

PIDC - Request for Qualifications
1801 Vine Street – 1901 Wood Street
Responses to Questions – 8/25/2021

Below are the questions regarding the 1801 Vine Street – 1901 Wood Street RFQ that PIDC received as of the submission deadline of 5PM EST on August 13, 2021.

Responses are provided in red beneath each question.

Exhibits A - E can be found on p. 8.

1. Does the City of Philadelphia (“City”) envision a land sale or is there a possibility that there could be a long-term lease where the city maintains ownership of the land? If both are possible, does the City have a preference?
The City does not wish to lease or maintain ownership of the properties.
2. Will the selection of the winning bid have to be approved by City Council?
The ultimate selection of a development team, following an RFP process, will not be approved by City Council. However, the disposition of the properties, precedent to the execution of an AOS with the selected developer, will need to be approved by City Council and the PAID Board.
3. How will the purchase price of the 1801 Vine property be determined and are there any other fees or closing costs?
The property value will be determined by appraisals. Respondents should offer a price that is economically viable for their proposed development. There are no additional closing costs associated with purchasing property from the City of Philadelphia. Traditional real estate transactions costs do apply (i.e. transfer tax, recording fees, title, etc.).

Note: Neither PIDC, nor the City, nor PAID will pay any fees or commissions to parties acting as agents, brokers, consultants, or contractors as part of this transaction. Payments to any agents or brokers will be the responsibility of the purchaser
4. Will the Philadelphia Parking Authority lease for 1901 Wood St. terminate when the RFP is awarded? If not, what are the specific terms and duration of that lease?
The lease will be terminated following the selection of a developer.
5. Is there an existing asbestos report that can be made available? If not, can the City please summarize the asbestos situation at the property?
Department of Public Property (DPP) has the report and all the paperwork on the asbestos remediation performed over the years in the building.
6. Will PIDC and/or the City help facilitate re-zoning of 1901 Wood Street?
Any re-zoning efforts will be the responsibility of the selected development team.

7. Will PIDC and/or the City help facilitate subdivision of the Free Library Lot?
Subdivision of the Free Library Lot will be the responsibility of the selected development team.
8. Should the selected developer suggest a cost structure for the inclusion of the required uses or is it expected to be a part of the overall development cost absorbed by the developer?
The full cost of the program is expected to be included in the Respondent's proposal.
9. Will the cost of the property be offset by these improvements?
The Respondent should offer a price for the property that is economically viable for the development they are proposing.
10. Will any or all of the Free Library of Philadelphia (FLP) improvements be required in the initial phase, if there is a phased approach?
The Free Library improvements are to be incorporated into the development of 1901 Wood Street. Any phasing needs to be identified by the Respondent. Some Library operations will be displaced regardless of the phasing when the 1901 Wood Street parcel is cleared.
11. Will the City be flexible in defining the programming for the Free Library to ensure the most appropriate spaces are utilized from a cost standpoint?
The Respondent should provide an economically viable and functionally acceptable program for review by the City.
12. The rear property is zoned RM-4. Will the City support a variance for that structure to match 1801 Vine Street, if necessary?
The City will need to review the proposed development scheme and any need for a variance prior to determining support.
13. Is Wood Street, north of the Free Library Building, considered part of the overall development parcel when determining the potential FAR?
No. The Lot development parcel does not include Wood Street between 20th and 19th Streets. It will not be included when the Lot is subdivided into a separate parcel from 1901 Wood Street.
14. Is the Free Library Building parcel considered part of the parcel when determining the potential FAR?
No. The Free Library Building is not part of the development parcel and should not be included in any considerations of FAR.
15. Is Carlton Street in the process of being stricken from the records or will it be the responsibility of the development team to have it stricken in order to be developed?
Most of Carlton Street has been struck from the City Plan, but an easement has been reserved for utility purposes beneath that portion that was struck. The western 100-foot section of Carlton Street (approximately) has not been struck from the City Plan. New legislation in City Council would be required prior to the Board of Surveyors and Regulators striking that portion of Carlton Street. And without relocating utilities beneath Carlton Street, an easement would need to be reserved for utility purposes similar to the easement for utility purposes currently existing in the eastern portion of Carlton Street. It is possible to work with the utility companies to relocate the facilities beneath Carlton Street and to strike the entire Carlton Street (including utility easements), but that would be

the responsibility of the Respondent after independent research and discussions directly with the utility companies and the Streets Department.

16. In the final development, how will the extents of ownership rights (property line) be established for both site and building?

The property lines and survey for 1801 Vine Street have been established by the June 18, 2012 Ninth Survey District survey (see **Exhibit A**). The property line for the Lot at 1901 Wood Street will be determined at the subdivision of the new parcel. Full ownership rights for both 1801 Vine Street and the new subdivided parcel will be conveyed, less space owned by the Free Library should it decide to pursue ownership of its space. FLP is currently considering its options of becoming either a market-rate tenant or owner of the Free Library of Philadelphia Expansion space.

17. Does the City have any intention of removing the utilities currently located beneath Wood Street or will they remain in place and be the responsibility of the development team to remove as needed in order to expand or connect to the Free Library Building?

