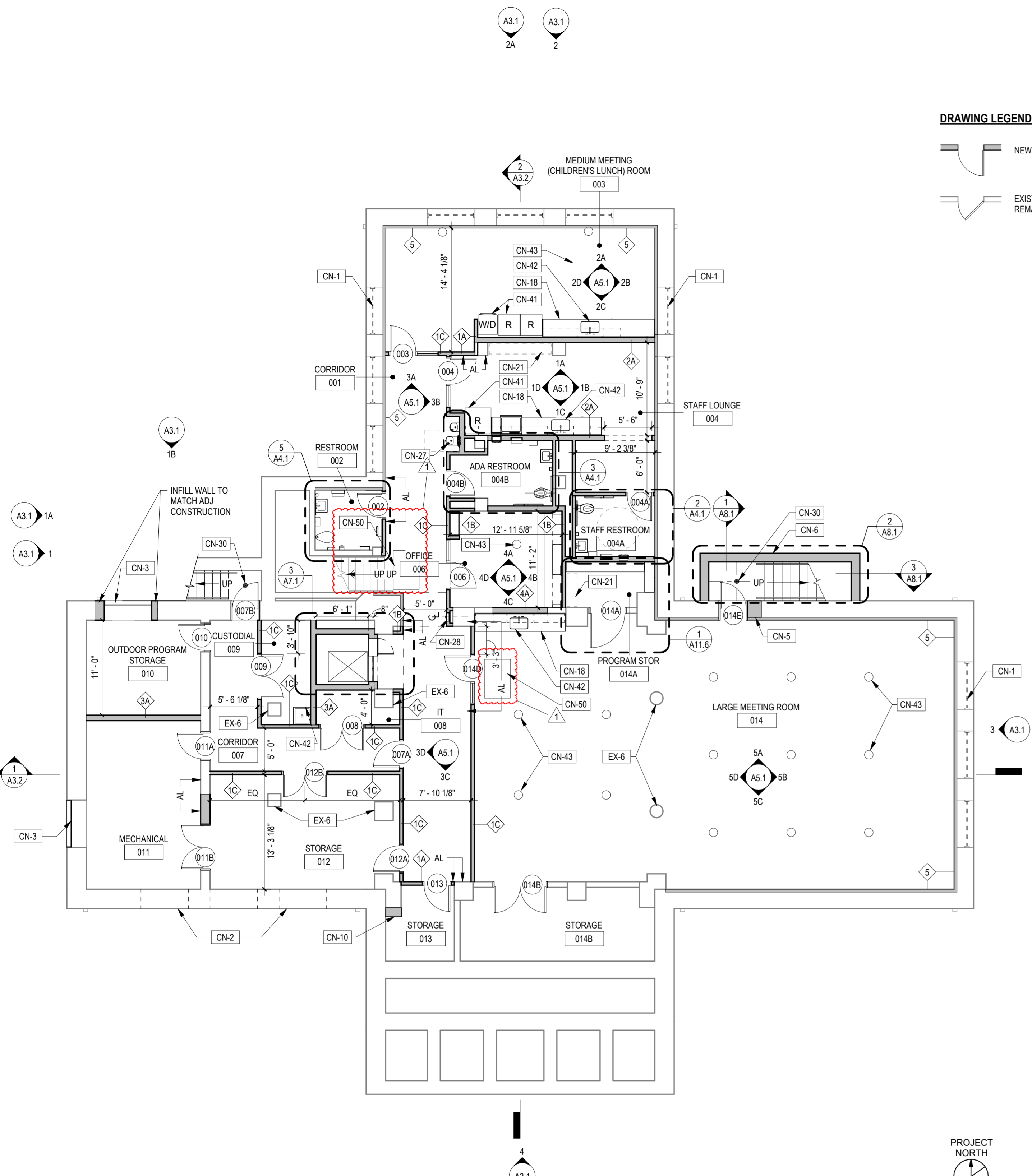
DRAWN BY
CMC

CHECKED BY
RSB

PROJECT NO.
52025-E-06-01

DRAWING NO.
C3.0

NOTE
ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE SITE BEFORE PROCEEDING WITH THE WORK



2 LOWER LEVEL PLAN
1/8" = 1'-0"

1 ENTRY LEVEL PLAN
1/8" = 1'-0"

GENERAL NOTES

1. THE WORK CONSISTS OF RENOVATION OF A HISTORIC BUILDING. THE CONTRACTOR SHOULD EXPECT TO ENCOUNTER LEAD PAINT DURING RENOVATION ACTIVITIES AND SHALL PROCEED IN COMPLIANCE WITH REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
2. ALL DIMENSIONS SHOWN ON PLAN ARE TO BE VERIFIED IN THE FIELD. CONTRACTOR IS TO REPORT TO ARCHITECT ANY ENCOUNTER WITH STRUCTURAL DEFICIENCIES OR DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND FIELD CONDITIONS IDENTIFIED DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE TO COVER AND PROTECT ALL ELEMENTS OF THE EXISTING BUILDING NOTED TO REMAIN. SEE A01 FOR FULL LIST OF REQUIREMENTS FOR WORK ON A HISTORICAL BUILDING.
4. CONTRACTOR IS RESPONSIBLE TO PROTECT THE NEWLY COMPLETED PHASE 1 SCOPE OF WORK AT THE ROOF, CORNICE, AND DOWNSPOUTS. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES INCURRED DURING CONSTRUCTION.
5. SEE SHEET A01 FOR LIST OF ALTERNATES.
6. SEE MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, LANDSCAPE, FIRE PROTECTION, AND STRUCTURAL DRAWINGS FOR FULL SCOPE OF PROPOSED WORK TO BE COORDINATED IN THE FIELD.
7. NEW FURRING AND GWB AT ALL EXG FOUNDATION WALLS IN OCCUPIED SPACES.
8. AT AREAS OF PARTIALLY DEMOLISHED BASEMENT FLOOR SLAB, PROVIDE INFILL TO MATCH EXISTING CONSTRUCTION. SEE D2.1 AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
9. REPAINT ALL EXG PAINTED SURFACES. PATCH, REPAIR AND PREP AS REQUIRED TO ACHIEVE LEVEL 5 FINISH.
10. BUILDING IS TO REMAIN SECURE DURING CONSTRUCTION WORK DAY AND AT THE END OF EACH PROJECT WORK DAY THROUGH PROJECT COMPLETION.
11. REFER TO FURNITURE PLAN FOR FIT OUT OF INTERIOR SPACES.
12. ALL ELECTRIC WIRING, DATA, PLUMBING ETC TO BE BEHIND FINISHED WALLS OR ABOVE FINISHED CEILINGS UNLESS OTHERWISE NOTED. DEMO/PATCH/REPAIR OF EXISTING WALLS TO INCLUDE ALL DEMO NECESSARY PER MEP/F/ASS SCOPE. CONSULT ARCHITECT IF MEP/F/ASS EQUIPMENT REQUIRES INSTALLATIONS WHICH DIFFER FROM THOSE SHOWN IN THE DRAWINGS. ALL EXPOSED DUCTS AND CONDUITS TO BE PAINTED TO MATCH ADJACENT CEILING/WALLS.

