



City of Philadelphia Rebuild Initiative
**Attachment B – Additional Information
Requests for Proposal (RFP)**

ATTACHMENT B OVERVIEW

Attachment B provides additional information and requirements, typically related to Rebuild program requirements, not already captured in other attachments of the bid package. Please review this attachment set in detail.

TABLE OF CONTENTS

- 01 – PIDC Financing
- 02 – Contractor Qualifications
- 03 – Philadelphia Redevelopment Authority Submittal Log
 - *Submittal Log will be provided at the pre-construction meeting to the selected vendor/contractor.*
- 04 – City of Philadelphia Rebuild Project Management Information System (Unifier)
- 05 – Rebuild Ready Vendors List



01 – PIDC Financing

Exhibit “A”

Financing to Support Your Rebuild Contract



PIDC financing and a mobilization grant are available to qualified Philadelphia-based businesses that have been awarded a Rebuild sub-contract.

The **Rebuild Contract Line of Credit Loan (“Rebuild CLOC”)** provides support to small, minority, women, and disabled-owned businesses that need working capital to fund contract-related expenses. To qualify, contracts must be for a Rebuild Project and be assignable to PIDC. Use of funds is restricted to labor, materials, and equipment costs directly associated with the contract being financed.

Borrowers may be required to participate in technical assistance programs sponsored by PIDC or other approved providers designed to support their business growth. Financing is an advance on approved contract receivables with an opportunity to access grant dollars for mobilization needs.

For more information, please visit PIDCphila.com or contact Camille N. Simpkins, Relationship Manager, at 215-496-8137 or csimpkins@pidcphila.com.

REBUILD CONTRACT LINE OF CREDIT

The Rebuild Contract Line of Credit ("Rebuild CLOC") provides support to small, minority, women, and disabled-owned businesses that need working capital to fund contract-related expenses. To qualify, contracts must be for a Rebuild Project and be assignable to PIDC. The business must also be located or plan to locate in the city of Philadelphia.

USES

Use of funds is restricted to labor, materials, and equipment costs directly associated with the contract being financed. Borrowers may be required to participate in technical assistance programs sponsored by PIDC or other approved providers designed to support their business growth. Financing is an advance on approved contract receivables with an opportunity to access grant dollars for mobilization needs.

FINANCING

Financing is available to qualified businesses that have been awarded Rebuild contracts or sub-contracts.

Line of Credit Amount:	\$50,000 - \$300,000 Financing of up to 90% of approved invoices under the Rebuild contract or subcontract(s).
Term:	12 months.
Interest Rate:	Fixed interest rate at 1.5%
Underwriting:	Collateral requirements for the loan must include assignment of contract or sub-contract payments to PIDC. The contract owner must also sign a payment directive. PIDC will review a combination of credit, cash flow, collateral, financial position, management capacity, and industry risk.

TIMING & PROCEDURE

Client submits a completed application to PIDC for staff review at which time a thorough credit analysis is performed. For applications that receive a positive credit evaluation, the loan is presented to the PIDC Loan Committee. Following loan approval, PIDC issues a commitment letter to applicant. Settlement of the loan may occur once the terms of the commitment are satisfied. The process from application submission to settlement generally takes approximately 60 to 90 days to complete.

FEES

Borrower will be charged a fixed fee of \$1,000 for loans of \$50,000 or \$1,500 for loans greater than \$50,000. This fee will cover all application, origination, and legal fees. A total of \$250 is due at the time of application. The remaining balance will be due upon execution of the commitment letter. If real estate collateral is required, then the fee will increase to cover this expense.

MOBILIZATION GRANT

Contractors receiving a Rebuild CLOC in 2021, are ELIGIBLE for up to a \$5,000 Mobilization Grant, which can be used to cover payroll, supplies, equipment, or fees related to the Rebuild contract work.

Contractors will request this grant as part of their application and will describe their proposed use of funds. Contractors must submit proof of expenses for how the grant was expended as part of the approval process of their first invoice.

Fees are subject to change. Please confirm all transaction fees with PIDC prior to application.

[For more information, please visit PIDCphila.com](https://pidcphila.com) or contact

Camille N. Simpkins, Relationship Manager, at 215-496-8137 or csimpkins@pidcphila.com.



