

Russo Park RFP

Questions/RFIs:

1. Many of the bid documents ask for the project number. I am not able to locate a project number on any of the bid documents that have been provided. Can you please forward the project number.

Response: 16531E-01-02

2. Attachment-C proposal package page 5. Item B states the project completion of 150 calendar days. Attachment 0, bidding and contract requirements page 8, section 1.1-A.8 the contract completion date of 120 calendar days. Which is correct?

Response: Revise all mentions of the contract completion to be 180 calendar days.

3. Attachment 2, technical specifications page 33, section 133400, fabricated precast concrete structure. Is this section applicable as there is no reference to a proposed building on the drawings?

Response: See contract drawings, sheet L202 and detail 10/L702 for Storage Building.

4. Would Post-Tension Concrete be considered in lieu of asphalt for the courts for this project? Post-Tension Concrete is built to last 50+ years with no structural cracks and has a better return on investment compared to asphalt. Attached is a brochure with more information. **(See attached)**

Response: this substitution request is rejected

5. Will a site visit be made available to review the existing building for the proposed water service connection? If not please provide photographs in detail of the interior conditions

Response: Yes, a site visit will be held on site on Tuesday, February 10th at 9am.

6. When is the project expected to be completed?

Response: See response to Question #2.

7. Attachment 2, DIV 2-33 (Tec Specs), Section 321223, 3.3. B, states only one coat of acrylic resurfacer should be applied to the basketball courts prior to the color coat. Typically two coats are applied to all new asphalt. Please confirm that only one coat is required.

Response: Apply two coats of acrylic resurfacer to proposed asphalt per manufacturer recommendations.

See also attached drawings and specifications.

8. What are the two colors to be used for the basketball courts?

Response: See specification 321223 Asphalt Pavement Colorcoating. Colors to be selected during submittals from the *standard* full range of color options.

9. Sheet L705 in Attachment A Contract Drawings, implies that only inside the 3-point circle and half court circle on the basketball courts have color? Is that accurate?

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Response: Full Courts to have color coating. All line striping to also have color per contract drawings. See also attached drawings and specifications.

10. Attachment 2, DIV 2-33 (Tech Specs), Section 116833, 2.1.c.1 lists Models BAK873-BK and BA872-BK as having an acrylic backboard. I spoke with a representative from Bison Inc. who confirmed that neither of these models is available with an acrylic backboard. Per the representative, the clear unbreakable polycarbonate backboard offered for both models is the closest available option to acrylic.

Response: Model BAK872-BK (double sided) to be removed from scope. See L203, 1/L705, and 2/L705. Contract drawings only show single side model (BA873U-BK). Single side, clear unbreakable polycarbonate backboard is acceptable (BA873U-BK) per PPR standards. See also attached drawings and specifications.

11. Please confirm whether the clear unbreakable polycarbonate backboard for Models BAK873-BK and BA872-BK is acceptable.

Response: See response to Question #10.

12. Attachment C- Proposal Application Package Request for Proposal, Section 06- Rebuild Workforce Development Program Commitment is missing, please provide

Response: This file has been uploaded to the PRA bid site.

13. Please provide the specification for natural grass sod. What is the maintenance period natural grass sod?

Response: See attached Specification Section 329200 Lawn and Fine Grading, which now includes deduct lawn alternate, sod.

14. Drawing L202, add alternate 01, scoreboard, which bid item is the cost to be carried in?

Response: See updated Attachment C – Proposal Package. Section 02 Construction Bid Proposal has been updated.

15. Attachment 0-div-0-Bidding Contract Requirements page 20 of 121 list Add Alternate #1 multi-sport scoreboard. Attachment C- Proposal Package omits this alternate, please clarify which attachment is to be submitted?

Response: See response to question #14.

16. Can you please consider extending the project completion date to 200 days

Response: See response to question #2.

17. Substitution request from Keystone Sports construction **(See attached)**

Response: this substitution request is rejected

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18. On drawings E-101 through E-104, the camera/fiber work is sometimes called to be installed under Alternate 1, and other notes call for it to be installed under Alternate 2. Which alternate should the camera/fiber work be put under?

**Response: All camera/fiber work should be under alternate 2.
See sheet Cover Sheet and updated Attachment C Proposal Package.**

19. For the Deduct ALT to provide Sod ilo turf, please provide a section detail of design intent

Response: See 7/L710. See answer to #13 for more information.