KEYED CONSTRUCTION NOTES

- CN-1 PROVIDE NEW WINDOW IN EXG OPNG ABOVE. TYP.
- CN-2 PROVIDE NEW CMU INFILL AT REMOVED MECH LOUVERS ABV. TYP.
- CN-3 PROVIDE NEW MECH LOUVER ABV.
- CN-5 PACK OUT AREA ADJACENT TO DR AT FORMER WINDOW OPNG W/ CMU. SEE STRUC DWGS & PROVIDE FINISH GWB TO TIE INTO ADJ PLASTER.
- CN-6 PROVIDE NEW CONC W/ & EXTERIOR STAIR W/ WALL-MOUNTED SSTL HANDRAILS. SEE STRUC DWGS.
- CN-7 PROVIDE NEW WINDOWS IN EXG LOCATIONS ABOVE. SEE ELEVS. TYP.
- CN-9 PROVIDE NEW CONC ADA RAMP. SEE ENLARGED PLAN.
- CN-10 PROVIDE NEW INFILL AT EXG SHAFT OPENING. NEW FLOOR TO MATCH EXG ASSEMBLY. VIF LOCATION, SIZE, AND CONSTRUCTION.
- CN-11 INSTALL NEW STONE TREADS ON EXG STONE SUBSTRATE MASONRY BEARING WALLS; TREADS TO MATCH EXG.
- CN-12 INSTALL NEW SSTL HANDRAIL AT ENTRY STAIR. TYP.
- CN-13 CLEAN AND REPOINT EXG LANDING LEVEL AND STONE TREADS.
- CN-14 RESTORE AND PAINT EXG PERIMETER BOOKSHELVES TO REMAIN. TYP.
- CN-15 INSTALL NEW OWNER PROVIDED RFID PORTAL.
- CN-17 INFILL EXIST'G OPENING WITH NEW BRICK TO MATCH ADJACENT CONSTRUCTION.
- CN-18 PROVIDE NEW 25' DEPTH COUNTER. SEE INT ELEV.
- CN-19 PROVIDE NEW CIRCULATION DESK CASEWORK.
- CN-20 PROVIDE NEW PRINTER STATION CASEWORK, SEE INT ELEV.
- CN-21 PROVIDE NEW LOCKERS.
- CN-22 PROVIDE NEW READING NOOK CASEWORK IN EXG BOOKCASE BAY, SEE INT ELEV.
- CN-23 PROVIDE NEW BENCH SEATING CASEWORK. SEE INT ELEV.
- CN-24 INSTALL NEW GUARDRAIL AND SECURITY FENCE AS SHOWN ON DWGS.
- CN-25 PATCH AND REPAIR FINISHES AT LOCATION OF REMOVED FLR / WALLS. MATCH ADJACENT FINISHES. VIF EXTENTS AND CONSULT ARCHITECT.
- CN-26 PROVIDE NEW UPPER BOOKSHELVES ON EXG LOWER SILL TO REMAIN TO EXTENT INDICATED. MATCH EXISTING - SEE INTERIOR ELEVATIONS.
- CN-27 PROVIDE HI-LOW DRINKING FOUNTAIN W/ BOTTLE FILLER. SEE PLUMBING DWGS.

KEYED CONSTRUCTION NOTES

- CN-28 PROVIDE NEW RECESSED FEC.
- CN-29 PAINT EXG HANDRAIL. TYP AT ENTRY STAIR 112.
- CN-30 INSTALL NEW FLOOR DRAIN. SEE PLUMBING DWGS.
- CN-31 PROVIDE NEW EXTERIOR CONC STAIRS AND WALL MOUNTED SSTL HANDRAIL. SEE STRUCTURAL DWGS.
- CN-32 REPOINT EXG MASONRY WALLS AT NEW CONC STAIR.
- CN-33 REPOINT EXG MASONRY WALLS. PAINT TO MATCH BLDG EXTERIOR.
- CN-34 CLEAN, RESTORE, AND REINSTALL PLAQUES IN LOCATIONS INDICATED. RESTORATION WORK MUST BE PERFORMED BY CONSERVATION EXPERT APPROVED BY THE OWNER.
- CN-35 REPOINT JOINTS AND RESTORE TO A SMOOTH UNIFORM SURFACE. PNT FINISH TO MATCH EXTERIOR OF MAIN BUILDING.
- CN-36 REINSTALL RESTORED MTL GRATES.
- CN-37 ANCHOR NEW WALL TO EXG WALL AND INSTALL NEW CAPSTONE. SEE STRUC DWGS.
- CN-38 INFILL EXG VOID WITH EXPANDING FOAM, MASONRY BLOCKING AT SIDES / 2x DIMENSIONAL LUMBER ABOVE, AND STUCCO FLUSH W/ EXT FACE OF WALL. EXT SURFACE TO MATCH EXG. PTD FINISH.
- CN-39 PATCH & REPAIR AREAS OF DEMOLISHED WD SKIRTING BELOW HIGH WINDOWS. PAINT TO MATCH ADJ WALL FINISH.
- CN-40 APPLY STUCCO AT CUT-SIDE OF WATERBABLE AND SMOOTH SURFACE. TYP AT NEW DOOR OPENING. FINISH TO MATCH ADJACENT EXTERIOR.
- CN-41 PROVIDE NEW APPLIANCES. TYP.
- CN-42 PROVIDE NEW PLUMBING FIXTURES. TYP. SEE PLUMBING DWGS.
- CN-43 PROVIDE NEW FLOOR BOX OR POKE THROUGH. SEE FURNITURE PLANS AND ELEC DWGS
- CN-44 PROVIDE GUARDRAIL W/ CORE MOUNT AT LANDING
- CN-45 PROVIDE HANDRAIL MOUNTED TO GUARDRAIL AT LANDING
- CN-50 PROVIDE ENTRANCE FLOOR MAT

KEYED EXISTING NOTES

- EX-3 EXISTING STAIRS TO REMAIN.
- EX-6 EXISTING STRUCTURAL COLUMNS TO REMAIN. TYP.