02 – Contractor Qualifications

CONTRACTOR QUALIFICATIONS

General Requirements

1. The Contractor shall have total responsibility for all systems testing, of all components used, and the coordination and installation of the work shown and described in the "G, C, CE, S, D, A, P, PD, M, MD, FA, FAD, E, ED, and L" drawings and Specifications Divisions 00, 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 22, 23, 26, 27, 28, 31, 32, 33. The Contractor shall include the testing, maintenance and repair of systems as described herein.
2. All Contractors with intention to bid this work shall submit all supplemental qualification and relevant experience data.
3. The Contractors shall provide all detailed information requested during review and qualification process promptly to allow complete evaluation of contractor's qualifications, quality of work and warranty services provided for the referenced projects.
4. The Design Professional and Owner shall have the opportunity to contact all contractor references and visit any of the referenced projects through arrangements and coordination provided by this contractor at no additional cost.
5. Qualification Requirements:
 - The Contractor and their technical personnel performing this work shall have a minimum of five (5) years of proven experience in the servicing, maintenance, and testing of similar size systems.
 - The proven, relevant experience requirement shall apply to all personnel providing Systems work on this project.
 - Relevant experience shall be defined as work with similar complexity and requirements as required under this Contract.
6. The Contractor shall submit the following Qualifications:
 - a. Project descriptions, details and other information to demonstrate that the Contractor is qualified for this project.
 - b. Qualification data and list of key personnel assigned to this project and references as specified in this section.
 - c. Evidence that the organization and technical personnel assigned to this project have a minimum of 5 years experience in (3) similar type projects of equal scope, quality, type and complexity to that required herein.
 - d. Resume(s) of personnel providing work for this project, with description of responsibilities on this project and referenced projects.

- e. Description of at least three (3) comparable projects, completed within the last five (5) years, on which work has been performed directly by the Contractor's technical personnel, as listed in attached sheets. See attachment C for Contractor Qualifications Project Description forms.
- f. A supplemental questionnaire regarding qualifications and experience in historic preservation projects and execution of work adhering to the Secretary of the Interior's Standards for the Treatment of Historic Properties (1995). See attachment C for Supplemental Historic Preservation Experience Questionnaire.



03 – Philadelphia Redevelopment Authority

Submittal Log

Submittal Log will be provided at the pre-construction meeting to the selected vendor/contractor.