20. Drawings E-101, E-102, E-103, and E-104 – ALT #1 vs. ALT #2: Please clarify the differences between ALT #1 noted on these drawings and the ALT #2 reference notes. The drawings reference both alternates, and it is unclear which scope applies to the base bid and which applies to the alternate. Is it that conduits are Base Bid and the actual Camera power, fiber and all install is the add Alternate?

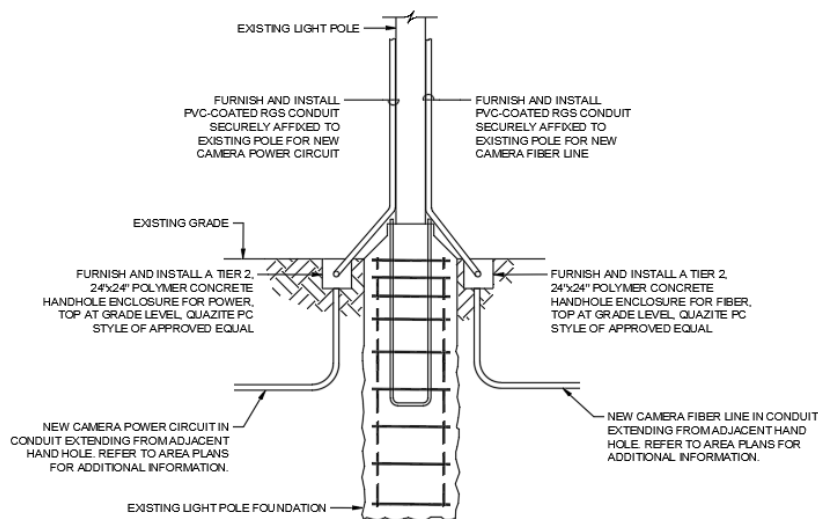
Response: Refer to answer to question #18.

21. The Proposed Scoreboard detail references Key Note 8, but no Key Note 8 is provided on the drawing. Please provide the correct keyed note or confirm if this reference is in error.

Response: Key Note 8 updated to include power to the scoreboard under base bid as noted in Cover Sheet for contract drawings. See attached drawings.

22. 2/E602 shows an existing pole with camera conduits feeding it underground through the base. We do not believe this detail works with a base that is existing to remain - please advise on design intent

Response: Contractor to not feed conduit thru any existing pole base. See attached for updated detail:



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23. There are notes on the electrical drawings that state excavation is to be hand-dug. Graphically, is the intent to hand dig only where the pathway crosses through the outline of tree canopy noted?

Response: Yes, this is the intent to protect the existing trees. Please refer to Specification 015639 Temporary Tree Protection and Tree Pruning.

24. We have taken note of Addendum #01 which states “ There is a new “Mandatory” Pre-Bid Meeting for Russo Park Project scheduled for 11:30 AM, Thursday, January 22, 2026. All Prime Contractor will need to attend this meeting to submit a proposal for this Project.”

Can you please confirm that because we attended the original Mandatory Pre Bid on Monday 1/12, that we DO NOT need to attend this meeting?

Response: The Capital Program Office requires that all bidders are required to attend the mandatory pre-bid meeting to bid on our projects. The Philadelphia Redevelopment Authority notified bidders via their website of the new meeting requirements on January 22, 2026. We will only be able to accept bids from the list of vendors shown on the mandatory pre-bid meeting sign-in sheet dated January 22, 2026.

25. Storage Building 10/L-702 -What Line item in proposal to use?

Response: See response to question #14.

26. Where do we find the Rebuild Contract Participation Form (Excel)?

Response: see response to Question #12

27. Payment & Performance Bonding statement? - Is there a sample form?

Response: The Philadelphia Redevelopment Authority uses the AIA bond form.

28. ADA ramps at Edmund street:

- Did Streets department review plan?

Response: KSE is awaiting final plan approval, plans will be provided once they have been approved.

- Is there a Log & wo# issued?

Response: An ADA Log # will be provided with approved plans

- Is it required to submit - ADA as-built post construction?

Response: Yes

29. Please refer to the attached civil drawing C100 indicated in red. Will the 4-inch CIP line coming out of the shed drain to daylight?

Response: Yes, the intent is to disconnect the flow from the roof via overland flow on grass.