PLAN EXAMINER STAMP AREA:

REVISIONS		
ISSUE	DATE	REVISIONS
1	5/20/2026	BID DOCUMENTS ADDENDUM 1



CONSTRUCTION DOCUMENTS

PROJECT COORDINATOR
REBUILD | CASSIE O'CONNELL



PROJECT TEAM
ARCHITECT:
SMP ARCHITECTS
1600 Walnut Street, 2nd Floor
Philadelphia, PA 19103
215 985 4410

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KS ENGINEERS, P.C.
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215 925 0425

LANDSCAPE ARCHITECT:
GROUND RECONSIDERED
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Philadelphia, PA 19123
215 790 0727

**CITY OF PHILADELPHIA
CAPITAL PROGRAM OFFICE**

1515 ARCH STREET
13TH FLOOR, ONE PARKWAY BUILDING
PHILADELPHIA PENNSYLVANIA

**McPHERSON SQUARE LIBRARY
RENOVATIONS AND PARK
IMPROVEMENTS**

PLANS

PROJECT NO. (CITY | SMP)
52025-E-06-01 | 718.10

DATE
04/09/2026

SCALE
AS NOTED

DRAWN BY
JS / SCR

CHECKED BY
TW

A2.1

NOTE: ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE SITE BEFORE PROCEEDING WITH THE WORK

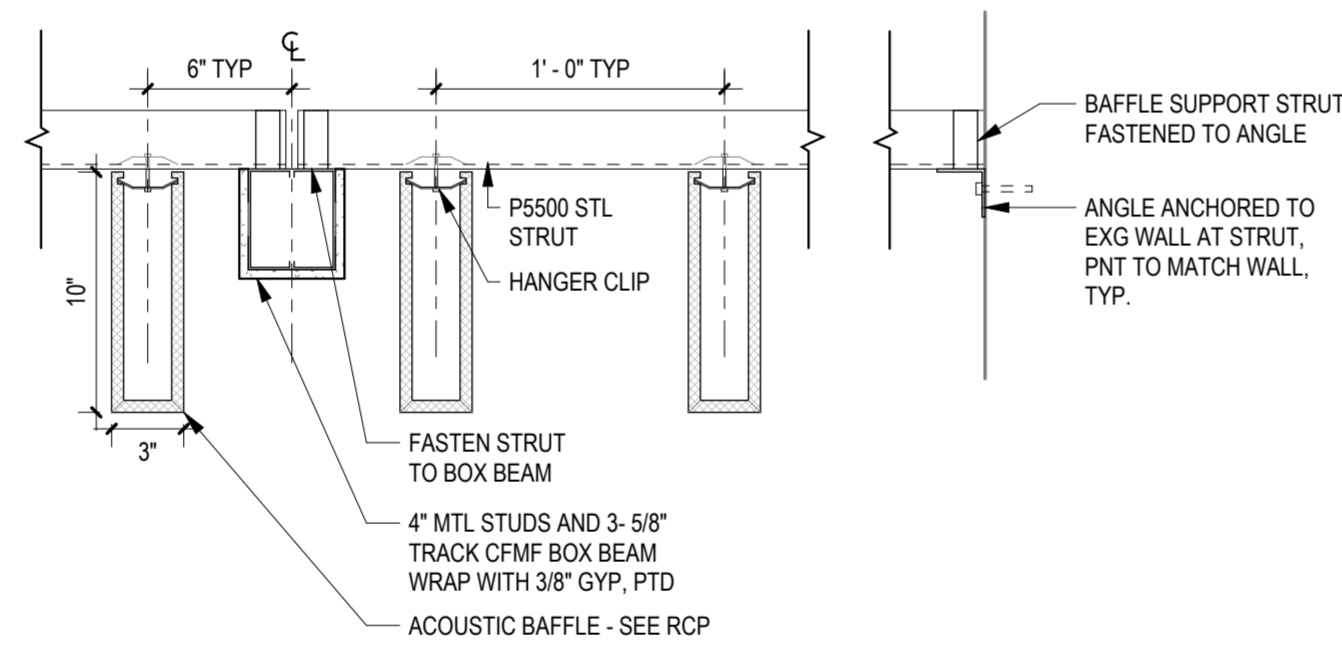
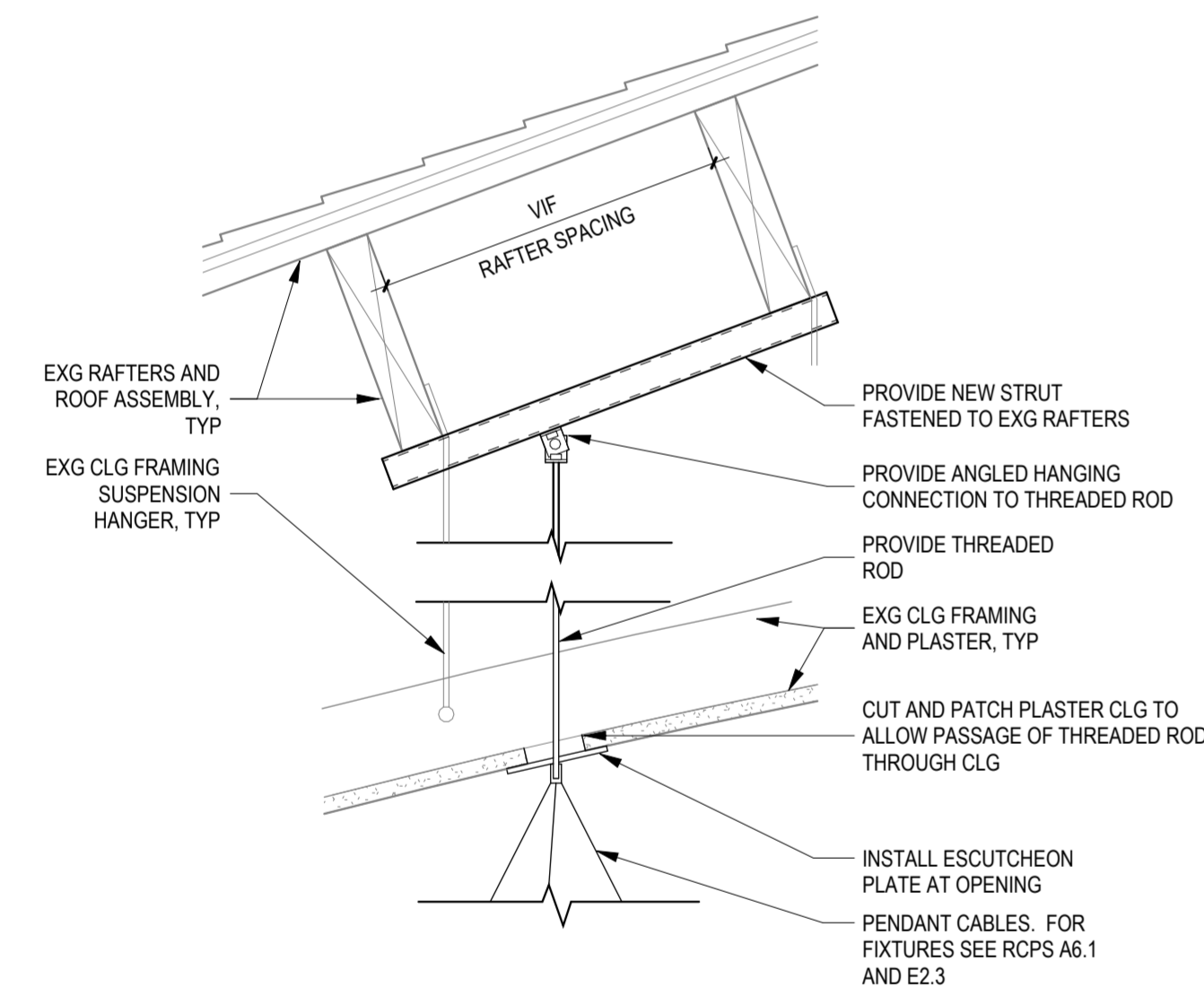
FINISH SCHEDULE																	
NO	NAME	FLOOR		BASE			NORTH		EAST		SOUTH		WEST		CEILING		NOTES
		MAT	FIN	MAT	FIN	HT	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	
001	CORRIDOR	RT	FF	RB	FF	4"	GWB/GLAZ	PNT/FF	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	
002	RESTROOM	CT	FF	CT	FF	6"	CT	FF	CT	FF	CT	FF	CT	FF	GWB	PNT	
003	MEDIUM MEETING (CHILDREN'S LUNCH) ROOM	RT	FF	RB	FF	4"	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	
004	STAFF LOUNGE	RT	FF	RB	FF	4"	GWB	PNT	GWB	PNT	GWB/GLAZ/CT	PNT/FF	GWB	PNT	GWB	PNT	
004A	STAFF RESTROOM	CT	FF	CT	FF	6"	CT	FF	CT	FF	CT	FF	CT	FF	GWB	PNT	
004B	ADA RESTROOM	CT	FF	CT	FF	6"	CT	PNT	CT	FF	CT	FF	CT	FF	GWB	PNT	
006	OFFICE	CPT	FF	RB	FF	4"	GWB	PNT	GWB	FF	GWB	PNT	GWB	PNT	GWB	PNT	