Number	Section	Page	From Company	Submittal Description	Copy To	Planned Start of Trade Work	Planned Submittal Date	Actual Submittal Date	Submittal Return Date +14	Planned Resubmittal Date	Actual Resubmittal Date	Resubmittal Return Date +14	Action	Reviewed By
1	Division 1		PRA	Narrative- Monthly (for all projects over 4 weeks)	Rebuild/PRA/AE	<i>Enter</i>	<i>Monthly</i>							Rebuild/AE/PPR
2			PRA	Certificate of Insurance (including Workers Comp)	Rebuild/PRA/AE	<i>Estimated</i>	<i>Pre Construction</i>							Rebuild/AE/PPR
3			PRA	Certificate of Payment and Performance Bond	Rebuild/PRA/AE	<i>Dates</i>	<i>Pre Construction</i>							Rebuild/AE/PPR
4			PRA	Bid Award	Rebuild/PRA/AE	<i>This</i>	<i>Pre Construction</i>							Rebuild/AE/PPR
5			PRA	Executed Contract	Rebuild/PRA/AE	<i>Column</i>	<i>Pre Construction</i>							Rebuild/AE/PPR
6			GC	Project Baseline Schedule	Rebuild/PRA/AE	<i>.....</i>	<i>Pre Construction</i>							Rebuild/AE/PPR
7			GC	Schedule of Values	Rebuild/PRA/AE	<i>...</i>	<i>Pre Construction</i>							Rebuild/AE/PPR
8			GC	LCP Tracker (confirmation of use Prime & Subs)	Rebuild/PRA/AE	<i>...</i>	<i>Pre Construction</i>							Rebuild/AE/PPR
9			GC	Project Estimated Hours	Rebuild/PRA/AE		<i>Pre Construction</i>							Rebuild/AE/PPR
10			GC	Project Estimated WMBE Targets Summary Sheet	Rebuild/PRA/AE		<i>Pre Construction</i>							Rebuild/AE/PPR
11			GC	Project Workforce Diversity Plan	Rebuild/PRA/AE		<i>Pre Construction</i>							Rebuild/AE/PPR
12			PRA/GC	Project Contact List (including subcontractors)	Rebuild/PRA/AE		<i>Pre Construction</i>							Rebuild/AE/PPR
13			PRA	Pre-Construction Meeting Minutes	Rebuild/PRA/AE		<i>For Record</i>							Rebuild/AE/PPR
13			GC	Onsite Labor Osha 10 Cards	Rebuild/PRA/AE		<i>Pre Construction</i>							Rebuild/AE/PPR
14			GC	OSHA 300 Form Posted	Rebuild/PRA/AE		<i>Pre Construction</i>							Rebuild/AE/PPR
15			GC	Company Safety Program	Rebuild/PRA/AE		<i>Pre Construction</i>							Rebuild/AE/PPR
16			GC	Site Specific Safety Plan	Rebuild/PRA/AE		<i>Pre Construction</i>							Rebuild/AE/PPR
17			GC	Phasing and Logistics Plan	Rebuild/PRA/AE		<i>Pre Construction</i>							Rebuild/AE/PPR
18			PRA/GC	Project Specific Submittal log (PD, Shop Drawings, Samples)	Rebuild/PRA/AE		<i>Pre Construction</i>							Rebuild/AE/PPR
19			GC	Submittal Cover Sheet Form	Rebuild/PRA/AE		<i>Pre Construction</i>							Rebuild/AE/PPR
20			PRA	Project Labor Agreement (contracts above 3 million)	Rebuild/PRA/AE	n/a	<i>As Required</i>							Rebuild/AE/PPR
21			PRA	Workforce MOU	Rebuild/PRA/AE	n/a	<i>As Required</i>							Rebuild/AE/PPR
22			PRA/GC	Maintain Permits Log- (L&I, PWD, etc)	Rebuild/PRA/AE		<i>Pre Construction</i>							Rebuild/AE/PPR
23			CITY	Street Department Approval	Rebuild/PRA/AE		<i>As Required</i>							Rebuild/AE/PPR
24			CITY	PWD Approval	Rebuild/PRA/AE		<i>As Required</i>							Rebuild/AE/PPR
25			CITY	Percent for Art Approval	Rebuild/PRA/AE		<i>As Required</i>							Rebuild/AE/PPR
26			AE	Zoning permit	Rebuild/PRA/AE		<i>As Required</i>							Rebuild/AE/PPR
27			AE/GC	Building Permit	Rebuild/PRA/AE		<i>Pre Construction</i>							Rebuild/AE/PPR
28			PRA/GC	Street /Sidewalk Closure Permit	Rebuild/PRA/AE		<i>As Required</i>							Rebuild/AE/PPR
29			GC	Dust Mitigation Permit	Rebuild/PRA/AE		<i>As Required</i>							Rebuild/AE/PPR
30			GC	PPR Site Activity Permit	Rebuild/PRA/AE		<i>Pre Construction</i>							Rebuild/AE/PPR
31			PRA	Notice to Proceed	Rebuild/PRA/AE		<i>For Record</i>							Rebuild/AE/PPR
32			PRA	Construction Kick Off Meeting Minutes	Rebuild/PRA/AE		<i>For Record</i>							Rebuild/AE/PPR
33			GC	Project Schedule Update	Rebuild/PRA/AE		<i>Monthly</i>							Rebuild/AE/PPR
34			GC	2 Week Look Ahead	Rebuild/PRA/AE		<i>Bi Weekly</i>							Rebuild/AE/PPR
35			GC	Payment Request (Rebuild format)	Rebuild/PRA/AE		<i>Monthly</i>							Rebuild/AE/PPR
36			PRA/GC	Project Specific Submittal log - Monthly Update	Rebuild/PRA/AE		<i>Monthly</i>							Rebuild/AE/PPR
37			GC	Change Order Request Form- KIRA	Rebuild/PRA/AE		<i>As Required</i>							Rebuild/AE/PPR
38			GC	Change Order Request Log	Rebuild/PRA/AE		<i>Monthly</i>							Rebuild/AE/PPR
39			GC	Request for Information Form	Rebuild/PRA/AE		<i>As Required</i>							Rebuild/AE/PPR
40			GC	Request for Information Log	Rebuild/PRA/AE		<i>As Required</i>							Rebuild/AE/PPR
41			Rebuild	EOP Review at 25% Project Completion	Rebuild/PRA/AE									Rebuild/AE/PPR
42			PRA	Construction Kick Off Meeting Minutes	Rebuild/PRA/AE		<i>For Record</i>							Rebuild/AE/PPR
43			PRA	Project Meeting Minutes- Bi-weekly	Rebuild/PRA/AE		<i>Bi Weekly</i>							Rebuild/AE/PPR
44			AE	AE Project Field Reports	Rebuild/PRA/AE		<i>Bi Weekly</i>							Rebuild/AE/PPR
45			Rebuild/AE	Notice of Correction	Rebuild/PRA/AE		<i>As Required</i>							Rebuild/AE/PPR
46			GC	Daily Report	Rebuild/PRA/AE		<i>Daily</i>							Rebuild/AE/PPR
47			GC	Report of Injury	Rebuild/PRA/AE		<i>As Required</i>							Rebuild/AE/PPR
48			GC	Maintain Special inspections Log	Rebuild/PRA/AE		<i>As Required</i>							Rebuild/AE/PPR
49			GC	Environmental Remediation Plan & Program	Rebuild/PRA/AE	N/A	<i>As Required</i>							Rebuild/AE/PPR
50			GC	Environmental Remediation Waste Disposal Certificates	Rebuild/PRA/AE	N/A	<i>As Required</i>							Rebuild/AE/PPR
51			GC	LEED certifications, (KIRA)	Rebuild/PRA/AE	N/A	<i>As Required</i>							Rebuild/AE/PPR
52			GC	Commisioning, as required	Rebuild/PRA/AE	N/A	<i>As Required</i>							Rebuild/AE/PPR
53			GC	L& I inspection Reports	Rebuild/PRA/AE		<i>As Required</i>							Rebuild/AE/PPR
54			PRA/GC	Project Specific Submittal log - Monthly Update	Rebuild/PRA/AE		<i>Monthly</i>							Rebuild/AE/PPR
55			PRA/GC	Notice of Substantial Completion	Rebuild/PRA/AE		<i>Closeout</i>							Rebuild/AE/PPR