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30. **Drawing C100:** Can a detail be provided for the turf system and how the 1" drain is intended on tying into the 8" HDPE pipe?

Response: See detail on updated drawings.

31. **Drawings E-101, E-102, E-103, and E-104 – ALT #1 vs. ALT #2** Please clarify the differences between ALT #1 noted on these drawings and the ALT #2 reference notes. The drawings reference both alternates, and it is unclear which scope applies to the base bid, and which applies to the alternate.

Response: Refer to answer to question #18.

32. **Drawing E-102:** The Proposed Scoreboard detail references Keynote 8, but no Keynote 8 is provided on the drawing. Please provide the correct keyed note or confirm if this reference is in error.

Response: Refer to answer to question #21.

33. **Drawing E-001:** Electrical Demo / Waste Removal For the disconnect and removal of light fixtures and electrical demolition, please confirm that the General Contractor will provide the dumpster and that no waste management documentation or tracking is required from the electrical contractor.

Response: This is a single-prime contract and the prime contractor is responsible for all work. Follow all required codes and regulations for waste management.

34. **Drawing E-602 Detail 2 and Site Drawing L702:** Light Pole Foundations Detail 2 on E-602 shows existing lighting foundations but does not indicate new foundations. Site Drawing L702 includes a pole light footing detail. Please clarify whether the light pole footings and associated excavation are to be performed by the site contractor or if this scope is to be included under the electrical contractor, including all excavation and new footings.

Response: Refer to answer to question #22

35. **Drawing E-602 Detail 2 for ALT #2 Camera Power & Fiber:** Please clarify how to get new conduits into the existing bases for the Camera conduits.

Response: Refer to answer to question #22

36. For the pre bid meeting Thursday 11:30am will we have access to the Rec Building to see where the water meter and water service is located? This would be so we have information for the 1" domestic water service from the building to the prefab shed at the field.

Response: see response to question #5.

37. On Project Plan E-000 General Notes and Abbreviations, under Security Symbols, It indicates symbols for a Multi-Sensor 180 degree camera and a 360-degree camera with a PTZ camera. The specifications indicate a dome camera and a PTZ both being 3 Megapixel. Which camera are we to price for the project?

Response: Please refer to drawings for camera locations and type. Provide multi sensor and 360 degree with PTZ.

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38. Is the contractor required to furnish and install any VMS and or network equipment in the specified electrical room?

Response will be provided in a future addendum.

39. Is the contractor required to furnish and install a wall / floor rack within the electrical room? If not, is there room on the existing rack to terminate all fiber optic cabling

Response will be provided in a future addendum.

40. Within the pole mounted camera equipment enclosure, it indicates for the contractor to install a 5-port POE switch with a SFP port. Would it be more cost-effective to install a POE media converter since we are installing (1) camera per box. Please advise

Response will be provided in a future addendum.

41. The specifications and/or drawings do not indicate the terminations required within the electrical room. Is the contractor to furnish and install fiber optic termination hardware within the electrical room?

Response will be provided in a future addendum.

42. Please provide a date and time to review the interior of the existing Mayfair Athletic Club Building, specifically for the proposed water service connection

1. Response: See response to Question #5.

43. Please provide a date and time to review the interior of the existing Mayfair Athletic Club Building, specifically for the proposed water service connection

Response: See response to Question #5.

44. BSI Construction was at the original pre-bid for this project and was not informed of a second pre-bid until after it occurred. Since we attended the first mandatory pre-bid, are we still able to bid this project? The website says that contractors need to attend the second meeting to submit and no sign-in sheet was posted from the first pre-bid. We have already spent time, along with our subcontractors, working on this bid.

Response: See response to questions #24.

45. For the Deduct ALT to provide Sod ilo turf, please provide a section detail of design intent.

Response: See answer to #19.

46. An approved equal FieldTurf noted in the spec has suggested the following modifications ro 32 18 13-3 1.7 Quality Assurance G in order to bid. Please confirm these are acceptable:

- Solid samples must be collected using the equipment and procedures specified in USEPA Method 1633, Section 4, 5 and 6 for the collection and processing of solid samples (<https://www.epa.gov/system/files/documents/2024-01/method-1633-final-for-web-posting.pdf>).