007	CORRIDOR	EPX	FF	EPX	FF	6"	GWB	-	GWB	-	GWB	-	GWB	-	GWB	-	
008	IT	EPX	FF	EPX	FF	6"	GWB	-	GWB	-	GWB	-	GWB	-	GWB	-	
009	CUSTODIAL	EPX	FF	EPX	FF	6"	GWB	-	GWB	-	GWB	-	GWB	-	GWB	-	
010	OUTDOOR PROGRAM STORAGE	EPX	FF	EPX	FF	6"	GWB	-	GWB	-	GWB	-	GWB	-	GWB	-	
011	MECHANICAL	EPX	FF	EPX	FF	6"	GWB	-	GWB	-	GWB	-	GWB	-	GWB	-	
012	STORAGE	EPX	FF	EPX	FF	6"	GWB	-	GWB	-	GWB	-	GWB	-	GWB	-	
013	STORAGE	RT	FF	RB	FF	4"	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	
014	LARGE MEETING ROOM	RT	FF	RB	FF	4"	GWB/CT	PNT/FF	GWB	PNT	GWB	PNT	GWB/CT	PNT/FF	GWB	PNT	
014A	PROGRAM STOR																
014B	STORAGE	RT	FF	RB	FF	4"	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	
101	VESTIBULE	WOM	FF	RB	FF	4"	GWB/GLAZ	PNT/-	PLAS	PNT	PLAS	PNT	PLAS/GLAZ	PNT/-	PLAS	PNT	
102	CIRCULATION DESK	RSF	FF	RB	FF	4"	-	-	-	-	-	-	-	-	PLAS	PNT	REFER TO DWGS FOR CASEWORK FINISHING
103	CHILDREN'S RESTROOM	CT	FF	CT	FF	6"	CT	FF	CT	FF	CT	FF	CT	FF	GWB	PNT	
104	COMPUTERS	RSF	FF	RB	FF	4"	PLAS/PNLG	PNT/FF	PLAS	PNT	PLAS	PNT	PLAS/PNLG	PNT/FF	PLAS	PNT	REFER TO DWGS FOR BOOKSHELF & CASEWORK FINISHING
105	CHILDREN'S READING ROOM	RSF/CPT	FF	RB	FF	4"	PLAS	PNT	PLAS	PNT	PLAS	PNT	PLAS	PNT	PLAS	PNT	REFER TO DWGS FOR BOOKSHELF FINISHING
106	ADA RESTROOM	CT	FF	CT	FF	6"											
107	TEEN SPACE / ADULT READING ROOM	RSF/CPT	FF	RB	FF	4"	PLAS/PNLG	PNT/FF	PLAS	PNT	PLAS	PNT	PLAS	PNT	PLAS	PNT	REFER TO DWGS FOR BOOKSHELF FINISHING
108	STAFF WORKROOM	CPT	FF	RB	FF	4"	PLAS	PNT	GWB/GLAZ	PNT/-	GWB	PNT	PLAS	PNT	ACOUSTIC BAFFLES	FF	REFER TO DWGS FOR BOOKSHELF FINISHING
109	MEETING ROOM	CPT	FF	RB	FF	4"	GWB	PNT	GWB/GLAZ	PNT/-	PLAS	PNT	PLAS	PNT	ACOUSTIC BAFFLES	FF	REFER TO DWGS FOR BOOKSHELF FINISHING
112	ENTRY STAIR	RT/RSF	FF	RB	FF	4"	PLAS	PNT	PLAS/GWB	PNT	PLAS	PNT	PLAS/GLAZ	PNT/-	PLAS	PNT	

