CLARIFICATIONS

As indicated in this RFP, proposers shall anticipate this project will require site plan and land development approval by the Borough of Pottstown. Accordingly, proposers shall indicated all costs associated with this task as a separate additional services line item in the cost proposal breakdown.

Q & A

- Will there be any changes to the exterior of the building?

Minor exterior changes are expected, specifically to deal with egress stairs, entrances to the building and enclosing the existing roll up door/service opening in the building rear. Depending on budget, we would like to do minor cosmetic repairs to the exterior brick as well.

- Are there any unusual technology needs for the classrooms?

Not sure how to define unusual, we intend for the classrooms to be mediated meaning projection capabilities, internet access to the instructor station and media playing equipment (sound and video from different sources). All controlled at the instructor station. The cost of providing this equipment is not included in the construction budget, owner will provide from separate funding source.

- Are there any special security concerns?

Access control and video surveillance cameras are anticipated. The cost of the equipment will be provided for from a separate funding source. Boxes, conduit pathways and other necessary “rough ins” to designated locations during the design process are part of the construction cost.

- Are there AutoCAD or as-built drawings for the building?

Yes, they will be posted to the College website during the procurement process for viewing only. The selected firm will be provided with the actual CAD files for project use.

- Will the college hire a construction manager? If so, will it be during design, or just for construction?

No

- Who was the structural engineer for the upgrades (Phase 2)? Who were the site/civil engineer for the parking lot and Phase 2?

Site-Civil
Christopher D Burkett, PE, RLA, LEED AP
Executive Vice President| Gilmore & Associates, Inc.
415 McFarlan Road, Suite 213 | Kennett Square, PA 19348 | www.gilmore-assoc.com
Direct: 484-734-1425  Office: 610-444-9006

Structural
Tim Franklin, P.E., S.E.
Theta Consulting LLC
60 Hillside Ave, Doylestown, PA 18901
215-340-0903  215-689-4200
tfranklin@theta-consulting.com
• Page 1 – the Proprietary section. In regards to the copyrighted information, may we have a statement there that ALL our photos are copyrighted and our property, or do you want a copy or list of all of them in this section?

Please refer to page 3, #2 for submission of proprietary information.

• Page 8 – Section 2 – You are not asking for resumes of key staff, but you are asking for the information that would typically be found on them. Do you want resumes in addition to the other Teaming information in section 2?

At your discretion please provide the requested information in a format that you believe best conveys the requested information. Resumes are acceptable.

• Page 8, Section 2.f. – “Time commitment of key staff”. Are you looking for general numbers, or specific numbers? I am asking due to your statement yesterday that our proposal becomes part of our contract.

For the various stages of the project please indicate in percentage the expected time the proposed team member will dedicate to the project from his/her work schedule.

• Are pages 16 & 17 considered part of the 25 response pages?

No. Additionally, cover letter, dividers and covers are not part of the 25 pages limit.

• Can you please define what is meant by the 1st, 2nd floors, and mezzanine and the egresses for a final clarification?

The existing building essentially is divided into two sections, north and south. The sections are divided by a load bearing masonry wall.

The north section is comprised by a first floor, a mezzanine and a second floor. The first floor and mezzanine are currently occupied by the Schuylkill River Academy and Heritage Center. These levels are not part of this project, other than systems and power coordination to support the Center continuous occupancy. The second floor of the north section is currently vacant and is part of this project. The spaces incorrectly indicated in the preliminary building program to be located in the Third Floor are in fact to be located in this level, the vacant second floor of the north section.

The south section is currently shelled space. The scope of this project envisions the introduction of a second floor throughout the entire section. Spaces indicated in the Preliminary Building Program to be located in on the first and second floors are to be located in this section of the building. The foundations
for the proposed second floor supporting structure were built as part of a prior project. The existing finish floor elevation of the north section second floor and what we believe would be the finish floor elevation of the proposed second floor for the south section do not line up. Therefore the scope of this project is to include a connection/means of circulation between the two sections second floors that accommodates this difference in elevations.

- Does the college have design criteria and material standards for which this project is to conform and when will these materials be made available?

The College will develop an Owner Project Requirements (OPR) document outlining basic requirements. Specific materials and system will be selected in conjunction with the Architect.

- What roll or scope of services will the College provide for Telephone, Data or other low voltage systems?

The College will provide design standards and guide specifications. The selected firm will be responsible for the infrastructure design (wiring, racks, IT closets, data and telephone jacks, etc.). The college will be responsible for the purchase and installation of equipment such as computers, projectors, smart boards and other instruction devices.

- What is the current use and occupancy classification?

B Business (Higher Education); Construction Type III B Unprotected. Is important to note this information was obtained from the prior Phase 2 project. Applicability to this project shall be confirmed by the Architect selected for this project.

- What is the date of the PECO Building’s original construction and are original drawings available?

Building dates to late 1800’s to early 1900. No original drawings exist that we know of.

- Was a geotechnical investigation completed prior to or as part of the recent renovation work? If so, is it available?

This is unknown. However, Geotech investigation is a requirement of this project for elements to be added to the existing building such as entryways or egress stairs.

- Were any structural condition reports completed prior to or as part of the recent renovation work? If so, are they available?

To our knowledge there are no reports of this kind available.

- Was any material testing completed prior to or as part of the recent renovation work? If so, are the results available?

For Phase 1 and Phase 2 there was extensive material testing done. Results will be made available to the successful proposer.
• Scope of Services, Item 5c; how many hard copies of the Project Manual and Drawings are to be turned over to the owner?

Five copies.

• Scope of Services, Item 5h; regarding “The last and final presentation shall be approved and the final documentation of the design shall begin after Committee approval,” During which design phase will this approval be issued? At the end of Schematic Design?

At the end of Design Development, and shall include color and finish materials selections.