Questions/RFIs:

1. I am reaching out to see if you are in need of a Commissioning Agent on the 1930 S Broad Street Lab and Pharmaceutical Offices project? Or will this be put up for RFP separately?
   *City Response: The Owner/Landlord will retain all professional services required to execute the project.*

2. Will there be a list of preproposal meeting attendees posted with contact information for each?
   *City Response: See attached.*

3. Who will be the primary contract holder (PHDC or PRA)?
   *PRA Response: PRA*

4. May a copy of the scope or portions of the lease agreement pertinent to the fit-out obligations of the landlord and of the tenant, inclusions and exclusions be shared?
   *City Response: Not at this time, it is not available.*

5. Can PHDC/PRA confirm the construction will be a single prime?
   *City Response: We believe the Owner/ Landlord will be selecting a single prime.*

6. Does the owner/landlord have a preference or experience for a project management information system (PMIS); eBuilder, Oracle, Procore, other?
   *City Response: That will be up to the Owner/Landlord and their Owner’s Representative. The selected firm should have experience with several project management systems.*

7. What percent complete are the construction documents?
   *City Response: The Owner/ Landlord’s Design Professionals have prepared a set of bid documents. They are not available at this time. They will be issued to the selected firm.*
PROJECT CONSTRUCTION MANAGEMENT & OWNERS REPRESENTATIVE SERVICES RFP
For the Construction of Biosafety Level 2 & 3 Laboratories & Pharmaceutical Offices

Questions/RFIs:

We would like to request additional information for a few more topics:

1. What is the program?
   *The program is not available. However, see the brief summary of the work below.*

2. Will there be two separate labs, BSL-2 and BSL-3? Or, one lab designed to BSL-3 standards for only emergency or intermittent use?
   *City Response: Yes, two separate labs.*

A brief summary of the work:

A. CHP is a multi-tenant medical office campus, comprised of four inter-connecting buildings in South Philadelphia. The existing facility has a variety of medical tenants; transitional care hospital, skilled nursing, dialysis, day care, etc. The City of Philadelphia Public Health Lab & Pharmacy Administrative Offices are to be located on the 2nd floor of the Main Building at CHP (formerly the decommissioned Operating Room spaces).

The Philadelphia Public Health Lab (PPHL) is relocating from its current location on South Broad Street to CHP.

The project is proposed to be an updated adaptive reuse of decommissioned OR spaces. The project will follow the Department of Health, DOH & JCAHO architectural and engineering standards. The project has received DOH Life Safety approval. DOH Life Safety will be required to inspect the premises during construction and prior to gaining a Certificate of Occupancy.

New mechanical systems are proposed to be separate and distinct from existing tenants for the approximate 20,000 sf of lab spaces.

The proposed Philadelphia Public Health Lab & Pharmacy Administrative Offices are a passive use and is not open to the public.

Project Specifics
The project is intended to be a state-of-the-art build-out incorporating the following project specifics:

1. The project proposes to house an 18,052 sf public health lab on the second floor.
Questions/RFIs:

2. The second floor is an Institutional Group I-2 use and the ground floor space is a Business Use, B space.
3. The Lab will have bio safety level BSL-2 and BSL-3 spaces.
4. The public lab facilities on the second floor include nonseparated and separated business use occupancies for labs and offices on both sides of an existing L-2 exit corridor.
5. The lab and office uses will be located in several non-sleeping suites not for patient care, and the suites will have at least one exit door opening directly to the exit corridor.
6. The second floor of the building has two existing fire stairs and will be separated by smoke barriers into two individual smoke compartments with horizontal exits to existing L-2 buildings to the north and west.
7. Hazardous materials use and storage will follow NFPA 45 2015 for use and storage of hazardous materials.
8. All existing and new construction are fully sprinklered with automatic smoke detection.
9. The project consists of a non-public facing Pharmacy of approximately 1,260 sf located on the 2nd floor. The pharmacy shares HVAC systems with the office portion of the Lab scope.
10. There is approximately 440sf of Mechanical space containing a generator and switch gear on floor one. Additionally, there are miscellaneous skids and concrete pads in the basement level.

Sample Outline of Specifications
Questions/RFIs:

- Division 1: General Conditions
- Division 2: Existing Conditions: Complete interior demolition including all partitions, doors, ceilings, and ceiling fixtures, finishes, HVAC distribution systems, electrical distribution systems, plumbing, distribution systems, etc.
- Division 3: Concrete: Interior floor preparation / floor topping to meet floor leveling criteria
- Division 4: Masonry: Miscellaneous construction for exterior windows
- Division 5: Structural enhancement: confirm for lab equipment, supplemental structural systems may be this may be required for HVAC rooftop units.
- Division 7: Thermal & moisture upgrades as required by building compliance
- Division 8: Exterior Openings-new exterior windows
- Division 9: Laboratory fit-out: all lab interior finishes, walls, ceilings, floors,
- Division 11: Built-in equipment (autoclave, fume hood, BSC, ice machine, etc.)
- Division 12: Lab Casework
- Division 13: Cold room
- Division 21: Fire Suppression
- Division 22: Plumbing
  - Plumbing fixtures (lab & code required plumbing fixtures) including safety showers and
  - Plumbing infrastructure and distribution lines
  - Treated water system and distribution system
- Division 23: Mechanical
  - Infrastructure: Heating, Ventilating, and Air Conditioning (HVAC) units (main AHU)
  - Infrastructure: Heating, Ventilating, and Air Conditioning (HVAC) units (BSL3 AHU)
  - Distribution system HVAC distribution lines
- Division 26: Electrical
  - Power Infrastructure: Electrical systems, emergency generator, panels
  - Power Distribution system
  - Lighting
  - Electronic Safety and Security
- Division 27: Tele/Data Communications
  - Infrastructure
  - Distribution closets and Tele / data distribution

Lab Area Support Spaces:
Spaces the support the infrastructure of the laboratory and associated with lab operations include additional
space to be provided including but not limited to:
- Triage Lab area and long term storage,
- Secure dock to receive office and laboratory supplies, gases, and chemicals,
- Biowaste and housekeeping closets and storage
- Delivery & mail receiving
- Lab support for flammable, acid and reagent storage, cylinder storage, chemical storage, bio-
hazard storage, waste and trash provisions.
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<thead>
<tr>
<th>Name</th>
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<tbody>
<tr>
<td>Angel Hackney</td>
<td>Morgan Construction Management</td>
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<td>Judith M. Bernicker</td>
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<td>Michele Bishop</td>
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<td>Ayotunde Ogunbiyi</td>
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