FURNITURE SCHEDULE					
ENTRY LEVEL CHILDREN'S WING	MARK	MANUFACTURER	PRODUCT	QUANTITY	NOTES
01	KI		COGNI 4 LEG CHAIR	08	GLIDE BASE, MEDIUM 16" H
02	KI		COGNI 4 LEG CHAIR	04	GLIDE BASE, LARGE 18" H
03	KI		MYPLACE 18" ROUND	02	CONCEALED GLIDES
04	KI		MYPLACE 26" ROUND	01	CONCEALED GLIDES
05	KI		MYPLACE 48" ROUND	01	CONCEALED GLIDES
06	BENSON		GLIDER RECLINER	01	ARM CAPS
07	HAWORTH		VERY OFFICE CHAIR	01	4-D ARMS, COLOR TO BE VERIFIED BY OWNER
08	HAWORTH		VERY SIDE CHAIR	01	ARMS, GLIDE BASE
09	KI		RUCKUS HEIGHT ADJUSTABLE POST LEG DESK	08	RECTANGLE 20"X30", 19-1/2"-32-1/2" H, 3/4" TOP
10	HAWORTH		COLLABORATIVE POWER STATION	02	3 ELEC. RECEPTACLES, 1 USB-A, 1 USB-C
11	HAWORTH		INTUITY BENCHING (PUBLIC COMPUTERS)	04	30"X48"
12	TMC		PLAY CART	01	
13	HAWORTH		UPSIDE SIT-STAND DESK (LIBRARIAN'S DESK)	01	90-DEGREE WRAPAROUND, 76"X82", PRIVACY PANELS, WRAP-AROUND CANTILEVER SHELF, GROMMETS, CPU HOLDER AND POWER MODULE
14	HAWORTH		BE_HOLD CREDENZA	01	48"X16"X24", CASTERS, 3/4" WORKTOP, LOCKABLE
15	HAWORTH		X-SERIES MOBILE PEDESTAL	01	CASTERS, LOCKABLE
16	SPACESAVER		LIBRARY SHELVING MOBILE CARTS	02	LAMINATE PANELS, DOUBLE-SIDED, TWO TIERS, 36"X24"X60"
17	AGATI		CUBIT	03	24" HIGH W DIVIDER BOX
18	AGATI		BLOCKS	01	54" HIGH
19	NORA NIVEL		AMPHI BOOKCASE	01 PAIR	PROVIDE HALF CIRCLE, AS INDICATED
20	NORA NIVEL		GENCL02	01	

03	KI		MYPLACE 18" ROUND	02	CONCEALED GLIDES
04	KI		MYPLACE 26" ROUND	02	CONCEALED GLIDES
21	KI		MYPLACE INSIDE BACK 90 DEGREE CURVE	01	48" HIGH BACK, CONCEALED GLIDES
22	KI		MYPLACE BACKLESS 45 DEGREE CURVE	01	CONCEALED GLIDES
(reserved)					
24	KI		MYPLACE 26" SQUARE	03	CONCEALED GLIDES
25	KI		MYPLACE 48" RECTANGLE	02	32" LOW BACK, CONCEALED GLIDES, POWERED
07	HAWORTH		VERY OFFICE CHAIR	02	4-D ARMS, COLOR TO BE VERIFIED BY OWNER
08	HAWORTH		VERY SIDE CHAIR	12	(7) WITH ARMS, (5) WITHOUT ARMS, GLIDE BASE
26	HAWORTH		VERY STOOL	02	GLIDE BASE
27	KI		ZOETRY BARIATRIC LOUNGE CHAIR	02	
11	HAWORTH		INTUITY BENCHING (PUBLIC COMPUTERS)	04	30"X48"
28	HAWORTH		BELONG ACCESS, TERRITORY SCREEN	06	12"X24"
13	HAWORTH		UPSIDE SIT-STAND DESK (LIBRARIAN'S DESK)	01	90-DEGREE WRAPAROUND, 76"X82", PRIVACY PANELS, WRAP-AROUND CANTILEVER SHELF, GROMMETS, CPU HOLDER AND POWER MODULE
14	HAWORTH		BE_HOLD CREDENZA	01	48"X16"X24", CASTERS, 3/4" WORKTOP, LOCKABLE
15	HAWORTH		X-SERIES MOBILE PEDESTAL	01	CASTERS, LOCKABLE
29	HAWORTH		UPSIDE SIT-STAND DESK (SECURITY DESK)	01	29"X46", PRIVACY PANELS, GROMMETS, CPU HOLDER AND POWER MODULE
30	HAWORTH		JIVE TABLE 30"	01	20" H, ROUND BASE, PROVIDE POWER MODULE
31	HAWORTH		JIVE TABLE 36"	02	29" H, ROUND BASE
32	HAWORTH		JIVE TABLE 42"	02	29" H, ROUND BASE, PROVIDE POWER MODULE
33	HAWORTH		JIVE TABLE 48"	01	29" H, ROUND BASE, PROVIDE POWER MODULE
34	KI		PILLAR TABLE, POST LEG, INSIDE CURVE	01	18"X102", PROVIDE POWER MODULE
35	SPACESAVER		LIBRARY SHELVING MOBILE CARTS	02	LAMINATE PANELS, DOUBLE-SIDED, TWO TIERS, 72"X24"X45"
36	SPACESAVER		LIBRARY SHELVING MOBILE CARTS	01	LAMINATE PANELS, DOUBLE-SIDED, FOUR TIERS, 36"X24"X60"
18	AGATI		BLOCKS	01	72" HIGH

07	HAWORTH		VERY OFFICE CHAIR	01	4-D ARMS
08	HAWORTH		VERY SIDE CHAIR	06	(2) WITH ARM, GLIDE BASE
11	HAWORTH		INTUITY BENCHING (PUBLIC COMPUTERS)	06	30"X48"
28	HAWORTH		BELONG ACCESS, TERRITORY SCREEN	08	12"X24"
15	HAWORTH		X-SERIES MOBILE PEDESTAL	01	CASTERS, LOCKABLE
37	HAWORTH		INTUITY BENCHING (CATALOGRESERVATIONS)	01	60"X48", PROVIDE HAWORTH COMPOSE PANELS
38	KI		C-TABLE	05	18"X27"
07	HAWORTH		VERY OFFICE CHAIR	05	4-D ARMS
39	HAWORTH		UPSIDE SIT-STAND DESK	04	23"X58", GROMMETS, CPU HOLDER AND POWER MODULE
40	HAWORTH		UPSIDE SIT-STAND DESK	01	23"X58", GROMMETS, CPU HOLDER AND POWER MODULE
15	HAWORTH		X-SERIES MOBILE PEDESTAL	05	CASTERS, LOCKABLE
51	HAWORTH		ADAPTABLE WOOD OPEN SIDED SHELF	01	60"X29"
08	HAWORTH		VERY SIDE CHAIR	04	WITH ARM, CASTERS
41	HAWORTH		JIVE TABLE 60"	01	29" H, ROUND BASE, PROVIDE POWER MODULE
07	HAWORTH		VERY OFFICE CHAIR	02	4-D ARMS
42	HAWORTH		VERY OFFICE STOOL	03	4-D ARMS
29	HAWORTH		UPSIDE SIT-STAND DESK (SECURITY DESK)	01	29"X46", PRIVACY PANELS, GROMMETS, CPU HOLDER AND POWER MODULE
15	HAWORTH		X-SERIES MOBILE PEDESTAL	02	CASTERS, LOCKABLE