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- Testing of representative turf samples (minimum of three (3) samples) and equipment blanks using the Synthetic Precipitation Leaching Procedure (SPLP) with analysis for total PFAS in Water by USEPA Method 537 Modified and TOP Assay.
- Analytic results shall be provided in nanograms per liter (ng/L).
- Laboratory detection limits shall be less than the PADEP, Statewide Health Standards for residential groundwater and the USEPA Maximum Contaminant Levels (MCLs) for public drinking water.
- Samples shall be submitted for testing under standard chain of custody procedures.
- The laboratory conducting the testing shall be accredited or certified to perform PFAS testing (e.g., TNI NELAC, ISO, DOD, DOE).

Response: No modifications to the specifications for PFAS testing are or will be accepted.

47. The City requires that the PFAS Testing Report indicate PFAS compounds are reported as not detected. In the event that EPA or PADEP regulatory standards are developed for artificial turf, analytical results that meet those standards may be acceptable.

PFAS: The Infilled Synthetic Turf Vendor shall submit a signed letter, on company letterhead, stating that the Vendor and their suppliers do not use PFAS (as defined in EPA Method 537 and California Proposition 65) in or as part of their manufacturing process for their turf fibers, primary backings, and urethane coatings or the assembly of any components of the system or system as a whole. PFAS must be non-detectable at analytical detection limits that are suitable to meet state regulatory standards for solids as defined below. Alternatively, PFAS must be nondetectable at analytical detection limits that are suitable to meet state regulatory standards for liquid as defined below using a leaching test (e.g., EPA Method 1312). If an Infilled Synthetic Turf Vendor is unable to provide this information, they will be rejected for not meeting this requirement.

Required detection limits - solids:

PFDA: 0.03 ug/kg

PFHpA: 0.05 ug/kg

PFHxS: 0.03 ug/kg

PFNA: 0.03 ug/kg

PFOS: 0.2 ug/kg

PFOA: 0.07 ug/kg

Required detection limits – liquid:

PFDA: 0.003 ug/L

PFHpA: 0.003 ug/L

PFHxS: 0.003 ug/L

PFNA: 0.003 ug/L

PFOS: 0.003 ug/L

PFOA: 0.003 ug/L

Response: see response to Question #46.

48. Dwg# E-602 shows pole camera equipment enclosure. However location for this enclosure is NOT shown.

Response will be provided in a future addendum.

49. Dwg # E-602 Is this enclosure required for each camera? Total number of required enclosures are NOT clear.

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Response will be provided in a future addendum.

50. Dwg # E-602 shows 5 port switch and did NOT provide model # ? provide more details and part/model # for this.

Response will be provided in a future addendum.

51. Camera schedule is NOT listed in drawings. Do have camera schedule (for total # of cameras) and model numbers for each camera?.(Spec also did NOT give specific model #)

Response will be provided in a future addendum.

52. Is all headed equipment existing? to connect all new camera equipment. There is NO single line diagram.

Response will be provided in a future addendum.

53. Who will be integrating new cameras to existing headed equipment (configuration and testing with head end equipment)?

Response will be provided in a future addendum.

54. Regarding the two-year establishment period for landscaping:

1. The documents state that the owner will provide access to water. Where is the access point located?
2. Should mulching and weeding in planting areas be included during the establishment period?

Response: There is hose-bib at the existing building and within the proposed project adjacent to the storage building. Yes, mulching and weeding in planting areas to be included.

55. Earthwork/Landscapping: L100 note 15 indicates to aerate surface soil when directed by certified arborist. Can a quantity of anticipated area to be aerated be quantified for bidding purposes? Will this arborist be provided by the owner?

Response: It is the Contractor's responsibility to provide a certified arborist. The extent is dependent upon the extent of construction activity.

56. Athletic Surfacing: Please confirm the only area on the basketball court getting color coating is the three point area and the circle, and the rest of the court is being left as bare asphalt.

Response: see response to Question #9.

57. Planting: Please advise how much topsoil should be below the sod for the field in alternate #1. Can the existing topsoil be reused?

Response: See answer to #19. Existing topsoil may be reused, but must meet criteria set in specification 329100.

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58. Signage/Allowance: Spec 012100 notes to include a \$30,000 allowance for site signage per PPR standards. Is this in addition to the signage shown on the plans, or does this cover all signage required for the project?

Response: Yes, this allowance covers all permanent signage required for the project.

59. Is there a defined end date for this project?

Response: see response to question #2