EXAMPLE ONLY - USE EXCEL SUBMITTAL LOG

Philadelphia Redevelopment Authority Submittal Log

SUBMITTAL LOG print date 12/6/2022

PROJECT NAME ADDRESS (Update Info)

[illegible]



04 – City of Philadelphia Rebuild Project Management Information System

Rebuild Project Management Information System

Rebuild projects require that Project Users, Lead Designers, and General Contractors utilize the Capital Program Office's Project Management Information System. This system will facilitate review of design and construction documentation by Rebuild and City project partners, as well as provide a central location for project information to key partners. Implementation information can be found below, categorized by project phase.

Rebuild has procured and will issue licenses to one representative of each of the organizations listed below as "Users". Note that subcontractors to the General Contractor or subconsultants to the lead Designer will not be given licenses to the system. Subcontractor/subconsultant management systems and processes are left to the discretion of the General Contractor and Lead Designers.

DURING DESIGN

Users:

- Rebuild Project Manager
- Project User (as applicable)
- PRA Manager (as applicable)
- Lead Designer

Core functions include but are not limited to:

- Storage of project contacts
- Submission and review of payment applications
- Submission and review of project schedules
- Submission and review of meeting agendas, minutes, and monthly updates
- Storage of permits
- Submission of professional service deliverables
- Submission of designs for review

DURING CONSTRUCTION

Users:

- Rebuild Project Manager
- Project User (as applicable)
- PRA Manager (as applicable)
- Lead Designer
- General Contractor (or equivalent)
- Construction Inspector
- EOP Monitor

Core functions include but are not limited to:

- Storage of project contacts

- Submission and review of payment applications
- Submission and review of project schedules
- Submission of Potential Change Order (PCO) requests
- Log risks and issues
- Submission and review of meeting agendas, minutes, and bi-weekly updates
- Storage of permits
- Storage of Architect/Engineer Daily Observations
- Transmission of Architect's Supplemental Instructions
- Storage of Drawings & Specifications
- Submission and review of Submittals and Requests for Information
- Storage of inspector reports
- Facilitation of closeout processes