43	HAWORTH		VERY SIDE CHAIR, WIRE STACKER	52	(16) W ARMS, (36) ARMLESS, PROVIDE STORAGE CART
42	HAWORTH		VERY OFFICE STOOL	03	4-D ARMS
44	HAWORTH		JIVE TABLE 60"	04	29" H, BRIDGE BASE
41	HAWORTH		JIVE TABLE, NESTING	18	30"X72"X29"
45	OKLAHOMA SOUND		ORATOR LECTERN	01	
43	HAWORTH		VERY SIDE CHAIR, WIRE STACKER	12	(4) W ARMS, (8) ARMLESS, PROVIDE STORAGE CART
41	HAWORTH		JIVE TABLE 60"	01	29" H, BRIDGE BASE
46	HAWORTH		JIVE TABLE 42" HALF RACETRACK	02	29" H, BRIDGE BASE
47	HAWORTH		JIVE TABLE 42" HALF SQUARE	01	29" H, BRIDGE BASE
07	HAWORTH		VERY OFFICE CHAIR	01	4-D ARMS
08	HAWORTH		VERY SIDE CHAIR	01	WITH ARM, GLIDE BASE
48	HAWORTH		UPSIDE SIT-STAND DESK	01	29"X64", GROMMETS, CPU HOLDER AND POWER MODULE
15	HAWORTH		X-SERIES MOBILE PEDESTAL	01	CASTERS, LOCKABLE
06	BENSON		GLIDER RECLINER	01	ARM CAPS
08	HAWORTH		VERY SIDE CHAIR	04	ARMS, CASTERS
49	HAWORTH		JIVE TABLE 30"X60"	01	29" H, BRIDGE BASE
38	KI		C-TABLE	01	18"X27"
50	TBD		GYMNASIUM LOCKERS	5 MIN	90"X30" NICHE
50	TBD		GYMNASIUM LOCKERS	3 MIN	36"X30" NICHE



2 DETAIL - TYP THROUGH PLASTER AT PENDANT MOUNTING
A10.2 1 1/2" = 1'-0"

1 CEILING BAFFLE DETAIL
A10.2 1 1/2" = 1'-0"

PLAN EXAMINER STAMP AREA:

FURNITURE SCHEDULE (CONTINUED)					
MISC	MARK	MANUFACTURER	PRODUCT	QUANTITY	NOTES
	N/A	SMALL TRASH & RECYCLING SET	3 GALLON	10	NO LID
	N/A	MED TRASH & RECYCLING SET	10-16 GALLON	03	NO LID
	N/A	MED-LRG TRASH & RECYCLING SET	16-23 GALLON	03	PROVIDE "NO-TOUCH" LIDS
	N/A	LRG TRASH & RECYCLING SET	35 GALLON	04	PROVIDE "NO-TOUCH" LIDS
	N/A	DEMCO LIBRARYQUIET BOOKTRUCK	SINGLE-SIDED END-OF-RANGE 3 SLOPED SHELVES	03	
	N/A	DEMCO LIBRARYQUIET BOOKTRUCK	DOUBLE-SIDED END-OF-RANGE 6 SLOPED SHELVES	05	
	N/A	DEMCO LIBRARYQUIET BOOKTRUCK	3 SLOPED SHELVES	02	
	N/A	DEMCO LIBRARYQUIET BOOKTRUCK	6 SLOPED SHELVES	02	
	N/A	DEMCO LIBRARYQUIET BOOKTRUCK	4 SLOPED SHELVES AND 1 FLAT BOTTOM SHELF	03	
	N/A	DEMCO LIBRARYQUIET BOOKTRUCK	3 FLAT SHELVES	03	

REVISIONS		
ISSUE	DATE	REVISIONS
1	5/20/2026	BID DOCUMENTS ADDENDUM 1

Rebuild PHILADELPHIA

Free LIBRARY OF PHILADELPHIA

PHILADELPHIA PARKS & RECREATION

CONSTRUCTION DOCUMENTS

PROJECT COORDINATOR
REBUILD | CASSIE O'CONNELL

SEALS

REGISTERED ARCHITECT
ARORA ENGINEERS
1600 Market Street, Suite 1630
Philadelphia, PA 19103
215 571 4930

PROJECT TEAM

ARCHITECT:
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**CITY OF PHILADELPHIA
CAPITAL PROGRAM OFFICE**
1515 ARCH STREET
13TH FLOOR, ONE PARKWAY BUILDING
PHILADELPHIA PENNSYLVANIA

PROJECT TITLE
McPHERSON SQUARE LIBRARY RENOVATIONS AND PARK IMPROVEMENTS

DRAWING TITLE
FINISH SCHEDULE, FURNITURE SCHEDULE & CEILING DETAILS

PROJECT NO. (CITY SMP)	DRAWING NO.
52025-E-06-01 718.10	
DATE	
04/09/2026	
SCALE	
AS NOTED	
DRAWN BY	
AB / SCR	
CHECKED BY	
TW	

NOTE: ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE SITE BEFORE PROCEEDING WITH THE WORK

REVISIONS		
ISSUE	DATE	REVISIONS
1	5/20/2026	BID DOCUMENTS ADDENDUM 1



CONSTRUCTION DOCUMENTS

PROJECT COORDINATOR
REBUILD | CASSIE O'CONNELL



PROJECT TEAM

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1600 Walnut Street, 2nd Floor
Philadelphia, PA 19103
215 985 4410