Utility Right of Ways and some utilities remain in Carlton Street and Wood Street. It will be the developer's responsibility to relocate any utilities or utility Right of Ways should they adversely impact the developer's proposal.

18. Is a change to the zoning classification for the Free Library Lot parcel considered favorably by both PIDC & the City as identified in the Free Library of Philadelphia's feasibility study?

The City will need to review the proposed development scheme and any need for a rezoning prior to determining support.

19. Are there drawings available for the Free Library Building?

There are no drawings available for the Free Library Building although some concepts and renderings have been developed. Documentation can be shared at a later phase in the overall process.

20. Is the auditorium to be used exclusively by the Children's Library or will it be open to other demographic groups within the Free Library of Philadelphia?

The auditorium will be used for multiple audiences and programs provided by the Free Library of Philadelphia.

21. Will the Children's Library program require a distinct and secure area, with a clear demarcation?

Yes, the Children and Family Center will require a distinct and secure space with a clear demarcation.

22. Is a school bus drop-off lane required as part of the new development?

Yes, a school bus drop-off lane is required – preferably on the 20th street side.

23. What is the maximum floor area ratio (FAR) at the site?

The maximum FAR should be calculated by the Respondent based on existing zoning of the parcels or a zoning change the Respondent believes is obtainable pursuant to their efforts.

24. Can the development team build above the current structure and, if so, how many stories and/or feet would the team be able to build above?

Any contemplations of FAR, including building height, should consider existing overlays and the existing, proposed and other zoning-related restrictions, including the review and approval of the Historic Commission and/or National Park Services, where applicable.

25. If a hotel were to be included as part of the plan, is there a preference in terms of a luxury, full service or select service hotel?

The City has no preference for any particular use. Respondents can propose any program they believe to be economically viable and feasible considering current and proposed zoning requirements, existing overlays, etc..

26. Is there a source document of potential public subsidies associated with the project?

No. Respondents are encouraged to propose a development program that is minimally reliant on public subsidies.

27. Does the City have a plan for funding the improvements to the Philadelphia Central Library?

No, the improvements should be included as part of the Respondents overall development costs – Free Library of Philadelphia will advise regarding capital funds related to this development.

28. Can the City provide the utilities information for the previous three years: electric, water, gas, steam? Is it also possible to get this information for the existing Free Library Building? Maintenance expenses and breakdown of capital projects/expenditures over the last 10 years would also be helpful?

Available utilities information for the former Family Court Building at 1801 Vine Street has been provided via **Exhibit B**.

Available utilities information provided for the Free Library Building at 1901 Wood Street has also been provided via **Exhibit B**.

Notes regarding Free Library Building:

- Central Electric is the file with three years of electrical distribution bills from PECO.
- Central Electric Supply Part 1 & 2 is a combined three years of electric supply data from two different energy companies – Direct Energy and the current supplier, WGL Energy Services.
- Central Gas is three years of PGW bills.
- Additional utility and maintenance expenses are unavailable.

29. Would FLP be amenable to a solution that met its stated requirements, but split some of the space between new space and space in the former Family Court building? Would it be amenable to a solution that placed all its space requirements in the former Family Court building?

FLP may consider *some* administrative space use but will not consider all space such as the Children & Family Center, Auditorium and bookstore.

30. Is the Free Library of Philadelphia anticipating being a market-rate paying tenant or an owner of its space?

The Free Library of Philadelphia is considering both options.

31. How will developer statement of qualifications be scored or weighted by PIDC, in terms of criteria set forth in Section IV(A) of the RFQ?

The responses will be scored based on the criteria set forth in the RFQ. The weighting of each has not yet been determined or finalized. The City and PIDC would ask that respondents expect that each element of the criteria is weighted heavily.

32. May respondents submit intentions for a full development team in response to the RFQ?
While respondents can submit intentions for their full development team, please note that PIDC will *only* evaluate the qualifications of the lead design team at this time. PIDC will not evaluate the qualifications or experience of contractors or professional service providers, such as attorneys or engineers, as part of its review of responses to this RFQ. The evaluation of additional professional service providers or contractors will be made in the RFP phase that will follow this RFQ

33. What price per square foot does the City contemplate paying to lease the required Free Library's Expansion designated space in the new development?
To be determined depending on overall proposals and plans.

34. Please share the floorplate size for each story of Family Court and the floor the ceiling heights.
The building is roughly 250,000 sf. 50,000 sf per floor, which includes the basement, mezzanine and floors 1, 2 and 3. The ceiling heights are 19'8".

35. Please provide civil, architectural, structural, and MEP documentation of the existing Family Court building as well as CAD and/or BIM documentation if it exists. Geotechnical information for 1901 Wood Street site prepared for the Free Library's Expansion, a building conditions report and a structural survey for the existing buildings indicating structural condition and capacities.
There are no geotechnical or building condition reports to provide for the former Family Court Building. There are geotechnical reports available for 1901 Wood Street. Please see **Exhibit C**. However, the selected developer will be required to complete its own due diligence for the sites, including any and all applicable environmental and civil engineering investigations following the execution of an Agreement of Sale.

