

## 8401 Lindbergh Boulevard Prebid Q & A

1. Considering there is a superfund site nearby, is there a Phase-I Environmental Report available?

**No. There is no Phase I available. It is the responsibility of the developer to undertake all environmental and site diligence.**

2. Is there any additional available information about the site?

**Yes, there is a survey available. We have now posted the survey on PHDC's website with the RFP.**

3. Is the 8401 Lindbergh site in or near the flood plain?

**While most of the site is outside of any Flood Hazard Area, part of the site falls within a 0.2% Annual Chance Flood Hazard Area, and surrounding parcels are within a 1% Annual Chance Flood Hazard Area or Special Flood Hazard Area. Additional information is described in the Lower Eastwick Public Land Strategy, pages 43-44.**

4. Would the PHDC prefer to have one developer selected for both 8401 Lindbergh Boulevard and 2900 S. 81st Street RFPs?

**No, there is no preference to have one developer develop both sites.**

5. Given that there is a limited community of minority contractors in Philadelphia, will PHDC help the selected developer to achieve the Economic Opportunity and Inclusion Goals?

**The scoring contained in the RFP reflects the scoring listed in the City's new Land Disposition Policy, per City Council Ordinance 190606-AA. Proposals will be scored based on the Applicant's track record and plan for engaging diverse businesses and workforce. After a developer is selected, they will then meet with City compliance staff to determine appropriate Economic Opportunity and Inclusion Goals for this project. The City's Office of Economic Opportunity (OEO) provides a Registry of certified minority-owned, women-owned, and disabled-owned business entities (M/W/DSBE) at <https://phila.mwdsbe.com/>**

6. The timeline for the RFP responses is only approximately one month from the pre-bid meeting, which doesn't allow much time for community engagement, due diligence, architectural design, feasibility, etc. Is there any chance that the due date could be extended?

**The RFP due date has been extended to Tuesday, April 7, 2020**

7. Can the RFP proposals be submitted online?

**Yes. Please log in and test the PHDC online submission system early so that there is time to troubleshoot any problems. Late submissions will not be accepted.**

8. What is the OTIS timeline on the connector trail?

**Cobbs Creek Connector Trail D is funded and currently in the design phase. The construction of the trail is estimated to begin in 2020. Designs of the trail alignment are included as an attachment to this RFP.**

9. In regards to this project that is out for developer services – by chance do you have an estimated value associated with this?

**No.**

10. It was observed that the RFP does not require a letter of support from the community.

**The RFP (Pg. 9 – Community Engagement) states that “Applicants are encouraged to seek local community input for their plans and share their Proposals with community-based organizations before responding to this RFP.” In addition, if a project triggers the need for a zoning change, or triggers Civic Design Review (CDR), a letter from the Registered Community Organization (RCO) is required as part of the process. Both of these projects will almost certainly require rezoning, and therefore will require an RCO letter prior to their zoning approval.**

11. The omission of our participation in the Redeveloper Selection process would negate your commitment.

**As mentioned in the previous response, there will be significant community involvement in the review process, including reviewing proposals in a public meeting, seeking formal public comment, and reviewing responses with the Steering Committee.**

12. Councilman Johnson must appoint Eastwick Community Network (ECN) RCO and/or Eastwick Friends & Neighbors Coalition RCO (EFNC) as the Coordinating RCO(s).

**Since there are five registered RCOs for this location, it will be the Councilman’s responsibility to appoint a Coordinating RCO or RCOs. We recommend that your organization discuss this matter directly with the Councilman’s Office.**

13. We request that a copy of the ranking sheet that specifies the categories and maximum points for each category that will be used to rank the proposals under this RFP be made available for our review.

**The scoring factors and their corresponding values are included in the RFP in the Evaluation/ Selection section on pages 11 and 12.**