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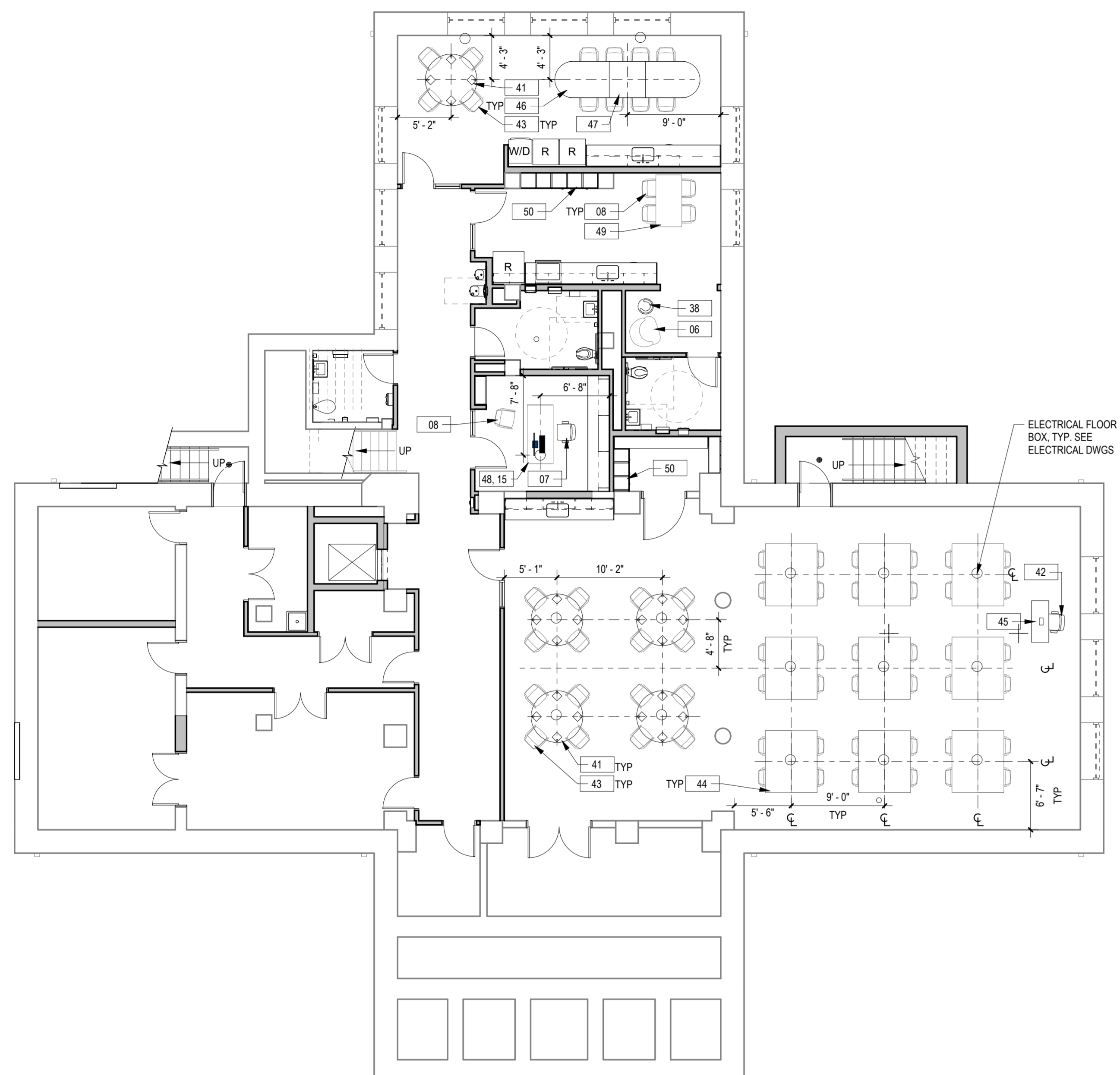
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CITY OF PHILADELPHIA
CAPITAL PROGRAM OFFICE
1515 ARCH STREET
13TH FLOOR, ONE PARKWAY BUILDING
PHILADELPHIA PENNSYLVANIA

PROJECT TITLE
McPHERSON SQUARE LIBRARY
RENOVATIONS AND PARK
IMPROVEMENTS

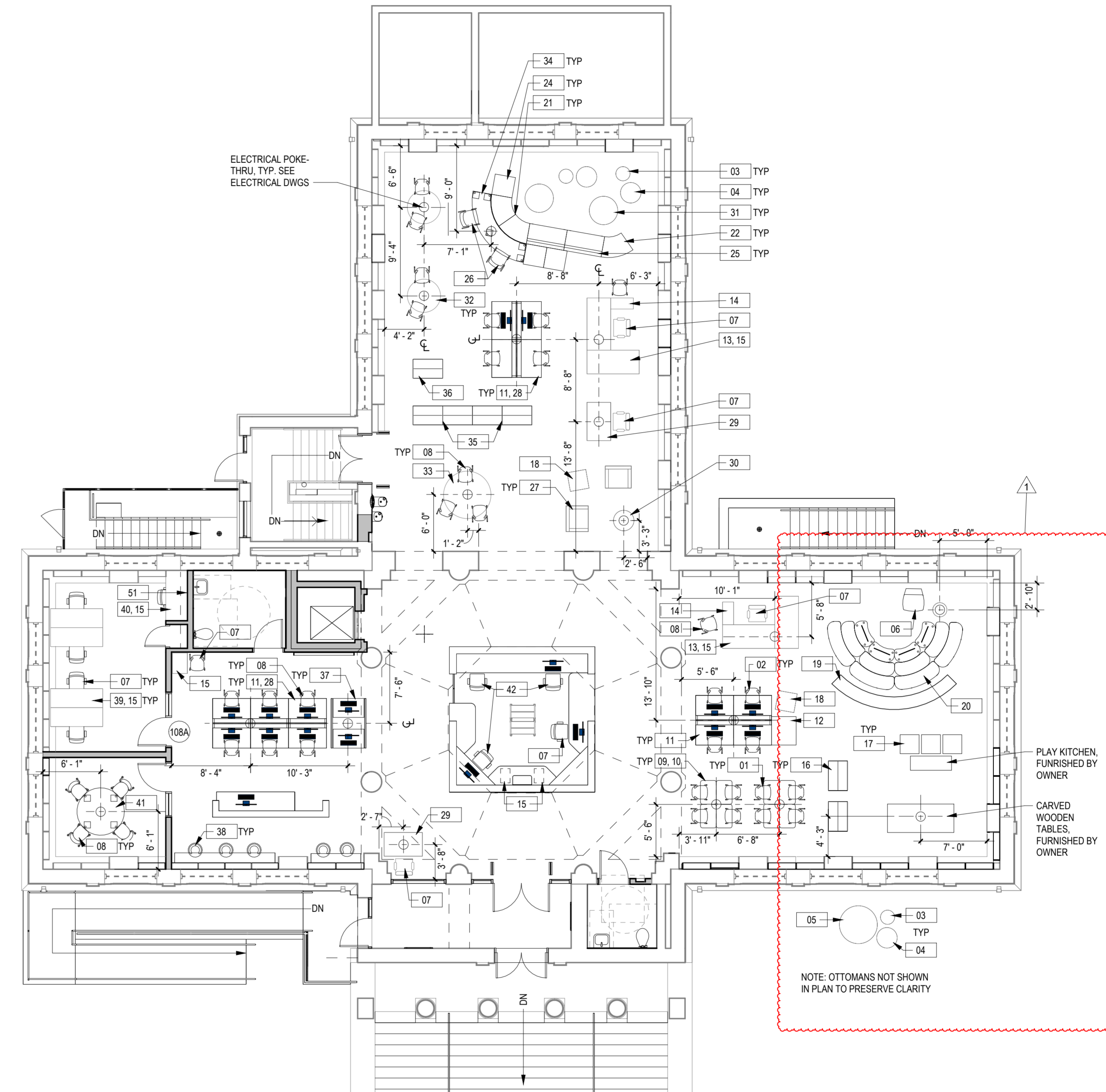
DRAWING TITLE
FURNITURE PLANS

PROJECT NO. (CITY SMP) 52025-E-06-01 718.10	DRAWING NO. A11.1
DATE 04/09/2026	SCALE AS NOTED
DRAWN BY AB / SCR	CHECKED BY TW
NOTE: ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE SITE BEFORE PROCEEDING WITH THE WORK	