05 – Rebuild Ready Vendors List

Category	Company Name	Contact Person	Location	Phone	Email	Certified	OEO
MWBE	3rd Generation Design & Construction	Lorraine Troy	Philadelphia, PA	215-292-2889	3rdgenerationdclt@gmail.com	MWBE	X
MBE	548 Construction Inc	Jvonn Forbes	Philadelphia, PA	215-870-2619	jof548@gmail.com		
MBE	A & Beyond Services, LLC	Laurie Knapper	Philadelphia, PA	267-334-9000	anbeyond@gmail.com	MBE	X
MWBE	A POSITIVE RESPONSE PLUMBING, LLC.	ANGELIA FLETCHER	PHILADELPHIA, PA	267-713-9094	apositiveresponse@gmail.com	MWBE	X
MBE	Ace Of Diamond LLC	Lorenzo Henderson	Philadelphia, PA	215-852-2965	aceofdiamondllc@gmail.com	MBE	X
MBE	ARB SERVICES LLC	Roger S. Tenant Sr.	Philadelphia, PA	267-210-5937	tenantr9@gmail.com		
MBE	Ark Construction LLC	Kevin Dawkins	Philadelphia, PA	445-226-3956	kdawkins@arkconsultingllc.com		
MBE	BARTON BUILDING ENTERPRISES,LLC	GLENN BARTON	CHELTENHAM, PA	215-815-3170	bartonbldgent@gmail.com		
MBE	BLISSFUL CONSTRUCTION	Angel Pinkett	Philadelphia, PA	215-651-7956	blissfulangel@msn.com	MWBE	X
MBE	Brewerytown Construction	Rahsaan Hall	Philadelphia, PA	888-572-8696	info@brewerytownconstruction.com		
MBE	CM12	Ahmad Hylick	Philadelphia, PA	215-964-1641	Ahmadrhylick@yahoo.com	MBE	X
MBE	Connect The Dots	Marissa Denker	Philadelphia, PA	973-820-5352	hello@connectthedotsinsights.com	WBE	X
MWBE	Design Theory and Build LLC	Emil Van-Otoo	Philadelphia, PA	267-761-6009	e.vanotoo@designtheoryandbuild.com		
MBE	Development and Designs, LLC	Tony Stewart	Philadelphia, PA	215-982-8664	developmentanddesigns@yahoo.com		
WBE	EK Multiservices	Eda Estrada	Philadelphia, PA			MWBE	X
MWBE	Flow Temp 368 General Contracting, Inc	Jason Tran	Philadelphia, PA	215-783-6374	jason@flowtempgc.com		
MBE	Goldstone General Contractors Corp	Monica Borges	Philadelphia, PA	215-720-0137	GOLDSTONEGCCORP@GMAIL.COM	MWBE	
MWBE	Horizon Pro Painters LLC	Harun Abdussamad	Philadelphia, PA	215-383-5899	info@horizonpaintersllc.com		
MBE	J and M Engineering	Richard Hwang	Philadelphia, PA	215-454-2662	richard@jandmengineers.com		
MBE	JJC INTERNATIONAL LLC	Joshua Champagne	Philadelphia, PA	267-647-8760	jjcinternationalllc@gmail.com		
MBE	Jones & Sons	Billydee Jones	Philadelphia, PA	267-973-4572	bizbaby3@aol.com	MBE	X
MBE	KAREN SINGER TILE WORKS, INC.	KAREN SINGER	PHILADELPHIA, PA	215-849-7010	karensinger@karensinger.com	WBE	X
WBE	Kate Cowing Architect LLC	Kate Cowing	Philadelphia, PA		kcowing@cowingarchitect.com		
WBE	K&D Painting	Akhya Witherspoon	Philadelphia, PA	267-229-5350	Kdpaint14@gmail.com		
MWBE	Latson Construction	Rashona Latson	Philadelphia, PA	484-203-4284	rlanaelatson@latsonconstruction.net		
MWBE	M-M Property Services, LLC	Mary Bell	Philadelphia, PA	215-219-5667	mbell2362@gmail.com	MWBE	X
MWBE	MAS GENERAL CONTRACTORS LTD	Zahra Saeed	Philadelphia, PA	267-270-1551	zahra@zahasaeed.com	MWBE	X
MWBE	Miller Design Group, LLC	Robin Miller	Philadelphia, PA	215-804-9240	millerdesigngroupllc@gmail.com	MWBE	X
MWBE	Moss Contracting	Rasheed Moss	Philadelphia, PA	267-303-3614	r.moss@mosscontractingllc.com		

Rebuild Emerging Vendors Program Vendor List
May 2025

MBE	PK2 Construction	Paul Lisby	Philadelphia, PA	215-847-4000	Pk2crete@gmail.com	MDBE	X
MBE	RCJ Construction LLC	Courtney Richardson	Philadelphia, PA	917-682-0120	rich@Thercjgroup.com		
MBE	Right Way Retail and Home Renovations, LLC	Yoshina Moore	Philadelphia, PA	610-773-5164	info@rwrenovation.com	MWBE	X
MWBE	S4S Enterprises LLC	Kevin Presbery	Philadelphia, PA	484-452-3914	kpresbery24@gmail.com	MBE	X
MBE	Seemless Pros, LLC	Khalief Evans	Philadelphia, PA	215-668-8918	Khalief@seamlesspros.com		
MBE	Seanna Crosley Consulting Inc	Seanna Crosley	Philadelphia, PA	215-913-2352	seannabruno@gmail.com		
WBE	Sharp Edge Construction Company	Kaliq Wells	Philadelphia, PA	215-941-2348	sharpedgeconstruction@hotmail.com	MBE	X
MBE	SJ Kaufman LLC	Sanjay Nand	Philadelphia, PA	215-439-7306	sanjaynand_2000@yahoo.com	MBE	X
MBE	SMK Philly Construction LLC	Shanita Carmichael	Philadelphia, PA	267-437-1595	INFO@SMKPHILLY.COM		