

PIDC - RFP FOR PRE-DEVELOPMENT SITE ANALYSIS

RESPONSES TO QUESTIONS

1. Are there any restrictions or access requirements to conduct site visits at the Development Sites? **Each site can be viewed from public streets. To enter on one or more of the sites, an access agreement is required. Please contact Kate McNamara at kmcnamara@pidcphila.com to request an access agreement.**
2. On Page 2 of the RFP, there is reference to an online repository of key documents related to the Development Sites. All documents were able to be successfully downloaded and viewed, with the exception of one file labeled '2017 - Map of Historic and Current Exceedances.pdf'. This file was in the Bartram's North Assemblage_Environmental_1620 S. 49th folder. Can this individual file be sent separately? **PIDC will re-post this document today or Monday. If you'd prefer to have it emailed directly to you on Monday, please email kmcnamara@pidcphila.com.**
3. Are any CAD files available from any previous surveys performed on the Development Sites (topographic, boundary, etc.)? **CAD files may be available for some, but not all of the sites (i.e. more recently surveyed sites are more likely to have CAD files that PIDC can obtain). PIDC will share the available files with the selected team.**
4. In Appendix D, the Draft Conceptual Development Program for Bartram's South identifies vehicular access to this Development via the existing S. 56th Street point, as well as coming from the south from an undefined location. Page 5 of the RFP mentions that PIDC is pursuing vehicular access from 61st Street; thus, how much is expected of the selected engineering firm to coordinate and perform comprehensive pre-development

analysis of this access road and tie-in to 61st Street? The selected firm will only be required to evaluate the 61st St. access in terms of overall accessibility of the Bartram's South development site. Analysis of the site characteristics of the land that comprises that southern access route will not be required.

5. In Appendix D, the Draft Conceptual Development Program for Bartram's South identifies vehicular access to this Development via the existing S. 56th Street point, as well as coming from the south from an undefined location. Is it PIDC's desire to avoid access from S. 58th Street and not include that access point in the pre-development analysis? PIDC envisions two access routes for the Bartram's South development site – (1) along 56th Street, and (2) via a connection to 61st Street. The 61st Street connection does not exist today. Each access route presents pros and cons, due to surrounding uses (e.g. heavy industrial, public housing complex, recreational uses). The selected team will work with PIDC to maximize the access that each route can provide, ensure sufficient capacity for the proposed development, and align it with neighboring uses.
6. Are there any available traffic studies that have been performed in this area? PIDC evaluated construction of a new river road several years ago and that work may have included traffic studies. PIDC will work with the selected team to obtain whatever information is available from that study and the selected team should pursue other sources of information as needed.
7. Are there any available soil borings that have been performed in this area? Soil borings were completed as part of the environmental site characterizations. Detailed logs will be provided to the successful team upon request. To the best of PIDC's knowledge, no geotechnical work has been done on any of the sites.

8. Is there any funding dedicated to this project and if so, what is the funding amount? PIDC has a dedicated source of funding for this work; a specific amount has not been established. PIDC intends to review the proposals and select the proposal that provides the best value, while accomplishing the objectives of the work.
9. Is the Work Plan Schedule excluded from the five (5) page limit for Section C? Yes
10. Environmental remediation has been performed on Bartram's North and South sites and a table included in the RFP identifies phase I and phase II reports completed, Act 2 clearance obtained for some of the sites, but not all. Does PIDC require phase 1 studies under this contract for any sites not completed? Yes. Only one site shows that a phase 1 study is to be done. Is that all? It is up to each team to propose the work they believe needs to be completed. If a site does not have a Phase I, PIDC agrees that it makes sense to include one on the proposed scope of work.
11. Since certain sites are noted in the flood plain, is there an expectation that fill conditions will be identified with this study but any flood plain map amendments would not be performed until a later date with the developer's plans? Yes
12. Concept plans rely upon certain city streets to be vacated. Is there any expectation of this consultant obtaining the approvals for street vacating? No.
13. How do vacated streets fit the requirements for phase I, phase II or Act 2 clearances that have been obtained? The conceptual development plans are simply illustrative of what PIDC believes the site can support. Ultimately, a developer will make the decision as to whether they pursue vacation of select City streets or elect to proceed with the streets as currently situated. Therefore, PIDC does not expect the selected team to perform environmental or geotechnical analysis of cartway areas at this time.

14. Concept plans for Bartram's North rely upon a footbridge over the Schuylkill River where only a partial old railroad bridge exists. Is there any expectation of structural analysis and permit analysis to update this bridge to functional condition? **No. That bridge is currently be re-constructed by the City Streets Department to provide a pedestrian/bicycle connection between the Schuylkill Banks recreation trail to the east and the Bartram's Mile trail.**
15. If required, is clearing of trees and vegetation acceptable? **Yes. Associated costs should be included in the proposal.**
16. Are the existing structures in Bartram's North (1620 and 1910) still in operation? If so, are the existing owners aware of the proposed development and will they be amenable to field work activities being performed on the premises? **The structures on 1620 N. 49th Street are no longer in operation and are in the process of being demolished. PAID is the owner of 1620 N. 49th Street and will provide access to the successful team. The structures on 1910 Botanic Street remain in operation as part of the City Streets Department's operations. These operations are in the process of being relocated to other Streets Department facilities. PIDC is working with the Streets Department and other City departments on this development initiative and will coordinate access for the successful team.**
17. Are there drawings presenting active utilities on all sites available? **PIDC does not have utility drawings for any of the sites.**
18. If water is required, can it be obtained from the existing structures? **Presumably yes. PIDC will work with the selected team to secure what they need to complete the work.**
19. The Table on page 3 of the RFP indicates that Phase I & II studies for 1700 S 49th Street are "to be done." Are they to be included in this RFP scope? **Yes**

20. We have noted that the RFP does not include a proposed form of Agreement for contracting between PIDC and the selected professionals. The RFP indicates that the contract is included in Appendix G, but it is not there. Any guidance you could provide would be appreciated. PIDC apologizes for the omission and will post the proposed form of Agreement to the website today or Monday.