CAD files for the former Family Court Building at 1801 Vine Street have been provided via **Exhibit D**.

36. Please provide a detailed program description of Expansion space for the Parkway Central Library, including the desired seat count for the 10,000 SF auditorium and the roles and functional space requirements of each unit.

The Free Library does not have a detailed plan for the expansion space beyond the information provided in the Parkway Central Library Development Feasibility Study ("Feasibility Study").

The Feasibility Study offers a plan for the auditorium seating and is included in the RFQ as Appendix I.

37. Can the Library describe its intended use of the auditorium and the potential for and/or redundancy in considering a more multi-use/flexible space approach to that portion of their program?
The auditorium supports the Library Lecture Series which is one of the premier programs on the east coast for touring authors – the series, when in full operation, offers seasonal tickets and has three or four events per week. The Library also produces frequent performances ranging from musical programs, to poetry, civic events, film programs, and artist production performances.

38. Does the stated square footage of Family Court include the mezzanine and basement space?

Yes, the approximately 250,000 SF former Family Court Building includes the mezzanine and basement spaces.

39. Please confirm the building on the existing Wood Street Lot (aka Free Library Lot) is to be demolished. If it is to be demolished, please identify who is responsible for the demolition and associated cost of the Building on the Wood Street Lot.

Demolition of any existing structures on the Free Library Lot to be subdivided from the current 1901 Wood Street parcel, should be proposed by the responding development team. The City will not determine if the existing structures remain. Any demolition would be completed by and at the cost of the selected developer.

40. Please provide documentation of the existing and contemplated interior layout of the Library at ground floor and below grade.

The existing Free Library building is not included as part of the offering—only the Lot separated by Wood Street to the north. Regarding the contemplated interior of the Library’s Expansion space, please refer to the Feasibility Study, included in the RFQ as Appendix I.

41. If a developer is contemplating more than one possible development plan, can multiple options be included in the RFQ response?

The Respondent should provide their preferred development plan.

42. Is there a desired format for the Proposer’s Letter of Authority to replicate?

The format of the response should be as a letter that establishes the two authorizing members representing the development firm/team and provide the requested title and contact information for both.

43. As referenced on Page 4 of the RFQ, can PIDC share the full list of expected “appropriate covenants, controls and restrictions (“CCRs”) necessary to protect the City’s interest in the Property”?

The CCRs are not determined and negotiated by the City until a proposed and detailed program from the selected development team is known and approved. Drafting of the CCRs will take place during the drafting of an Agreement of Sale.

44. An RFP was recently released contemplating the redesign of the Parkway between Logan Circle and the Art Museum. Can you summarize the City’s redesign goals for the areas adjacent to the project area, particularly Logan Circle and the adjacent vehicular and pedestrian areas, as well as the addition of any infrastructure for public gatherings in the area?

The City’s intent was to have the firms focus their attention of suggesting improvements within the dotted scope of work boundary (**Exhibit E**), though with any planning exercise there is always the temptation to relate to the larger context. Although adjacent spaces like Logan Circle, the PMA steps, etc. are not technically in the boundaries, we encouraged teams to think about how the plan might interact with those and other spaces in terms of programming, transportation planning, and access.

A link to the Request for Proposals: Public Realm Planning, Design, and Engagement Services for the Benjamin Franklin Parkway is provided below.

<http://www.mayorsfundphila.org/rfp-parkway/>

45. Can you clarify/confirm each development team will be required, at the RFP stage, to develop an EOP?

The EOP is not developed at the RFP stage. An EOP can be proposed at the RFP stage, but will ultimately be determined by the Office of Economic Opportunity based on the final details of the proposed project. The execution of an EOP will take place after the execution of an Agreement of Sale with the selected development team as a precedent to closing.

46. What is the preferred way for a development team and proposing partners to ask additional questions specific to correctly completing the financial disclosure forms?

A development team should present any specific questions related to the submission of financial disclosure forms to PIDC Director of Real Estate Services, Troy Mandy, at tmandy@pidcphila.com, via one of the two authorized team representatives established by the Proposer's Letter of Authority.

1801 Vine Street-1901 Wood Street RFQ

Q&A Exhibits

Exhibit A – 1801 Vine Street Survey & Plan

<https://pidcphila.sharefile.com/d-s6f595fbe9dbf4c4abd9cd74ab4b93d0d>

Exhibit B – 1801 Vine Street Former Family Court Building and 1901 Wood Street Free Library Building Utilities

<https://pidcphila.sharefile.com/d-sd94471a055ef4b2da2da435f1c2365b1>

Exhibit C – 1901 Wood Street Geotech

<https://pidcphila.sharefile.com/d-s31718f21cb074c9fae9ecea8cbd972f5>

Exhibit D – 1801 Vine Street Former Family Court Building - CAD Files

<https://pidcphila.sharefile.com/d-s5d69ae1ee79e492289bdc6f3110e28b9>

Exhibit E – Ben Franklin Parkway RFP Map

<https://pidcphila.sharefile.com/d-s0525554ede964bbaafdd32a4d6566f0a>