2 LOWER LEVEL FURNITURE PLAN
A11.1 1/8" = 1'-0"

PLAN EXAMINER STAMP AREA:



1 ENTRY LEVEL FURNITURE PLAN
A11.1 1/8" = 1'-0"

GENERAL NOTE:
01. REFER TO FURNITURE SCHEDULE.



City of Philadelphia - Department of Public Health
 Air Management Services, 2nd Fl. Asbestos Control Unit
 321 University Ave. Philadelphia, PA 19104

Office Use Only

Date Received L&I:

Date Received AMS:

Date Inspected

Inspector No.

Asbestos Inspection Report

1. Name of Building / Property: _____ Address _____

2. Name of Building / Property Owner: _____ Address _____ Phone No. _____

3. Name of Philadelphia Certified Investigator: _____ Certification No. _____ Contact Information / Email / Phone No. _____

L&I Commercial Activity No. (Former Business Privilege License No.) _____ Business Tax ID No. _____

4. Name of Philadelphia Licensed Laboratory: _____ License No. _____ Phone No. _____

5. Scope of Work: (Insert or attach a complete description of the portion of the subject property inspected and the anticipated work that will result in the disturbance of the identified Asbestos Containing Materials (ACMs) (e.g. demolition, asbestos abatement, and / or renovation activities.)

The scope of work will either be complete building demolition of the building or major renovations throughout the building. A comprehensive asbestos inspection along with bulk sampling of accessible suspect materials was performed.

6. Property has been declared to be in imminent danger (ID) of failure or collapse by the City of Philadelphia Department of Licenses & Inspections. Attached is a copy of the L&I Notice of Violation declaring the property I.D. ****Note: INVESTIGATOR MUST BE ON SITE DURING DEMOLITION!**

7. (ACMs) identified? Yes (List Below) No (explain)

8. Suspected ACM's sampled? Yes (attached are copies of the laboratory chain of custody and bulk sample results.) No (Why?)

9. List all identified ACM's located in the planned renovation/demolition areas. Damaged ACM must be listed and then repaired or removed prior to renovation. You (Investigator) must label all ACM that may be left in the work area. (Attached are add'tl sheets)

Location	Description	Type (Code 1)	Amount		Condition (Code 2)	Action (Code 3)
			Square	Linear		

Code 1

FRI - Friable
 NF1 - Non-Friable, Cat. 1
 NF2 - Non-Friable, Cat. 2

Code 2

DD - Deteriorated or Delaminated
 ND - Non-Damaged

Code 3

REM - Removal necessary prior to Demo/Reno
 NRN - No removal necessary, label ACM
 REP - Repair & Label ACM, removal not necessary

10. I hereby certify that the foregoing statements are true and the information contained in this report is true. This certification is made subject to the penalties set forth in 18 PA. C.S. S4904 relating to unsworn falsification to authorities. Furthermore I certify that the inspection, sampling, and labeling requirements of section X of the Asbestos Control Regulation (ACR) have been met. The building owner has been notified of the ACR requirements and given a copy of this report. If the inspection has revealed ACM which will be disturbed by the proposed work or if it has revealed ACM in bad condition, the building owner has been notified to remove or repair the ACM in accordance with the ACR prior to renovation or demolition activity.

11. Signature of Certified Asbestos Investigator: _____ Date: _____ Signature of Building Owner: _____ Date: _____

Barbara J. Baker



Asbestos Inspection Report

Page 2 of 2

McPherson Library – 601 East Indiana Avenue

Project No. 632-190

9. List Asbestos Containing Material (ACM) located in the planned renovation/demolition area(s). Damaged ACM must be listed and then repaired or removed prior to renovation. You (Investigator) must label all ACM that may be left in the work area.

Q/U = Quantity Undetermined

Location	Description	Type (Code 1)	Amount		Condition (Code 2)	Action (Code 3)
			Square	Linear		
Basement Mechanical Room <i>To be remediated by abatement Contractor.</i>	White Packing surrounding the Boiler Breeching/Chimney connection point	FRI	5 square feet		ND	REM
Throughout Basement <i>Demo of all floor finishes (including non-ACM) by abatement Contractor</i>	12" x 12" White Floor Tile and associated Mastic (120 sf below non-asbestos Vinyl Composite Tile)	NF1	2,748 square feet		ND	REM
Throughout First Floor <i>Demo of all floor finishes (including non-ACM) by abatement Contractor</i>	12" x 12" White Floor Tile and associated Mastic (3,740 sf below Carpeting and 856 sf below non-asbestos Vinyl Composite Tile)	NF1	4,896 square feet		ND	REM
Throughout <i>Testing required. If ACM, then will be remediated by abatement Contractor.</i>	Wood and Metal Fire Doors throughout the Building (assumed asbestos-containing interior cores)	NF2	Approx. 20 doors		ND	REM
Throughout – Concealed within Electric Boxes Behind Panel Breakers <i>To be sealed-in-place or remediated by abatement contractor based on GC's scope of work</i>	Wire Insulation	NF2	Q/U		ND	REM
Concealed within Wall Cavities (feeding radiators from Attic) <i>To be sealed-in-place or remediated by abatement Contractor based on GC's scope of work</i>	Magnesia (MAG) Pipe/Pipe Fitting Insulation	FRI	Q/U		ND	REM
Attic <i>Completed in Phase 1 (2025)</i>	Magnesia (MAG) Pipe/Pipe Fitting Insulation	FRI		250 linear feet		REM
Rooftops <i>Completed in Phase 1 (2025)</i>	Roof field and flashing (assumed asbestos-containing)	NF1	6,500 square feet			REM

Signature of Certified Asbestos Investigator:

Date:

8/14/2019

Signature of Building Owner:

Date: