



Philadelphia Regional Port Authority
3460 North Delaware Ave. 2nd Floor
Philadelphia, PA 19134

August 4, 2023

To: All Bidders

From: Kate Bailey
Director of Procurement

**Re: ADDENDUM NO. 10
23-026.1 - RFP for Design Build of Temperature Controlled Warehouse**

This Addendum No. 10 is issued to:

1. Provide attached responses to questions received.
2. Provide attached General Racking Plan for informational purposes only.
3. Provide attached Loading Dock Canopy Detail for informational purposes only.
4. Provide attached Site Photos for informational purposes only.

All other terms and conditions remain unchanged.

Bidders shall acknowledge receipt of this addendum by immediately emailing a copy of the completed acknowledgment to Kate Bailey at procurement@philaport.com

**ACKNOWLEDGMENT OF RECEIPT OF ADDENDUM NO. 10
Project #23-026.1
RFP for Design Build of Temperature Controlled Warehouse**

Date _____

By _____

Company _____

Telephone _____

Fax _____

Email _____

RESPONSES TO QUESTIONS RECIEVED

PhilaPort TCW - Bid RFIs

Q No.	Question	Response	Discipline
1	Left of Building on Sheet A-001 Makes References to an Alt 2. But unlike Alt 1 there is no written description. Nor is it listed on Appendix C. Cost Submission Form	"Alt 2" is a typo and should be removed from all bid documents.	Architectural
2	Our approach on design build projects typically involves partnering with our partner design firm. They typically serve as what the RFP document describes as the "DBC's Design Consultant" or "DBC's Retained Professional". While the team structures are clearly defined on each project, both Clayco and LJC have common ownership individuals and/or entities. a. Would the ownership and relationship between Clayco (DBC) and LJC (Subcontracted Design Professional) been seen a conflict of interest and potentially disqualify our bid?	See Addendum No. 2.	PhilaPort
3	Sheet C021 of the "For Informational Purposes Only" drawings show a large number of existing underground utilities running through the site and the building pad for this Temp-Controlled Warehouse. Please confirm that all these utilities have been removed and the only existing to be removed are the (4) inlet grates, (1) manhole, and the associated piping that falls under the proposed building as shown on Sheet C-001.	Sheet C001 - Design Build Contractor (DBC) shall verify all existing utilities prior to commencement of work and remove and relocate as required in support design-build activities.	Civil
4	The term "Retained Professional" is used throughout the documents to refer to the proposed design team by the DBC. It is vague in wording as it seems to assume that the Retained Professional would be one entity that would handle all of the design/testing/inspections/meetings/etc. We would consider the DBC's "Retained Professional" to encompass all our of design, engineering and testing team which may be separate entities working under our supervision. Please confirm this would be acceptable to have more than one "Retained Professional" in our proposal.	Refer to RFP, Appendix J, Section 1.24.	PhilaPort
5	Design - Are the bi-weekly meetings required to be attended "in person"? Or would attendance via remote/on-line by out-of-town design team members (members of the "Retained Professional" team) be acceptable for the majority of meetings? The DBC would be in person for all meetings in any scenario.	Remote/ on-line attendance is acceptable for the "Retained Professional" Team. DBC is responsible for all necessary equipment for Remote/ On-line attendance. Retained Professional team should be on site for initial kick off meeting, and at other times, determined by PhilaPort, for the benefit of the project and/or construction. A technical representative of the Retained Professional team with the authority to make decisions is required to be on site for all meetings.	PhilaPort
6	Typical cold-storage warehouses are designed to 1" total and 1/2" differential between adjacent columns within the ground improvement treatment zone. Total and differential are defined as the settlement occurring after the completion of the construction period (settlement counted once the slab is poured). Please confirm post construction settlements of 1" total and 1/2" differential is acceptable or provide settlement tolerances the design-build team needs to meet. Please provide settlement tolerances for each component to be supported. (i.e. if the loading docks can handle more settlement, please specify).	Post-construction settlement will be identified during detailed design by the DBC. The single slab floor does not include expansion joints and does not anticipate differential settlement. Slab is anticipated to bear on deep foundations founded on rock, therefore, no settlement is expected.	Structural
7	Please provide a drawing markup showing the live load occurring on the floor level - distinguishing between the freezer, cooler, loading docks, electrical room, etc.	Live load is identified in the Basis of Design for the uniform floor slab. DBC may propose value engineering alternatives during detailed design.	Structural
8	Please provide the unfactored column & wall loads [dead + live separated] at the pilecap & grade beam locations, and any other building structure requiring ground improvement. Please indicate whether these loads include contributions from the floor loading at ground level on the footings and if inclusive of weight of foundation.	Please refer to basis of design (sections 2.2.4.1 and 2.2.4.2) for dead and live loading information. Live loads include 20 psf roof live load and 10 psf for solar panel load. DBC to identify all loads during detailed design and size structural members as required.	Structural
9	Please confirm the scale of the drawings provided is accurate. We believe the drawings in the RFP document are 11x17 sheets instead of the Architectural D drawings that is stated.	Drawing scale is for D size 24x36.	Architectural
10	The floor plans indicate areas for racks but no rack layout was provided. This is needed to design the in-rack sprinklers that are required. Please provide.	DBC is responsible for completing detailed design in coordination with racking supplier. See attached general racking plan. Detailed ASRS system plans will be coordinated with the awarded proposer during detailed design.	PhilaPort
11	Is there any loading or general information regarding the monorail hoist crane system mentioned in Section 2.1.3.1 of the outline specifications?	The slab should be designed for 42 Kips or 1000 psf whichever is greater.	Structural
12	In section 2.2.4.2, there is a rack post load of 42 kips listed. What is the post spacing that this loading is based on? We need to compare this to the other 1,000 psf requirement to determine which is greater for design.	For the purposes of 30% design the assumed rack post spacing is 9'-3" x 4'-9". DBC to coordinate with racking supplier to complete detailed design. See attached general racking plan. Detailed ASRS system plans will be coordinated with the awarded proposer during detailed design.	Structural
13	Are there any conveyors (slab mounted or hung) that will require additional structural input?	The slab should be designed for 42 Kips or 1000 psf whichever is greater.	Structural

Q No.	Question	Response	Discipline
14	Concrete – What concrete floor finish is required for the warehouse floors? Sealed concrete?	Concrete floor finish shall be industry standard for food-safe sealed concrete. Note that standard is a seamless concrete that is easily cleanable and smooth. Easily Cleanable. (1) "Easily cleanable" means a characteristic of a surface that: (a) Allows effective removal of soil by normal cleaning methods; (b) Is dependent on the material, design, construction, and installation of the surface; and (c) Varies with the likelihood of the surface's role in introducing pathogenic or toxigenic agents or other contaminants into FOOD based on the surface's APPROVED placement, purpose, and use. "Smooth" means: (1) A FOOD-CONTACT SURFACE having a surface free of pits and inclusions with a cleanability equal to or exceeding that of (100 grit) number 3 stainless (2) A nonFOOD-CONTACT SURFACE of EQUIPMENT having a surface equal to that of commercial grade hot-rolled steel free of visible scale; and (3) A floor, wall, or ceiling having an even or level surface with no roughness or projections that render it difficult to clean.	Architectural
15	Arch – Are any site photos available or site visits allowable?	See attached aerial photo. See Addendum No. 9 with regards site visit.	PhilaPort
16	Arch – Per the International Fire Code, required fire department access doors shall be distributed such that the linear distance between adjacent access doors does not exceed 125 feet measured center to center. The current arrangement exceeds the minimum requirement. Should additional doors be added will code modification request be granted?	Please see IFPC 2018 for exception.	Architectural
17	Should the man doors on the South end of the existing building be infilled with IMP or is the full height panel replacement required?	Man door openings in existing warehouse are anticipated to be sealed to meet building's performance requirements; replacement of panels may be necessary as determined by the DBC engineering and site inspection activities.	Architectural
18	Outline specs indicate drawings can be no smaller than 1/4" = 1' 0". Is this true for construction documents or only for the preliminary plans?	Scaled drawings, as required for D-sized drawings.	Architectural
19	The proposed mezzanine area (+/- 1,200 SF + the existing 2nd floor area of 2,692 SF) will exceed 3,000 SF. Per the IBC, when there is more than 3,000 SF aggregate above the accessible level, elevator access is required. Will the elevator requirement be waived by code modification request?	DBC to verify: adding existing 2nd story area to mezzanine is not required. Bathroom furnished on floor level removes accessible route requirement to mezzanine.	Code
20	Is concrete curb or steel angle protection required at perimeter of all IMP walls?	Please see Details 5/S-006, DBC to finalize location of curb during detailed design.	Structural
21	Are there floor drains, hose bibbs or other plumbing requirements (besides what is needed to accommodate the refrigeration equipment) throughout the general cooler or freezer areas?	Floor drains may be included as specified by the DBC during detailed design.	Mechanical
22	On the 30% plans, it appears the perimeter walls are details as 6" IMP + exterior insulated metal panels (per detail 6/S-006). Is the exterior layer of panel required or is that labeled in error?	There's only one insulated exterior panel and its shown notched to overlap the concrete slab, design-builder to finalize structural base of panel details during detailed design.	Structural
23	The IPC requires all portions of a facility to be located within a 500' travel distance to the nearest restroom. The 30% plan does not meet this requirement. Will additional restrooms be required or will the requirement be waived by code modification request?	See exception under IPC 403.3.2 .	Code
24	Does the building need to meet any FM Global standards?	No.	PhilaPort
25	Is the "Raised Inspection Area" in the Inspection room steel, concrete or framed?	The platform can be framed with structural steel or poured-in-place reinforced concrete. It is not intended to be a wood or light gage framed structure.	Structural
26	What is the finished floor elevation of the new mezzanine area?	DBC shall complete elevation design during engineering detailed design.	Civil
27	On A-102, there is a plan note for a ramp to allow access for a crane onto the slab. Is there any loading/information regarding the crane available for design purposes?	Information is not available at this time. To be determined during detailed design phase.	PhilaPort
28	Will this ramp (question #14 (#27) above) be temporary as the elevation page indicates the entry to be a knock-out style panel location and will be closed after construction?	Yes.	PhilaPort
29	Do all reimbursable cost need to be built into the fee?	Yes, this is a lump sum contract all costs will be on DBC with exception of Pennsylvania L&I permit. Pennsylvania L&I will be submitted under PhilaPort's cover, DBC is responsible for preparing all permit documents.	PhilaPort

Q No.	Question	Response	Discipline
30	Will the Architect of Record be required to manage the "Special Inspector" and observe testing?	DBC's Retained Professional shall be required to manage the "Special Inspector" and observe testing. The Engineer of Record is required to sign off on the PA L&I Special Inspections form.	PhilaPort
31	Will the Architect of Record be required to make permit submissions?	DBC's Retained Professional is responsible for obtaining all permit approvals.	Architectural
32	Will the Architect of Record be required to initiate change orders?	DBC is responsible for developing and executing project Change Management plan. The DBC is responsible for initiating Change Order Requests unless PhilaPort has issued a Change Order Request. Change Orders must be approved by PhilaPort prior to execution.	PhilaPort
33	Will the Architect of Record be required to evaluate change orders and provide an opinion of cost?	The DBC is responsible for evaluating change orders and providing an option of costs, which could include the aid of the Retained Professional team. The DBC is responsible for initiating Change Order Requests unless PhilaPort has issued a Change Order Request. Change Orders must be approved by PhilaPort prior to execution.	PhilaPort
34	Will the Architect of Record be required to evaluate and approve/disapprove requests for extensions of time?	The DBC is responsible for initiating time extension requests. Time extensions must be approved by PhilaPort prior to execution. See Appendix J - Article 8 and Article 9 of the RFP.	PhilaPort
35	Will the Architect of Record be required to review Contractor Applications for Payment?	The DBC is responsible for review of all contractor and subcontractor applications for payment. See Appendix J - Article 13 of the RFP.	Architectural
36	Will the Architect of Record be required to assemble and distribute closeout documents?	DBC is responsible for developing and executing project Closeout plan which, will include the aid of the Retained Professional. See Appendix J - Article 14 of the RFP.	Architectural
37	Is there an insurance underwriter involved in this project? (FM Global, Global Risk)	No.	PhilaPort
38	Can we the fire protection contract decide the placement/location of dry pipe valve rooms/houses? May need several locations of valve house due to size limit of dry system(s) and time delivery calculations.	DBC is responsible for completing fire protection design and construction including sizing and location of pipe and valves.	Fire Protection
39	Will sprinklers be required in the mechanical penthouse? If so, will the system be dry or wet?	Yes, DBC is responsible for completing fire protection design and construction including sizing and location of pipe, valves, and sprinkler systems.	Fire Protection
40	Will this project be done in (2) phases? Overhead/ceiling sprinkler system & In-rack Sprinkler System after the racking is installed?	This project will be completed in two phases. The first phase includes the full construction of the building and all systems with the exception of the racking, and the in-rack sprinklers installation. HOWEVER, note that the design of the in-rack sprinkler IS a requirement of the RFP that will be installed under a separate project once racking has been installed (i.e. the second phase).	Fire Protection

Q No.	Question	Response	Discipline
41	Currently NFPA does not have guidelines for the protection of Automatic Storage and Retrieval System (ASRS). We recommend following FM Global Property Loss Prevention Data Sheet 8-34.	DBC is responsible for completing fire protection design and construction including sizing and location of pipe, valves, and sprinkler systems.	Fire Protection
42	What type of ASRS (mini-load, Top-Loading, Vertically Enclosed)? Is it a rack structure ASRS storage arrangement (similar to traditional open-frame storage racks except that the horizontal distance between the rack uprights is sized for only one pallet load, and the support within the rack for the pallet loads tends to be either roller-type conveyors or horizontal supports that are oriented perpendicular to the loading isle as opposed to parallel to it).	DBC is responsible for completing detailed design in coordination with racking supplier. See attached general racking plan. Detailed ASRS system plans will be coordinated with the awarded proposer during detailed design.	Fire Protection
43	What type of containers will the ASRS utilize (open-top, non-combustible, solid walled, cellulosic, plastic, etc.)	It is anticipated the ASRS will utilize open top boxes and plastic wrapped pallets.	Fire Protection
44	Should the ASRS System shut down upon the activation of the sprinkler system (detection)?	DBC is responsible for completing detailed design in coordination with racking supplier.	Fire Protection
45	How will the ASRS System be installed? (on site, off-site, hoisted in sections, etc.)	Installation of the ASRS is not included in this project, DBC is responsible for completing detailed design in coordination with racking supplier.	Fire Protection
46	Suggest having pre-action systems in lieu of dry systems (to avoid unnecessary trips, frozen pipe) in both the freezers and cooler areas. Is this acceptable?	DBC is responsible for completing fire protection design and construction.	Fire Protection
47	Since the height of building in the coolers is less than 45 feet, could possibly protect racks with ceiling system only (no in-racks) using CMSA heads. Would need to verify that the ASRS System will not create any solid shelve barriers that would block the spray of the CMSA heads.	The ASRS will not be utilized in the cooler rooms, only the freezer rooms. See attached general racking plan. DBC is responsible for completing fire protection design and construction.	Fire Protection
48	Suggest using the VACTAK System which incorporates the corrosion resistance set up in the cooler areas in lieu of nitrogen generators. Is this acceptable in our design?	DBC is responsible for completing fire protection design and construction.	Fire Protection
49	Please confirm that the ASRS manufacturer will provide detail plans/direction as to where the piping can and cannot be installed in the racks.	Yes, to be coordinated during detailed design.	Fire Protection
50	Can you please provide the complete construction plans (Civil, Architectural, Structural, MEP) that was built during the adjacent building's construction? If possible, CAD and PDF are preferred.	PDFs of as-builts will be provided to the awarded proposer.	PhilaPort
51	Can you please provide final (or current if final is unavailable) racking design? Design requirements listed in the RFP require DB to price and design sprinkler, electrical, and other systems in accordance with the final racking plan. Without this plan to reference, it is not possible to provide a price for systems that will interact with racking.	See attached general racking plan. Detailed ASRS system plans will be coordinated with the awarded proposer during detailed design.	PhilaPort
52	I wanted to ask if the subcontractors are required to complete the Sam.Gov registration process in its entirety or if that's just required for the General Contractors bidding the job. Is it okay if all the subcontractors register on Sam.Gov ONLY for a Unique Entity ID? Please let me know as soon as you can, I have a majority of my bid list waiting to see if they need to continue to complete the application or if they are fine with just the Unique Entity ID.	See Addendum 3, #2 and #3.	PhilaPort
53	As we are looking through the RFP documents, we had one question come to light. Do ALL subcontractors that are going to be used need to be identified in the DBC's proposal? Or is it only subcontractors that are known at the time of submission?	See Addendum 3, #2 and #3.	PhilaPort
55	Confirm that a detailed topographic and utility survey will be required for the entire project area (temperature controlled warehouse and dry warehouse) for permitting and design purposes.	DBC is responsible for performing all necessary items for design purposes and to secure permits.	PhilaPort
56	Confirm that a geotechnical investigation will be required for the proposed building.	Yes DBC firm will be responsible for performing their own geotechnical investigation. The Pennoni report was provided for information purposes only.	PhilaPort
57	Has a Phase 1 been or previously been completed for the site?	PhilaPort is unaware if a Phase 1 was performed for this site.	PhilaPort
58	We are requesting the full geotechnical report that was previously completed.	See Addendum No. 6.	PhilaPort
59	Confirm whether or not a Traffic Impact Study and approval will be required for the proposed project, or if the traffic was accounted for as part of the Dry Warehouse TIS (assuming that a TIS was performed for that project).	Traffic study is not required for this project.	PhilaPort
60	Please confirm that a copy of the Dry Warehouse TIS will be provided to the successful bidder.	See Response to Q59.	PhilaPort
61	Confirm if environmental sampling was performed for the Dry Warehouse and if a copy of the sampling results will be provided.	Environmental sampling was not performed for the Dry Warehouse.	PhilaPort
62	Confirm if environmental sampling is required for the proposed project.	DBC is required to perform all state and local required sampling for disposal of spoils off site.	PhilaPort
63	Please confirm that PWD and NPDES permits will be required for the project, and that the Dry Warehouse permits have been "closed out/terminated."	Yes, PWD and NPDES permits are required. PhilaPort currently holds a NPDES permit and the awarded proposer will be provided a copy. The PWD and NPDES permit are not closed out for the dry warehouse.	PhilaPort
64	Please confirm on the General Contractor needs to be registered on pasupplierportal.state.pa.us and Bonfire. RFP Page 3 – Mandatory Registration Information for Proposers	Confirmed. The DBC must be registered with https://pasupplierportal.state.pa.us and with Bonfire prior to time of RFP submission.	PhilaPort
65	Please confirm Appendixes should be submitted only by the General Contractor. RFP Appendixes	Confirmed. The DBC is responsible for the submission of appendices. More information can be found in the RFP, Page iii, Table of Contents.	PhilaPort
66	The penthouses are designed as a combination concrete floor with a grate opening. Concrete floors can be problematic in penthouse cold storage designs as they limit air flow and create a surface where condensation can collect, whereas a full grate floor to the penthouse increases airflow and limits surfaces for condensation. Please confirm that the concrete design should be followed. Project Design Basis 2.1.3.1	Grating and steel framing may be used in lieu of concrete. To be determined during detailed design.	Structural

Q No.	Question	Response	Discipline
67	"Steel framing will be provided for installation of three future knock out panels on the west side of the building." S-001 shows steel columns on either side of the "knock-outs", while A-102 calls these 14'x14' openings. Insulated metal panel walls do not have "knock outs" like a concrete wall, so should we assume this to mean columns as shown with girt placed at 14' header height, and that the IMP wall will be cut out in future, and then patched back in? Project Design Basis 2.1.3.1 A-102	It is the DBC responsibility to facilitate the design of construction of the easy to replace (knock out panels) at the locations shown on the plans. Girder and panel support will be required at the head of the opening. Design of support framing will be required to carry wall panel loads above the opening to allow for knock out panel removal. To be developed during detailed design.	Structural/Architectural
68	"Depressed slabs shall be incorporated at each loading dock to accommodate dock levelers". Graphically, on A-101, there appears to be a continuous dock pit serving multiple dock positions. Please confirm that this will be a continuous dock pit design, and that dock equipment will be by PhilaPort. Project Design Basis 2.1.3.1 A-101	Dock pit design is to be continuous and developed in detailed design. DBC is responsible for all dock equipment including but not limited to controls, lighting, safety equipment, and signage.	Architectural/Structural
69	Sprinkler protection – sprinkler riser rooms are not indicated on the plans. Please clarify if placement on the dock is acceptable, or if risers should be in outbound riser sheds? Project Design Basis 2.1.3.2	DBC is responsible for completing fire protection design and construction including sizing and location of risers, pipe and valves.	Fire Protection
70	ESFR sprinklers are indicated for the coolers in section Project Design Basis 2.1.3.2, whereas 2.6.2.5 indicates ceiling only CMSA sprinklers. ESFR sprinklers require piping to be kept out of the cold storage areas with only dry pendant heads in the space, which would add a ceiling to the design. Please confirm that 2.6.2.5 should be followed. Project Design Basis 2.1.3.2 & 2.6.2.5	DB contractor to utilize Project Design Basis Section 2.6.2 Automatic Sprinkler Systems for system design guidelines.	Code
71	Insulated metal doors are indicated for man and overhead doors. As standard insulated hollow metal personnel doors would create condensation problems in the cold storage temperatures, please clarify if thermally broken hollow metal or infitting cooler and freezer doors should be utilized? Project Design Basis 2.3.2.2	Doors to be determined during detailed design phase.	Architectural
72	Please clarify insulation value for doors. Project Design Basis 2.3.2.2	Doors to have minimum U-value of 0.37.	Architectural/Structural
73	Wood doors are indicated for interior use. Please clarify if this comment only applies to office areas, and if so, what door types should be used on the project interior. Project Design Basis 2.3.3.2	Wood doors are for the office areas only, door schedule to be developed during detailed design.	Architectural
74	It is indicated that the condensers shall be place on the rooftop of the refrigeration room. This will be highly visible from Pattison Avenue. The condensers are not shown on the building elevations, and no screening is indicated. Please confirm that the condensers are not to be screened. Project Design Basis 2.4.2 A-201	No, screenings are not required.	Architectural
75	Humidity or wetness is indicated for the storage areas. Will products be stored on ice, and if so is an ice machine required? Project Design Project Design Basis 2.5.2	Not anticipating products to be stored on ice.	PhilaPort
76	Humidity or wetness is indicated for the storage areas. Are any floor drains required? If so, do they need to be indirect drains for food safety? Project Design Basis 2.5.2	See Response to Q21.	Mechanical
77	In the cooler areas, the underside of roof at penthouse will exceed the height limitations for ceiling only fire protection systems. Please confirm that a heat collector should be used. If so, is there a preference in heat collector construction? Project Design Basis 2.6.2.5	Heat collectors are not permitted under NFPA 13.	Code
78	Please clarify if ammonia detection systems shall be integrated into the overall building fire alarm systems? Project Design Basis 2.6.5.2	The ammonia detection system shall be a separate system monitored by the building fire alarm system.	Code
79	S-001 indicates alternate 1 for insulated slabs. Appendix C Price Submittal Form indicates Add 1 is for full temperature swing of all refrigerated rooms. Please confirm that the intent of add 1 is for all components needed for full temperature swing, including slab insulation, wall insulation, refrigeration systems, etc. S-001 Appendix C Price Submittal Form	Confirmed.	Structural
80	S-005 indicates that Cooler 1 has 3 different roof heights. However, the penthouse evaporators are all placed on the middle roof height. Is the intent that fans or ducts be added to mitigate the warm spots created by the differing roof heights? S-005 M-101	DBC to complete cooler 1 detailed design including appropriate air circulation to avoid generating potential heat spots in the cooler, roof elevations may be designed at consistent height during detailed design.	Structural
81	S-005 indicates that Cooler 2 has 2 different roof heights. However, the penthouse evaporators are all placed on the low roof height. Is the intent that fans or ducts be added to mitigate the warm spots created by the differing roof heights? S-005 M-101	DBC to complete cooler 2 detailed design including appropriate air circulation to avoid generating potential heat spots in the cooler, roof elevations may be designed at consistent height during detailed design.	Mechanical
82	S-005 indicates that the cold dock has 3 different roof heights, including a corridor condition north of cooler 4. However, the cooling unit is placed on the high roof height. Is the intent that fans or ducts be added to mitigate the warm spots created by the differing roof heights and corridor condition? S-005 M-101	Roof elevations may be designed at consistent height during detailed design to eliminate potential heat spots and reduce construction cost.	Mechanical
83	S-005 indicates that the freezers each have 2 different roof heights. However, the penthouse evaporators are all placed on the low roof height. Is the intent that fans or ducts be added to mitigate the warm spots created by the differing roof heights and corridor condition? S-005 M-101	DBC to complete freezers detailed design including appropriate air circulation to avoid generating potential heat spots in the freezer rooms. The height can not impact the height requirements for the racking system.	Mechanical

Q No.	Question	Response	Discipline
84	The details are missing some information with regards to the freezer sandwich slab. What is the thickness of the vapor barrier? Vapor barrier continuity is not shown, but shall we assume that appropriate continuity for cold storage shall be maintained? Should thicker vapor barriers be utilized with butyl or peel & seal laps in areas prone to breakage? What type of insulation should be utilized? Should the insulation be 2 layers with staggered joints? The insulation is shown with discontinuity at the piles, should heat trace be utilized to prevent frost heave? Shall insulation continue past doors as an 'apron' condition? S-006	Appropriate continuity for cold storage shall be maintained as indicated in the design basis, DBC to provide specifications during detailed design. The vapor barrier selected must be both airtight and watertight and must be properly detailed around structural steel members, pipes and other penetrations that pass through the slab.	Structural
85	The west wall of Cooler 2 is not aligned to the double column line and stepped roof. Is it acceptable to relocate the wall to better align with the exterior wall created by the high-low roof condition? M-101	Yes, DBC to maintain cooler areas and complete wall design as required to facilitate construction and reduce cost.	Architectural
86	The north wall of Cooler 4 is not aligned to the double column line and stepped roof. Is it acceptable to relocate the wall to better align with the exterior wall created by the high-low roof condition? M-101	Yes, DBC to maintain cooler areas and complete wall design as required to facilitate construction and reduce cost.	Architectural
87	The space under the office mezzanine is likely to be a warm spot for air circulation. Should ducts or fans be utilized to ensure airflow in this space? M-101	Ducts or fans may be included as required to maintain sound design and operational integrity.	Mechanical
88	For food safe design, separation of the restroom and the office stair with a vestibule would be typical. Should a vestibule be added to this space? M-101	Vestibule may be included as required to maintain sound design and operational integrity.	Mechanical
89	Several of the cooler walls do not align to double column lines. Please confirm that a thermal lagging/frost ribbon detail should be utilized at the roof to mitigate the thermal transfer via the metal deck and steel joists. M-101	Thermal lagging/frost ribbon detail to be utilized and developed in detailed design phase.	Architectural
90	The Inspection Room has a single exterior accessible doorway. It also has cooling unit. Typically a refrigerated room of this size is required by code to have 2 exits. Please clarify if there is a known code exception that was intended as part of the basis of design? A-001	Inspection room meets criteria for room with one exit per Table 1006.2.1.	Architectural/Code
91	The Inspection Room has a single exterior accessible doorway. Is this intended to be the primary building entrance? If so, this is a food safety concern and a vestibule should be added. If not, an interior door should be added to satisfy the requirements of the ADA. Please clarify. A-001	Interior door from inspection room to cooler 1 to be added during detailed design phase.	Architectural/Code
92	Freezer 2 is shown to be exiting through Freezer 1. As the freezers are convertible, this has the potential to create a situation where exiting would be from a warmer space to a colder space, which may create a risk situation for life safety. Can exiting be re-routed towards the Cold Dock instead? A-001	The travel path shown is shortest path of travel in case of emergency. There are multiple exits to Freezer 2 that can be used, including one towards the cold dock.	Architectural
93	Please clarify the intended occupancy loads of the office, and confirm that occupancy is below the threshold allowed for a single stairway egress. A-101	Occupancy load for the office area is 19, which is within the threshold of a single stairway exit.	Architectural/Code
94	"Insulated metal overhead doors" are indicated for the coolers. Please clarify if the intent is an insulated sectional door (and if so would supplementary support be structural steel?), or a vertical lift cooler door (e.g. Jamison Mark IV standard lift door). A-101	Motorized Vertical lift cooler doors are to be used with a thermal rating for the colder side. Strip curtains are to be installed at all internal overhead door locations.	Architectural
95	If the intention at the dock is a continuous dock pit, please clarify if dock doors should be motorized with control on the back of the pit. A-101	Dock pit is to be continuous to be developed in detailed design phases. See response to Q144 regarding dock equipment.	Architectural
96	Vestibules 1-4 graphically appear to be a smaller size than the 12' doors that are called out on A-101. What is the door type and size for the vestibule overhead doors? A-101 A-102	Doors at Vestibules 1-4 are to be 72" W by 144" H high-speed doors appropriate for the temperature conditions of the adjoining rooms.	Architectural
97	The 12' overhead doors are unclear with regards to door height. Is the intention a 12'x12' door, or is another height desired? A-101	Door height is to be 12' h for all doors except man doors (standard height), loading dock doors (11'-4" h), and the door between this building and the Dry Warehouse which is to be 16' h.	Architectural
98	Are the interior overhead doors to be motorized or manual? A-101	Overhead doors are to be motorized.	Architectural
99	Dock doors 27-29 open directly into the inspection room. This may cause food safety issues including vermin access and warm areas. Should air curtains be included at these doors? A-101	Yes, air curtains should be included.	Architectural
100	Dock doors 17-26 open directly into Cooler 1. This may cause food safety issues including vermin access and warm areas. Should air curtains be included at these doors? A-101	Yes, air curtains should be included.	Architectural
101	There are no personnel doors on gridline 10/11, so no accessible path between the two sides of the building. Please confirm if a door should be added to meet ADA requirements? A-101	Personnel door to be added at base of stairs to office.	Architectural
102	Doors or openings are shown at 14', 16' and 20' sizes. Please clarify height and type of door/opening. A-101	See response to Q97.	Architectural
103	There is a gap between Vestibule 1&2 and between 3&4. This appears to be narrow and may create a cleaning problem. Please clarify size of gap. Alternately, can a single wall be used to divide the vestibules? A-101 A-102	A single wall should be used to divide the vestibules.	Architectural
104	Please confirm that the "interior insulated wall system" should be insulated metal panels throughout and not just at the walls indicated on A-301? Shall IMPs be a high density foam core per refrigerated building construction standards? A-101 A-301	Callouts are typical where occur. All walls to meet refrigerated building construction standards.	Architectural
105	Alt 2 is noted pointing to a dashed line. Please clarify the intent of alternate 2? A-103	See Response to Q1.	PhilaPort
106	Rooftop piping to the penthouses is not shown, and will likely be visible from Pattison Avenue. Please indicate if pipe screening is required? A-201	No, screenings are not required.	Architectural

Q No.	Question	Response	Discipline
107	Details 2 & 4 indicate a 6" rigid insulation which would be ~R-39. ASHRAE standards recommend R-45 roof insulation for freezers. Please clarify R-value requirements for roof and walls. A-301	R Values are to meet ASHRAE standards for roof and walls for appropriate space types.	Architectural
108	There is a narrow space shown between the penthouse and wall at gridline F/G, which may create roof finishing and drainage problems. Is it acceptable to move the penthouse to gridline F. This would also allow more direct ducting to the high roof area to prevent air circulations warm spots and future condensation problems. A-301	Penthouses may be relocated as needed to facilitate construction during detailed design phase.	Architectural/Mechanical
109	Detail 3 does not indicate an expansion joint, but we would typically expect expansion at this detail. Has the structural engineer analyzed this area and indicated no expansion? Is there an intention of tying the columns together with FRP to prevent expansion that was omitted from the structural details? Or should expansion joints be provided at double column lines? A-301	Expansion joints are currently not included in the design basis, but DBC to provide adequate consideration during detailed design. As per note on Drawing S-001, expansion joints are not allowable in the floor slab.	Structural
110	As detail 4 is at a location between the two convertible freezers, and there is the potential for significant temperature differential between these spaces, there is likely to be issues of ice arising at the wall-roof joint. Should a frost ribbon/thermal lagging detail be used instead? A-301	Yes, this detail is to be developed during detailed design phase.	Architectural
111	The details indicate a 1/2" substrate board between the deck the insulation. This has the potential to become a condensation issue. Should it be omitted? A-301	No, substrate board is used for roof design. Add vapor barrier to prevent condensation issues.	Architectural
112	Detail 5 does not indicate a thermal break on the IMP A-301	Thermal break to be incorporated during detailed design.	Architectural
113	The angle at the end of the deck on detail 5 has minimal coverage of insulation. This typically will result in an ice strip on the roof which will ultimately damage the TPO and lead to ice or rain inside the building. Please confirm if angle should be turned down, additional insulation or heat added, or if another mitigation measure should be used. A-301	To be detailed during detailed design phase by DBC to eliminate potential damage and to maximize material life.	Architectural
114	Roof details do not clearly show continuity of vapor barrier from TPO to IMP metal siding. Please confirm if an appropriate connection should be designed for continuity? A-301	Yes, vapor barrier to be continuous. This detail is to be developed during detailed design phase.	Architectural
115	Please clarify for roofing: what thickness and warranty is required for the TPO? Should roof insulation be 2 layered and staggered? Should insulation be polyiso? Should roofing be fully adhered? A-301	DBC to complete specifications during detailed design. See notes sheet A-001. Note that warranty length for the roof is 20 years. Roofing is to be fully adhered.	Architectural
116	General note 3 indicates providing power for the future ASRS per vendor shop drawings. Will vendor shop drawings be provided as part of the RFP, and if not what should be assumed for power requirements? E-101	See attached general racking plan.	Electrical
117	Clarifying that the hard copies of proposal/bid are due one business day after the submission in Bonfire?	Per the RFP Document: Within one (1) business day of the proposal submission date, Proposer must send eight (8) color hardcopies of their Part 1 – Technical Submission, along with the original Proposal Signature Page (Appendix A) and the Non-Collusion Affidavit (Appendix B) Requested documents will be mailed using an overnight delivery method or hand delivered to PhilaPort.	PhilaPort
118	Is there an option to use any pile installation method if they remain in the plan location and achieve 55 tons?	The BOD indicates deep foundations should be used and notes concrete filled pipe piles and auger cast piles as viable options. Alternate deep pile foundations to those listed such as grouted helical piles, drilled piers, etc. are acceptable if they meet the other noted design requirements based upon the DBC's geotechnical study. The DB is responsible for providing a comprehensive geotechnical investigation of the site to verify and finalize foundation system criteria and based on that criterion, determine the pile capacity requirements for the final building design. For the purposes of the base bid, CMC's should not be considered equivalent to deep foundations. If during the design the geotechnical report indicates a ground improvement approach is viable and can meet the requirements of structural support and settlement for the automated rack systems and any other owner requirements, it can be offered as a value engineering solution.	Structural
119	In the RFQ on bottom of page 15, Item B, Design Subcontractor Qualification, it says limited to 2 pages for all items 1-5 excluding resumes which are limited to 4 people. Since we have a design and engineering firm(s), is the page limit per firm or inclusive of all firms?	The page limit applies per entity.	PhilaPort
120	General – If RFI bid responses are not received until July 21st, it may not grant enough time to accommodate those responses in our bid proposal, especially structural questions. Are there any bid extensions currently being considered?	See Addendum No. 7 and Addendum No. 8.	PhilaPort

Question		Response	Discipline
Q No.			
121	Ground Improvements – 30% drawings provided show specific construction methods for the ground improvements (steel piles). We would propose an alternate system based on loading and tolerance information provided by the RFI responses. Is that acceptable or are steel piles the only acceptable form of improvement?	The BOD indicates deep foundations should be used and notes concrete filled pipe piles and auger cast piles as viable options. Alternate deep pile foundations to those listed are acceptable if they meet the other noted design requirements based upon the DBC's geotechnical report. The installation of CMC's is considered ground improvement and not a deep foundation system. These should not be considered equivalent to deep foundations for the purposes of the bid. If during the design the DBC's geotechnical report indicates a ground improvement process is acceptable and can meet the requirements of structural support and settlement required for the automated rack systems and any other owner requirements, it can be offered as a value engineering solution.	Civil
122	Sitework – C-001 – Any shown existing utilities still in place currently? If so, please identify which.	Reference Drawing C-021 for existing utilities. DBC is responsible for identifying all utilities on site.	Civil
123	Sitework – As-built on C-001 shows basins that do not match what currently exists. Will this be updated accordingly and provided to us?	Basins were installed per plan. DBC to complete field surveys and verify as-builts prior to completing detailed design.	Civil
124	Sitework – Are proposed water and sewer lines to come from the existing building?	Assume for proposal purposes that new services will need to be pulled from the nearest street.	Civil
125	Sitework – The 30% drawings do not show new incoming services for water, sewer or fire. What is the basis of design for our work in the proposed building? Will they be tied in to the existing building or new services from the nearest street?	Assume for proposal purposes that new services will need to be pulled from the nearest street.	Civil
126	Sitework – Is the existing water meter pit sized for the proposed addition?	Assume for proposal purposes that new services will need to be pulled from the nearest street.	Civil
127	Sitework – Is a separate meter pit required for the new addition?	Assume for proposal purposes that new services will need to be pulled from the nearest street.	Civil
128	Sitework – Because the main access road already exists, it does not appear that any additional site lighting (aside from wall packs on the building) will be required. Please confirm.	Additional site lighting may be required. Please see Design Basis 2.1.2. "... DBC is responsible for external/internal lighting and shall meet all current code/OSHA requirements and designed for 24-hr operation."	Civil
129	Sitework – C001 does not show the existing access road that was installed on the South side of the existing building. This will need to be demolished as well as the existing stoops/stairs on that side.	Yes, existing features to be removed as needed to facilitate new installation.	Civil

Q No.	Question	Response	Discipline
130	Sitework – At the Prebid meeting, we were informed that the proposed building was "pad ready". Please confirm that all underground obstructions have been removed in Phase 1.	Existing utilities were included in the Reference Drawings in the RFP. There are no new utilities that were installed as part of the Dry warehouse that are to be relocated (except for the storm water). DBC is responsible for all removals required to facilitate new installation including but not limited to, access drive, storm water, existing stair access to the south side of the Dry Warehouse and any other existing utility installations.	Civil
131	Sitework – Are there any Phase 1 utilities that require relocation due to the new addition?	No new utilities installed as part of the Dry Warehouse project were installed in the area of this project with the exception of the stormwater system in the RFP.	Civil
132	Sitework – What thickness of topsoil are we to assume for removal of the proposed building pad?	Assume no topsoil as it is graded and mulched for site stabilization. DBC to verify existing conditions.	Civil
133	Electric – The 30% electrical single line shows a dual service running into an ATS. One from the existing building and one from a PECO location somewhere nearby (location unknown). What portion of this scope are we responsible for in terms of the redundant service by PECO? The utility company will not have this work priced nor will they know exactly where it will come from during our bid process.	It is DBC responsibility to provide a redundant PECO service.	Electrical
134	Electric – Is any backup emergency generator required for this work? None were mentioned in the specifications or shown on the plans/single line.	No generator required, redundant service is required.	Electrical
135	Electric – If the required load for the proposed building exceeds the capacity of the existing switchgear provided, are there contingencies in place to accommodate additional load?	The existing switchgear is anticipated to have the required capacity for electrical loads for this project based on loading in the Basis of Design and 30% drawings. It is the DBC's responsibility to verify existing conditions prior to completion of detailed design. If the switchgear is found to be too small, a new switchgear or service entrance from PECO will be required and processed under a change order.	Electrical
136	Architectural - Per the International Building Code, Occupancy Group B/S-1, Type II-B, Fully Sprinklered buildings are limited to 75' total height. The proposed mechanical penthouses are indicated to extend above the 75' height. Will a code modification request be granted?	DBC is responsible for all project permit approvals. IBC 2018 Section 1510.	Code
137	Architectural – Are there finish requirements for flooring in the proposed office areas? Are there finish requirements for flooring in the electric and refrigeration room?	The office is to have resilient tile. Mechanical rooms shall be finished with seal concrete (does not have to be food safe). For the refrigeration rooms, please see response to Q14.	Architectural
138	Painting – Will the columns be painted?	All exposed steel is to be primed and painted.	Structural
139	Painting – Will the exposed deck and structural steel be painted beyond primed white by manufacturers?	All exposed steel is to be primed and painted.	Structural
140	Painting – Will the girts and sag rods be required to be painted?	All exposed steel is to be primed and painted.	Structural
141	Overhead Doors – Are there any specifications for the proposed Overhead doors at the dock?	Specifications to be developed during detailed design. Overhead loading dock doors are to be 10' wide by 11'-4" h sectional, insulated, vision panels, with electric openers.	Structural
142	Overhead Doors – Is there any spec for the proposed Overhead door that separates the old and proposed building?	DBC to complete project specifications during detailed design. Door should be adequate for thermal and vapor barriers as well as humidity temperature control between a temperature and humidity controlled space and an uncontrolled space. Door is to be a motorized (16' W by 16' H) vertical lift cooler door with a thermal rating for the colder side.	Architectural

Q No.	Question	Response	Discipline
143	Overhead Doors – Is there any spec for the proposed Overhead doors between cooler and freezer spaces including speed, thickness, etc.	Overhead doors are to be motorized vertical lift cooler doors with a thermal rating for the colder side. Strip curtains are to be installed at all internal overhead door locations. Doors for the conveyance system should be 72" w by 144" h high-speed doors appropriate for the temperature conditions of the adjoining rooms. DBC to complete project specifications during detailed design	Architectural
144	Dock Equipment – Is there any specification for the dock levelers or other dock equipment at the loading dock?	DBC to complete project specifications during detailed design. DBC is to include, but not limited to, Hydraulic vertical dock levelers with a minimum capacity of 50,000lb, Control system, Dock seals/shelters including bottom seal on dock leveler, Dock pit stair access, Bollard protection, Dock leveler pit safety sensors, Interior and exterior red/ green lights, Hydraulic vehicle restraint system, Exterior bumpers, and Overhead door numbering.	Architectural
145	Misc. Metals – Will goal posts or overhead door protection be required at the high-speed cooler/freezer doors?	Yes, for added protection.	Architectural
146	Man Doors – Is there a hardware specification or general requirements for this project? The previous building had very expensive specs that would be costly to match.	DBC to complete project specifications during detailed design. All doors are to be keyed and exterior doors are to be keyed and equipped with access security pads for electronic key fob entry.	Architectural
147	Masonry – Are any of the electrical or refrigeration rooms required to be CMU block or just rated per code however we want to design?	Electrical and refrigeration mechanical rooms are to be CMU block.	Code
148	Canopy – Should the loading dock canopy match what was built on the previous Phase 1?	Canopy should match Phase 1 (dry warehouse). See attached reference drawing A312 for details.	Architectural
149	Roof Drains – Are exterior roof drains acceptable?	Roof drains are to be external.	Architectural
150	Insulated Metal Panels – The new 70' height IMP's will cause a large snow drift load on the existing roof at the freezer areas. Is the existing building designed to handle the additional build up that will be generated in those locations.	The new building will match the existing dry warehouse's elevation for approximately 24' to minimize snow drift load on the existing building. See detail 3 S5 and West Elevation A-201.	Architectural
151	Alternate – For the alternate #1 proposed, does the cooler area mentioned include the cooled loading dock area? Or just the Cooler 1/2/3/4 areas? It would be a lot more additional area if required.	Under Alternate 1 scenario, a wall would be installed to separate the cooler area from the loading dock in line with the wall from the cooler 2 and foundations shall be installed as indicated per freezer detail for coolers 1, 2, 3, and 4.	Architectural
152	There does not appear to be any natural gas fired mechanical equipment. What, if any, gas is required for the project?	The design intent was to utilize all electric heating. If gas is needed as part of DBC's detailed design, it is DBC's responsibility to locate nearest gas line and necessary connection requirements.	Mechanical
153	If gas is required, what is it for and where does it come from?	See Response to Q152.	Mechanical
154	The plans and specifications do not appear to include any provisions for lightning protection, will this be required and where?	Yes, and to be developed during detailed design.	Code
155	Can a description of the plumbing systems and toilet room requirements be provided and where is the size of the line and connection point for the domestic water service?	This design is to be developed by the DBC. See drawing A-103 for the proposed toilet room configuration.	Mechanical
156	Per the project design basis narrative on Page 1 third paragraph, the proposed warehouse will feature an automated pallet retrieval and storage racking systems. At the end of the sentence, it says please refer to drawing package for elevations. Elsewhere in the RFP it talks about the racking system being done in the future. Please clarify whether or not a racking system is to be a part of this project? If it is, then please provide information plan and spec information for pricing.	Racking system will be installed under a separate project, DBC shall coordinate with racking system supplier during this project to facilitate future installation of the racking system.	PhilaPort
157	Please confirm on the General Contractor needs to be registered on pasupplierportal.state.pa.us and Bonfire.(ref. RFP pg. 3-Mandatory Registration Information for Proposers)	See Response to Q64.	PhilaPort
158	Please confirm Appendixes should be submitted only by the General Contractor.(ref. RFP Appendixes)	See Response to Q65.	PhilaPort
159	The penthouses are designed as a combination concrete floor with a grate opening. Concrete floors can be problematic in penthouse cold storage designs as they limit air flow and create a surface where condensation can collect, whereas a full grate floor to the penthouse increases airflow and limits surfaces for condensation. Please confirm that the concrete design should be followed.(ref. Project Design Basis 2.1.3.1)	See Response to Q66.	Structural

Q No.	Question	Response	Discipline
160	Steel framing will be provided for installation of three future knock out panels on the west side of the building." S-001 shows steel columns on either side of the "knock-outs", while A-102 calls these 14'x14' openings. Insulated metal panel walls do not have "knock outs" like a concrete wall, so should we assume this to mean columns as shown with girt placed at 14' header height, and that the IMP wall will be cut out in future, and then patched back in?(ref. Project Design Basis 2.1.3.1—A-102)	See Response to Q67.	Structural/Architectural
161	Depressed slabs shall be incorporated at each loading dock to accommodate dock levelers". Graphically, on A-101, there appears to be a continuous dock pit serving multiple dock positions. Please confirm that this will be a continuous dock pit design, and that dock equipment will be by PhilaPort.(ref. Project Design Basis 2.1.3.1—A-101)	See Response to Q68.	Architectural/Structural
162	Sprinkler protection –sprinkler riser rooms are not indicated on the plans. Please clarify if placement on the dock is acceptable, or if risers should be in outbound riser sheds?(ref. Project Design Basis 2.1.3.2)	See Response to Q69.	Fire Protection
163	ESFR sprinklers are indicated for the coolers in section Project Design Basis 2.1.3.2, whereas 2.6.2.5 indicates ceiling only CMSA sprinklers. ESFR sprinklers require piping to be kept out of the cold storage areas with only dry pendant heads in the space, which would add a ceiling to the design. Please confirm that 2.6.2.5 should be followed.(ref. Project Design Basis 2.1.3.2 & 2.6.2.5)	See Response to Q70.	Code
164	Insulated metal doors are indicated for man and overhead doors. As standard insulated hollow metal personnel doors would create condensation problems in the cold storage temperatures, please clarify if thermally broken hollow metal or infitting cooler and freezer doors should be utilized? (Ref. Project Design Basis 2.3.2.2)	See Response to Q71.	Architectural
165	Please clarify insulation value for doors (ref. Project Design Basis 2.3.2.2)	See Response to Q72.	Architectural/Structural
166	Wood doors are indicated for interior use. Please clarify if this comment only applies to office areas, and if so, what door types should be used on the project interior. (ref. Project Design Basis 2.3.3.2)	See Response to Q73.	Architectural
167	It is indicated that the condensers shall be place on the rooftop of the refrigeration room. This will be highly visible from Pattison Avenue. The condensers are not shown on the building elevations, and no screening is indicated. Please confirm that the condensers are not to be screened. (ref. Project Design Basis 2.4.2-A-201)	See Response to Q74.	Architectural
168	Humidity or wetness is indicated for the storage areas. Will products be stored on ice, and if so, is an ice machine required?(ref. Project Design Basis 2.5.2)	See Response to Q75.	PhilaPort
169	Humidity or wetness is indicated for the storage areas. Are any floor drains required? If so, do they need to be indirect drains for food safety?(ref. Project Design Basis 2.5.2)	See Response to Q21.	Mechanical
170	In the cooler areas, the underside of roof at penthouse will exceed the height limitations for ceiling only fire protection systems. Please confirm that a heat collector should be used. If so, is there a preference in heat collector construction? (ref. Project Design Basis 2.6.2.5)	See Response to Q77.	Code
171	Please clarify if ammonia detection systems shall be integrated into the overall building fire alarm systems? (ref. Project Design Basis 2.6.5.2)	See Response to Q78.	Code
172	S-001 indicates alternate 1 for insulated slabs. Appendix C Price Submittal Form indicates Add 1 is for full temperature swing of all refrigerated rooms. Please confirm that the intent of add 1 is for all components needed for full temperature swing, including slab insulation, wall insulation, refrigeration systems, etc. ref. S-001 (Appendix 'C' Price Submittal Form)	See Response to Q79.	Structural
173	S-005 indicates that Cooler 1 has 3 different roof heights. However, the penthouse evaporators are all placed on the middle roof height. Is the intent that fans or ducts be added to mitigate the warm spots created by the differing roof heights? (ref. s-005 & M-101)	See Response to Q80.	Structural
174	S-005 indicates that Cooler 2 has 2 different roof heights. However, the penthouse evaporators are all placed on the low roof height. Is the intent that fans or ducts be added to mitigate the warm spots created by the differing roof heights? (ref. S-005 & M-101)	See Response to Q81.	Mechanical
175	S-005 indicates that the cold dock has 3 different roof heights, including a corridor condition north of cooler 4. However, the cooling unit is placed on the high roof height. Is the intent that fans or ducts be added to mitigate the warm spots created by the differing roof heights and corridor condition?(ref. S-005 & M-101)	See Response to Q82.	Mechanical
176	S-005 indicates that the freezers each have 2 different roof heights. However, the penthouse evaporators are all placed on the low roof height. Is the intent that fans or ducts be added to mitigate the warm spots created by the differing roof heights and corridor condition?(ref. s-005 & M-101)	See Response to Q83.	Mechanical
177	The details are missing some information with regards to the freezer sandwich slab. What is the thickness of the vapor barrier? Vapor barrier continuity is not shown, but shall we assume that appropriate continuity for cold storage shall be maintained? Should thicker vapor barriers be utilized with butyl or peel & seal laps in areas prone to breakage? What type of insulation should be utilized? Should the insulation be 2 layers with staggered joints? The insulation is shown with discontinuity at the piles, should heat trace be utilized to prevent frost heave? Shall insulation continue past doors as an 'apron' condition?(ref. S-006)	See Response to Q84.	Structural
178	The west wall of Cooler 2 is not aligned to the double column line and stepped roof. Is it acceptable to relocate the wall to better align with the exterior wall created by the high-low roof condition?(ref. M-101)	See Response to Q85.	Architectural
179	The north wall of Cooler 4 is not aligned to the double column line and stepped roof. Is it acceptable to relocate the wall to better align with the exterior wall created by the high-low roof condition?(ref. M-101)	See Response to Q86.	Architectural
180	The space under the office mezzanine is likely to be a warm spot for air circulation. Should ducts or fans be utilized to ensure airflow in this space?(ref. M-101)	See Response to Q87.	Mechanical

Q No.	Question	Response	Discipline
181	For food safe design, separation of the restroom and the office stair with a vestibule would be typical. Should a vestibule be added to this space?(ref. M-101)	See Response to Q88.	Mechanical
182	Several of the cooler walls do not align to double column lines. Please confirm that a thermal lagging/frost ribbon detail should be utilized at the roof to mitigate the thermal transfer via the metal deck and steel joists. (ref. M-101)	See Response to Q89.	Architectural
183	The Inspection Room has a single exterior accessible doorway. It also has cooling unit. Typically a refrigerated room of this size is required by code to have 2 exits. Please clarify if there is a known code exception that was intended as part of the basis of design?(ref. A-001)	See Response to Q90.	Architectural/Code
184	The Inspection Room has a single exterior accessible doorway. Is this intended to be the primary building entrance? If so, this is a food safety concern and a vestibule should be added. If not, an interior door should be added to satisfy the requirements of the ADA. Please clarify. (ref. A-001)	See Response to Q91.	Architectural/Code
185	Freezer 2 is shown to be exiting through Freezer 1. As the freezers are convertible, this has the potential to create a situation where exiting would be from a warmer space to a colder space, which may create a risk situation for life safety. Can exiting be re-routed towards the Cold Dock instead?(ref. A-001)	See Response to Q92.	Architectural
186	Please clarify the intended occupancy loads of the office, and confirm that occupancy is below the threshold allowed for a single stairway egress.(ref. A-001)	See Response to Q93.	Architectural/Code
187	"Insulated metal overhead doors" are indicated for the coolers. Please clarify if the intent is an insulated sectional door (and if so would supplementary support be structural steel?), or a vertical lift cooler door (e.g. Jamison Mark IV standard lift door).(ref. A-101)	See Response to Q94.	Architectural
188	If the intention at the dock is a continuous dock pit, please clarify if dock doors should be motorized with control on the back of the pit.(ref. A-101)	See Response to Q95.	Architectural
189	Vestibules 1-4 graphically appear to be a smaller size than the 12' doors that are called out on A-101. What is the door type and size for the vestibule overhead doors?(ref. A-101 and A-102)	See Response to Q96.	Architectural
190	The 12' overhead doors are unclear with regards to door height. Is the intention a 12'x12' door, or is another height desired?(ref. A-101)	See Response to Q97.	Architectural
191	Are the interior overhead doors to be motorized or manual?(ref. A-101)	See Response to Q98.	Architectural
192	Dock doors 27-29 open directly into the inspection room. This may cause food safety issues including vermin access and warm areas. Should air curtains be included at these doors?(ref. A-101)	See Response to Q99.	Architectural
193	Dock doors 17-26 open directly into Cooler 1. This may cause food safety issues including vermin access and warm areas. Should air curtains be included at these doors?(ref. A-101)	See Response to Q100.	Architectural
194	There are no personnel doors on gridline 10/11, so no accessible path between the two sides of the building. Please confirm if a door should be added to meet ADA requirements?(ref. A-101)	See Response to Q101.	Architectural
195	Doors or openings are shown at 14', 16' and 20' sizes. Please clarify height and type of door/opening. (ref. A-101)	See Response to Q102.	Architectural
196	There is a gap between Vestibule 1&2 and between 3&4. This appears to be narrow and may create a cleaning problem. Please clarify size of gap. Alternately, can a single wall be used to divide the vestibules?(ref.A-101 and A-102)	See Response to Q103.	Architectural
197	Please confirm that the "interior insulated wall system" should be insulated metal panels throughout and not just at the walls indicated on A-301? Shall IMPs be a high density foam core per refrigerated building construction standards?(ref. A-101 & A-301)	See Response to Q104.	Architectural
198	Alt 2 is noted pointing to a dashed line. Please clarify the intent of alternate 2?(ref. A-103)	See Response to Q1.	Architectural
199	Rooftop piping to the penthouses is not shown, and will likely be visible from Pattison Avenue. Please indicate if pipe screening is required?(ref. A-201)	See Response to Q106.	Architectural
200	Details 2 & 4 indicate a 6" rigid insulation which would be ~R-39. ASHRAE standards recommend R-45 roof insulation for freezers. Please clarify R-value requirements for roof and walls.(ref. A-301)	See Response to Q107.	Architectural
201	There is a narrow space shown between the penthouse and wall at gridline F/G, which may create roof finishing and drainage problems. Is it acceptable to move the penthouse to gridline F. This would also allow more direct ducting to the high roof area to prevent air circulations warm spots and future condensation problems. (ref. A-301)	See Response to Q108.	Architectural/Mechanical
202	Detail 3 does not indicate an expansion joint, but we would typically expect expansion at this detail. Has the structural engineer analyzed this area and indicated no expansion? Is there an intention of tying the columns together with FRP to prevent expansion that was omitted from the structural details? Or should expansion joints be provided at double column lines?(ref. A-301)	See Response to Q109.	Structural
203	As detail 4 is at a location between the two convertible freezers, and there is the potential for significant temperature differential between these spaces there is likely to be issues of ice arising at the wall-roof joint. Should a frost ribbon/thermal lagging detail be used instead?(ref. A-301)	See Response to Q110.	Architectural
204	The details indicate a 1/2" substrate board between the deck the insulation. This has the potential to become a condensation issue. Should it be omitted?(ref. A-301)	See Response to Q111.	Architectural
205	Detail 5 does not indicate a thermal break on the IMP. (ref. A-301)	See Response to Q112.	Architectural

Q No.	Question	Response	Discipline
206	The angle at the end of the deck on detail 5 has minimal coverage of insulation. This typically will result in an ice strip on the roof which will ultimately damage the TPO and lead to ice or rain inside the building. Please confirm if angle should be turned down, additional insulation or heat added, or if another mitigation measure should be used.(ref. A-301)	See Response to Q113.	Architectural
207	Roof details do not clearly show continuity of vapor barrier from TPO to IMP metal siding. Please confirm if an appropriate connection should be designed for continuity?(ref. A-301)	See Response to Q114.	Architectural
208	Please clarify for roofing: what thickness and warranty is required for the TPO? Should roof insulation be 2 layered and staggered? Should insulation be polyiso? Should roofing be fully adhered?(ref. A-301)	See Response to Q115.	Architectural
209	General note 3 indicates providing power for the future ASRS per vendor shop drawings. Will vendor shop drawings be provided as part of the RFP, and if not what should be assumed for power requirements?(ref. A-301)	See Response to Q116.	Electrical
210	What is the wall height for the Mezzanine walls and will these be drywall partitions? (ref. A-103)	Walls to be gypsum board and to extend to underside of roof. To be detailed during detailed design phase.	Architectural
211	Please provide spec information on the Overhead Doors and the Loading dock equipment	See Response to Q144 for loading dock equipment. See Response to Q141 for loading dock door specifications. Internal overhead doors are to be motorized vertical lift cooler doors with a thermal rating for the colder side. Internal overhead doors are to have a height of 12' with the exception of the door between this building and the Dry Warehouse which is to be 16' h. DBC to complete project specifications during detailed design.	Architectural
212	Will vertical dock levelers be required? If so, please provide information for pricing.	Yes, vertical dock levelers are required with an anticipated minimum capacity of 50,000 lbs details DBC to confirm during detailed design.	PhilaPort
213	Can the Insulated metal wall panels have a stack joint since the documents call for full height panels?	Stack joints can be utilized for taller walls, minimum quantity of joints is required, provided that insulation continuity and vapor barrier is not compromised.	Structural
214	What is the wall composition for the restroom on the Ground Floor? (ref. A-001)	Interior walls to be gypsum board and tile. Exterior walls to be cinder block.	Architectural
215	Can the geotechnical investigation and survey be released in advance of the full NTP date? This could help significantly from an overall timing standpoint.	See Response to Q58.	PhilaPort
216	Can foundation permits be secured by the State's Department of Licenses and Inspections prior to having PWD Utility Plan Approval and/or other City pre-requisite approvals?	DBC is responsible for coordination of acquiring all necessary permits for start of construction.	PhilaPort
217	Willa signed and sealed Boundary Survey and CAD file will be provided?	A signed and sealed ALTA survey will be provided via PDF to the awarded proposer.	PhilaPort
218	Was an as-built survey was completed for phase 1 of the development. If so, will the signed and sealed as-built survey and CAD file be provided for the design team's use?	As-built plans will be provided via PDF to the awarded proposer for informational purposes only, DBC will be responsible for verification.	PhilaPort
219	PWD Post Construction Certification –Has the as-built condition of the existing basins been confirmed and documented with PWD after construction of phase 1 of the development was complete? Were they constructed consistent with the full design capacity?	Basins on site were constructed per plan. Refer to the Post Construction Management Report for more information.	PhilaPort
220	Does the PhilaPort have an environmental consultant already on board or is the DB contractor responsible for performing their own environmental due diligence?	DBC is responsible for any required environmental due diligence.	PhilaPort
221	Are there any restrictions for soil handling and management of on-site soils?	Not that PhilaPort is aware, but DBC is responsible for development of an E&S plan.	PhilaPort
222	Can excavated soils remain on site if the design supports it from a structural standpoint?	Yes, but the topography of the site is not to change.	PhilaPort
223	Is there a cap requirement for the site?	No.	PhilaPort
224	Domestic & Fire Water –Will domestic and fire water service be fed from the existing building? If so, will existing load data be provided for the existing building so we can add proposed load requirements to the necessary PWD calculations?	Fires service was designed to be pulled from the existing Dry Warehouse building, but that hydraulics should be verified during detailed design.	PhilaPort
225	Gas –Is gas service anticipated to be required for the Cold Storage warehouse? If so, is it anticipated to be fed from the dry storage warehouse and what was the planned demand?	See Response to Q153.	Mechanical
226	Electric –Is a new dedicated electric service anticipated to be required for the proposed building? If so, will PhilaPort and/or their tenant be handling the meter application with PECO?	The existing switchgear is anticipated to have the required capacity for electrical loads for this project based on loading in the Basis of Design and 30% drawings. It is the DBC's responsibility to verify existing conditions prior to completion of detailed design. If the switchgear is found to be too small, a new switchgear or service entrance from PECO will be required and processed under a change order.	PhilaPort
227	Telecom –Is PhilaPort and/or their tenant handling with the utility provider directly and/or do any site accommodations need to be made?	PhilaPort/ Tenant will coordinate telecom connection coordination, DBC is responsible for all necessary infrastructure.	PhilaPort
228	Sanitary Sewer –Is new sanitary sewer service to the City sewer anticipated to be required for the new building or has the Phase 1 building been designed to account for a sanitary sewer tie-in within the building?	Assume for proposal purposes that new services will need to be pulled from the nearest street.	PhilaPort
229	Understanding the future planned parking area is not part of this project, we anticipate fire access will be required on the south side of the new building similar to how it was handled for Phase 1. Please confirm.	DBC to coordinate all permit required access.	PhilaPort
230	Please clarify the domestic water heating requirements in the washdown areas.	Anticipating domestic water in washdown area to be determined during detailed design.	Mechanical

Q No.	Question	Response	Discipline
231	Google Earth of the project site shows a trench drain running thru the existing loading dock area. This is not shown on Sheet C-001 or on the "For Informational Purposes Only" drawings. Please advise if trench drains for this project are required and to be included in our design and pricing.	Trench drain is required and is to be included in design and pricing. Refer to location shown on "For Informational Purposes Only" drawing C-150.	PhilaPort
232	Part 2.3.3.1 States that "An administrative area including offices, conference room, bathroom facilities, storage, on the mezzanine meeting ADA access requirements." Sheet A-001 of the 30% documents do not allocate the floor space required to meet these needs and may require the elimination of a loading dock space. Please advise if this will be acceptable and if so the preferred location.	This space is included in the mezzanine level and is further detailed on A-103.	Architectural
233	We are requesting an extension of this bid proposal. Please advise on whether an extension will be granted.	See Response to Q120.	PhilaPort
234	Would the port consider alternative designs that improve the quality, efficiency, and flexibility of the facility or are responses strictly limited to the 80% approved design?	PhilaPort is clarifying that the RFP documents are of a 30% design, not an 80% design. DBC can submit value engineering for consideration. See RFP, Part 1, Section 1-16, Alternate Proposals and Part 2, Section 2-6, Price Submission Requirement.	PhilaPort
235	This RFP appears to be written to a level of detail appropriate for proposals from General Contractors. Cold storage projects are very complex and there are only a few experienced builders. Does the port intend on managing the GC's for the project itself, or would it consider proposals from developers with experience in cold storage to perform that role? How would the design expertise, management value, and quality control added by a developer be considered when scoring proposals?	PhilaPort intends to manage the DBC directly. See RFP, Part 1, Section 1-16, Alternate Proposals and Part 2, Section 2-6, Price Submission Requirement.	PhilaPort
236	Is the port considering long term operating expense of the facility when comparing proposals or is it looking strictly at the construction cost as a basis for competition?	Proposals are evaluated on best value.	PhilaPort
237	The facility appears to be designed to accommodate a specific mix of products (i.e. square footage assigned to each room appears to be designed with a specific use in mind). Could the port provide the pallet throughput assumptions by temperature zone and/or product that was used to come up with these square footage allocations?	This information is not currently available. Specifics to be determined during detailed design.	PhilaPort
238	Does the port have a position on the future requirements of the facility (i.e. potential shifts in imports/exports that would drive certain design features) or is it satisfied with a lower cost design that only meets current requirements?	Proposals are to be submitted based off the basis of design provided in the RFP Appendix P.	PhilaPort
239	Does Sam.gov apply to us as subs? Assuming so?	See Addendum 3, #2 and #3.	PhilaPort
240	Spec calls out pumped/recirc liquid system. Do you want to go with base of design or look at DX instead? We normally install DX but can offer pump liquid as spec'd if we need too. DX puts a lot less ammonia on site.	PhilaPort is not open to considering a DX system.	PhilaPort
241	Are you open to a DX Refrigeration system which would reduce the amount of ammonia used here on site.	See Response to Q240.	PhilaPort
242	Does the inspection area and loading dock evaporators need to be penthouse style or standard hanging evaporators.	Penthouse style is required as part of the Basis of Design.	Mechanical
243	Section 2.5.8 talks about using VFDs where applicable (even though all 4x compressors are shown with solid state starters), Do you want VFD's on compressor motors?	Initial design intent was for solid state starters on the compressor motors. This design detail shall be further developed by the DBC.	Mechanical
244	Should all refrigeration piping be stainless steel pipe and fittings.	Welded schedule 40 carbon steel pipe is acceptable, DBC is responsible for completing all project specifications.	Mechanical
245	Are GEA compressors and Evapco condensers and evaporators acceptable?	DBC is responsible for supplying equipment that meets the requirements of their Detailed Design and RFP requirements.	PhilaPort
246	Are we quoting low voltage and insulation ?	Yes.	Electrical
247	PFC (power factor correction) which can get quite expensive, but is typically on the electrician and not the refrigeration contractor. PFC on main electrician?	DBC responsibility to complete all electrical design and installation required for permit approval and project needs.	Electrical
248	Has any geotechnical investigation for the foundation location been completed?	See addendum No 6.	PhilaPort
249	Is there a preferred type of security perimeter fencing requirements for security upgrades, any other specific security measures for the site?	Vinyl coated 8' anti-scaling with barbed wire.	PhilaPort
250	Can you provide an up to date AutoCAD Plans and a detailed survey with topographic information and underground utility information?	DBC to perform their own survey.	PhilaPort
251	When is substantial completion? a. The RFP technically states substantial completion is March 31, 2025. But it was stated during the preproposal conference substantial completion was actually May 2025 with the building fully operational by 8/31/2025.	Substantial completion date is March 31, 2025, as stated in the RFP.	PhilaPort
252	Are there any jurisdictional approvals already in place that can help shorten the permitting portion of the schedule? (Zoning, Bldg., PWD, DEP, PSD, etc.)	This lot is already zoned, so this should not be an issue, building, PWD, DEP, PSD, L&I will be the responsibility of the DBC. L&I will be submitted under PhilaPort's cover.	PhilaPort

Q No.	Question	Response	Discipline
253	Can anymore information be provided on the automated pallet retrieval system being installed after completion? A ASRS system needs to be fully integrated with the building structure, from slab design, column spacing, electrical requirements, as well as sprinkler and structural tolerances.	See attached general racking plan. Detailed ASRS system plans will be coordinated with the awarded proposer during detailed design.	PhilaPort
245	Will design team have access to Revit/CAD files used for 30% Design Set upon award?	Yes, 30% CAD drawings will be provided.	PhilaPort
255	Is design for solar loading required? If so, please provide load requirements to be considered as part of design.	Roof design is to account for the loading of a solar equipment as outlined in the RFP document, but the DBC is not responsible for the design or installation of any solar equipment.	Structural
256	Will EV charging be included in scope at all? If so, will they be designed for code minimums, 100% of parking spots, or another quantity?	No, EV charging is not a part of this scope of work.	PhilaPort
257	Is an emergency generator required to back up office MEP systems?	No. DBC is required to provide secondary service as detailed in the Basis of Design.	Electrical
258	Are specifications available for the goods that will be stored in the warehouse?	The products anticipated to be stored in the warehouse are fruit, frozen goods, and general warehouse goods.	PhilaPort
259	Will any hazardous or flammable materials be stored in the warehouse?	Ammonia will be contained in the refrigeration equipment and a large tank called the liquid receiver. Note that ammonia is flammable in gas form and can form flammable or potentially explosive compounds in dry air when it is in the gaseous state. The warehouse is anticipated to only contain food products.	Mechanical
260	Addendum 2 states "...prospective proposers (as well as their team members, contractors, subcontractors, consultants or subconsultants) that played any role in the creation, preparation, modifications of the design specifications for this procurement may be precluded from the competing in this procurement pursuant to 23 C.F.R. Section 636.116". Does this include GHD, D'Huy Engineering, & Pennoni among others? Please clarify.	See Addendum No. 4.	PhilaPort
261	Does the existing dry warehouse building need additional roof reinforcement or has that structure been designed to sustain the additional snow loads as a result of the proposed higher cooler building roof.	The new building will match the existing dry warehouse's elevation for approximately 24' to minimize snow drift load on the existing building. See detail 3 S5 and West Elevation A-201.	Structural
262	As seen on page A301/ East West Building Section Is it acceptable to eliminate the valley on the roof between column lines D and F, where the mechanical penthouse roof to extend to the Freezer 2 headwall.	The valley should be maintained and a roof cricket provided as necessary to direct water around the back of the penthouse.	Architectural
263	As seen on page A301/East West Building Section Is it acceptable to match the roof height between column lines A and B, to B and C.	This can be considered and coordinated with PhilaPort during the Design Development phase.	Architectural
264	The concept plans are designed with penthouse systems, which are no longer common in temperature controlled warehouse design. Is an alternate design acceptable?	DBC is to utilize penthouse style in accordance with the basis of design.	PhilaPort
265	The dock doors shown seem too tightly spaced to meet any USDA/FDA requirements. Are these requirements applicable? If requirements are applicable, please note the dock door quantities may need to be reduced in order to meet the spacing requirements	DBC is to maximize the number of loading dock doors possible based on necessary code requirements.	Architectural
266	Per fire code you can only store Class I and Class II commodity types and maintain your travel distances Since this is shown as an unlimited area building. Please confirm if this is acceptable.	Commodities have been initially classified as Class II under the provisions of the fire code. Exit access travel distance shall be evaluated in accordance with the requirements of the building and fire code.	Code
267	What is the use of the existing dry storage space, and how will that dry storage building coexist with the new freezer use.	These buildings are to be operated independently with only access between buildings being in the loading docks for moving equipment between, and a man door.	PhilaPort
268	There is no separation between Refrigeration room and freezer/cooler...normally 30. this is required.	Please see separation walls indicated on drawings.	Architectural
269	Are vestibules required as a part of design?	Yes, vestibules are shown on plans.	Architectural
270	Thermal separation this layout is a thermal nightmare, so please be super careful with this...freezers need to break at the roof deck to be effective...if you don't and you're not properly vapor sealed you will have issues.	Noted. DBC is responsible for completing the design and installation of the facility to maintain the seal required for proper operation of the warehouse.	PhilaPort
271	Do ALL subcontractors that are going to be used need to be identified in the DBC's proposal? Or is it only subcontractors that are known at the time of submission?	See Response to Q53.	PhilaPort
272	Can you please provide the complete construction plans (Civil, Architectural, Structural, MEP) that was built during the adjacent building's construction? If possible, CAD and PDF are preferred.	See Response to Q50.	PhilaPort
273	Can you please provide final (or current if final is unavailable) racking design? Design requirements listed in the RFP require DB to price and design sprinkler, electrical, and other systems in accordance with the final racking plan. Without this plan to reference, it is not possible to provide a price for systems that will interact with racking.	See Response to Q51.	PhilaPort
274	Please confirm on the General Contractor needs to be registered on pasupplierportal.state.pa.us and Bonfire.	See Response to Q64.	PhilaPort
275	Project Design Basis 2.1.3.1: The penthouses are designed as a combination concrete floor with a grate opening. Concrete floors can be problematic in penthouse cold storage designs as they limit air flow and create a surface where condensation can collect, whereas a full grate floor to the penthouse increases airflow and limits surfaces for condensation. Please confirm that the concrete design should be followed.	See Response to Q66.	Structural

Q No.	Question	Response	Discipline
276	Project Design Basis 2.1.3.1 A102: "Steel framing will be provided for installation of three future knock out panels on the west side of the building." S001 shows steel columns on either side of the "knockouts", while A102 calls these 14'x14' openings. Insulated metal panel walls do not have "knock outs" like a concrete wall, so should we assume this to mean columns as shown with girt placed at 14' header height, and that the IMP wall will be cut out in future, and then patched back in?	See response to Q67.	Structural/Architectural
277	Project Design Basis 2.1.3.1 A101: "Depressed slabs shall be incorporated at each loading dock to accommodate dock levelers". Graphically, on A101, there appears to be a continuous dock pit serving multiple dock positions. Please confirm that this will be a continuous dock pit design, and that dock equipment will be by PhilaPort.	See Response to Q68.	Architectural/Structural
278	Project Design Basis 2.1.3.2 & 2.6.2.5: ESFR sprinklers are indicated for the coolers in section Project Design Basis 2.1.3.2, whereas 2.6.2.5 indicates ceiling only CMSA sprinklers. ESFR sprinklers require piping to be kept out of the cold storage areas with only dry pendant heads in the space, which would add a ceiling to the design. Please confirm that 2.6.2.5 should be followed.	See Response to Q70.	Code
279	Project Design Basis 2.3.2.2: Insulated metal doors are indicated for man and overhead doors. As standard insulated hollow metal personnel doors would create condensation problems in the cold storage temperatures, please clarify if thermally broken hollow metal or infitting cooler and freezer doors should be utilized?	See Response to Q71.	Architectural
280	Project Design Basis 2.3.2.2: Please clarify insulation value for doors.	See Response to Q72.	Architectural/Structural
281	Project Design Basis 2.3.3.2: Wood doors are indicated for interior use. Please clarify if this comment only applies to office areas, and if so, what door types should be used on the project interior.	See Response to Q73.	Architectural
282	Project Design Basis 2.4.2 A201: It is indicated that the condensers shall be place on the rooftop of the refrigeration room. This will be highly visible from Pattison Avenue. The condensers are not shown on the building elevations, and no screening is indicated. Please confirm that the condensers are not to be screened.	See Response to Q74.	Architectural
283	Project Design Basis 2.5.2: Humidity or wetness is indicated for the storage areas. Will products be stored on ice, and if so is an ice machine required?	See Response to Q75.	PhilaPort
284	Project Design Basis 2.5.2: Humidity or wetness is indicated for the storage areas. Are any floor drains required? If so, do they need to be indirect drains for food safety?	See Response to Q21.	Mechanical
285	Project Design Basis 2.6.2.5: In the cooler areas, the underside of roof at penthouse will exceed the height limitations for ceiling only fire protection systems. Please confirm that a heat collector should be used. If so, is there a preference in heat collector construction?	See Response to Q77.	Code
286	Project Design Basis 2.6.5.2: Please clarify if ammonia detection systems shall be integrated into the overall building fire alarm systems?	See Response to Q78.	Code
287	S001 Appendix C Price Submittal Form: S001 indicates alternate 1 for insulated slabs. Appendix C Price Submittal Form indicates Add 1 is for full temperature swing of all refrigerated rooms. Please confirm that the intent of add 1 is for all components needed for full temperature swing, including slab insulation, wall insulation, refrigeration systems, etc.	See Response to Q79.	Structural
288	S005 M101: S005 indicates that Cooler 1 has 3 different roof heights. However, the penthouse evaporators are all placed on the middle roof height. Is the intent that fans or ducts be added to mitigate the warm spots created by the differing roof heights?	See Response to Q80.	Structural
289	S005 M101: S005 indicates that Cooler 2 has 2 different roof heights. However, the penthouse evaporators are all placed on the low roof height. Is the intent that fans or ducts be added to mitigate the warm spots created by the differing roof heights?	See Response to Q81.	Mechanical
290	S005 M101: S005 indicates that the cold dock has 3 different roof heights, including a corridor condition north of cooler 4. However, the cooling unit is placed on the high roof height. Is the intent that fans or ducts be added to mitigate the warm spots created by the differing roof heights and corridor condition?	See Response to Q82.	Mechanical
291	S005 M101: S005 indicates that the freezers each have 2 different roof heights. However, the penthouse evaporators are all placed on the low roof height. Is the intent that fans or ducts be added to mitigate the warm spots created by the differing roof heights and corridor condition?	See Response to Q83.	Mechanical
292	S006: The details are missing some information with regards to the freezer sandwich slab. What is the thickness of the vapor barrier? Vapor barrier continuity is not shown, but shall we assume that appropriate continuity for cold storage shall be maintained? Should thicker vapor barriers be utilized with butyl or peel & seal laps in areas prone to breakage? What type of insulation should be utilized? Should the insulation be 2 layers with staggered joints? The insulation is shown with discontinuity at the piles, should heat trace be utilized to prevent frost heave? Shall insulation continue past doors as an 'apron' condition?	See Response to Q84.	Structural
293	M101: The west wall of Cooler 2 is not aligned to the double column line and stepped roof. Is it acceptable to relocate the wall to better align with the exterior wall created by the high-low roof condition?	See Response to Q85.	Architectural
294	M101: The north wall of Cooler 4 is not aligned to the double column line and stepped roof. Is it acceptable to relocate the wall to better align with the exterior wall created by the high-low roof condition?	See Response to Q86.	Architectural
295	M101: The space under the office mezzanine is likely to be a warm spot for air circulation. Should ducts or fans be utilized to ensure airflow in this space?	See Response to Q87.	Mechanical

Q No.	Question	Response	Discipline
296	M101: For food safe design, separation of the restroom and the office stair with a vestibule would be typical. Should a vestibule be added to this space?	See Response to Q88.	Mechanical
297	M101: Several of the cooler walls do not align to double column lines. Please confirm that a thermal lagging/frost ribbon detail should be utilized at the roof to mitigate the thermal transfer via the metal deck and steel joists.	See Response to Q89.	Architectural
298	A001: The Inspection Room has a single exterior accessible doorway. It also has cooling unit. Typically, a refrigerated room of this size is required by code to have 2 exits. Please clarify if there is a known code exception that was intended as part of the basis of design?	See Response to Q90.	Architectural/Code
299	A001: The Inspection Room has a single exterior accessible doorway. Is this intended to be the primary building entrance? If so, this is a food safety concern and a vestibule should be added. If not, an interior door should be added to satisfy the requirements of the ADA. Please clarify.	See Response to Q91.	Architectural/Code
300	A001: Freezer 2 is shown to be exiting through Freezer 1. As the freezers are convertible, this has the potential to create a situation where exiting would be from a warmer space to a colder space, which may create a risk situation for life safety. Can exiting be rerouted towards the Cold Dock instead?	See Response to Q92.	Architectural
301	A001: Please clarify the intended occupancy loads of the office, and confirm that occupancy is below the threshold allowed for a single stairway egress.	See Response to Q93.	Architectural/Code
302	A101: "Insulated metal overhead doors" are indicated for the coolers. Please clarify if the intent is an insulated sectional door (and if so would supplementary support be structural steel?), or a vertical lift cooler door (e.g. Jamison Mark IV standard lift door).	See Response to Q94.	Architectural
303	A101: If the intention at the dock is a continuous dock pit, please clarify if dock doors should be motorized with control on the back of the pit.	See Response to Q95.	Architectural
304	A101 - A102: Vestibules 14 graphically appear to be a smaller size than the 12' doors that are called out on A101. What is the door type and size for the vestibule overhead doors?	See Response to Q96.	Architectural
305	A101: The 12' overhead doors are unclear with regards to door height. Is the intention a 12'x12' door, or is another height desired?	See Response to Q97.	Architectural
306	A101: Are the interior overhead doors to be motorized or manual?	See Response to Q98.	Architectural
307	A101: Dock doors 2729 open directly into the inspection room. This may cause food safety issues including vermin access and warm areas. Should air curtains be included at these doors?	See Response to Q99.	Architectural
308	A101: Dock doors 1726 open directly into Cooler 1. This may cause food safety issues including vermin access and warm areas. Should air curtains be included at these doors?	See Response to Q100.	Architectural
309	A101: There are no personnel doors on gridline 10/11, so no accessible path between the two sides of the building. Please confirm if a door should be added to meet ADA requirements?	See Response to Q101.	Architectural
310	A101: Doors or openings are shown at 14', 16' and 20' sizes. Please clarify height and type of door/opening.	See Response to Q102.	Architectural
311	A101- A102: There is a gap between Vestibule 1&2 and between 3&4. This appears to be narrow and may create a cleaning problem. Please clarify size of gap. Alternately, can a single wall be used to divide the vestibules?	See Response to Q103.	Architectural
312	A101 - A301: Please confirm that the "interior insulated wall system" should be insulated metal panels throughout and not just at the walls indicated on A301? Shall IMPs be a high density foam core per refrigerated building construction standards?	See Response to Q104.	Architectural
313	A103: Alt 2 is noted pointing to a dashed line. Please clarify the intent of alternate 2?	See Response to Q1.	Architectural
314	A201: Rooftop piping to the penthouses is not shown and will likely be visible from Pattison Avenue. Please indicate if pipe screening is required?	See Response to Q106.	Architectural
315	A301: Details 2 & 4 indicate a 6" rigid insulation which would be ~R39. ASHRAE standards recommend R45 roof insulation for freezers. Please clarify R-value requirements for roof and walls.	See Response to Q107.	Architectural
316	A301: There is a narrow space shown between the penthouse and wall at gridline F/G, which may create roof finishing and drainage problems. Is it acceptable to move the penthouse to gridline F. This would also allow more direct ducting to the high roof area to prevent air circulation warm spots and future condensation problems.	See Response to Q108.	Architectural/Mechanical
317	A301: Detail 3 does not indicate an expansion joint, but we would typically expect expansion at this detail. Has the structural engineer analyzed this area and indicated no expansion? Is there an intention of tying the columns together with FRP to prevent expansion that was omitted from the structural details? Or should expansion joints be provided at double column lines?	See Response to Q109.	Structural
318	A301: As detail 4 is at a location between the two convertible freezers, and there is the potential for significant temperature differential between these spaces, there is likely to be issues of ice arising at the wall roof joint. Should a frost ribbon/thermal lagging detail be used instead?	See Response to Q110.	Architectural
319	A301: The details indicate a 1/2" substrate board between the deck the insulation. This has the potential to become a condensation issue. Should it be omitted?	See Response to Q111.	Architectural
320	A301: Detail 5 does not indicate a thermal break on the IMP	See Response to Q112.	Architectural

Question		Response	Discipline
Q No.			
321	A301: The angle at the end of the deck on detail 5 has minimal coverage of insulation. This typically will result in an ice strip on the roof which will ultimately damage the TPO and lead to ice or rain inside the building. Please confirm if angle should be turned down, additional insulation or heat added, or if another mitigation measure should be used.	See Response to Q113.	Architectural
322	A301: Roof details do not clearly show continuity of vapor barrier from TPO to IMP metal siding. Please confirm if an appropriate connection should be designed for continuity?	See Response to Q114.	Architectural
323	A301: Please clarify for roofing: what thickness and warranty is required for the TPO? Should roof insulation be 2 layered and staggered? Should insulation be polyiso? Should roofing be fully adhered?	See Response to Q115.	Architectural
324	E101: General note 3 indicates providing power for the future ASRS per vendor shop drawings. Will vendor shop drawings be provided as part of the RFP, and if not what should be assumed for power requirements?	See Response to Q116.	Electrical
325	In the Project Design Basis-Issued for Design, a summary is provided for refrigeration load. The refrigeration load calculations are below industry standards and may have issues maintaining required room temperature? How should we proceed with pricing? Should we just include the tonnage indicated on the design criteria or should we include what is needed to maintain the temperature that is indicated on the design criteria.	DBC should include price for temperatures in the Basis of Design. DBC is to determine actual tonnages during detailed design.	Mechanical
326	The specifications state augercast piles are to be used for the project, but the project drawings denote steel pipe piles are to be used for the foundation element for the project. Which of these two foundation elements governs?	See response to Q118.	Structural
327	All room drainage is accomplished via perimeter gutters and downspouts. Please confirm that there are no interior drains required for this project.	See Response to Q149.	Architectural
328	What is the basis of the refrigeration load summary provided in the spec? The capacity indicated for the cooler spaces, loading dock, and inspection room is low for the space with target temperature range 32-60F.	See Response to Q325.	Architectural
329	For the alternate design, will the building operate at one temperature from -5F - 60F or does each room require the ability to operate anywhere from -5F -60F?	For the alternate design, each room will require the ability to operate anywhere from -5F to 60F independently.	Architectural
330	For the alternate design, will a wall be added separating the dock area from Cooler 1 area?	See Response to Q151.	Architectural

GENERAL RACKING PLAN

For informational purposes only



OFFICE (ABOVE)

INSPECTION ROOM

22 LINES, 40 DEPTH AND 180 LINES PER LEVEL
 TOTAL ROOM CAPACITY: 2,645
 SELECTED

240 PER LEVEL
 ROOM CAPACITY: 720

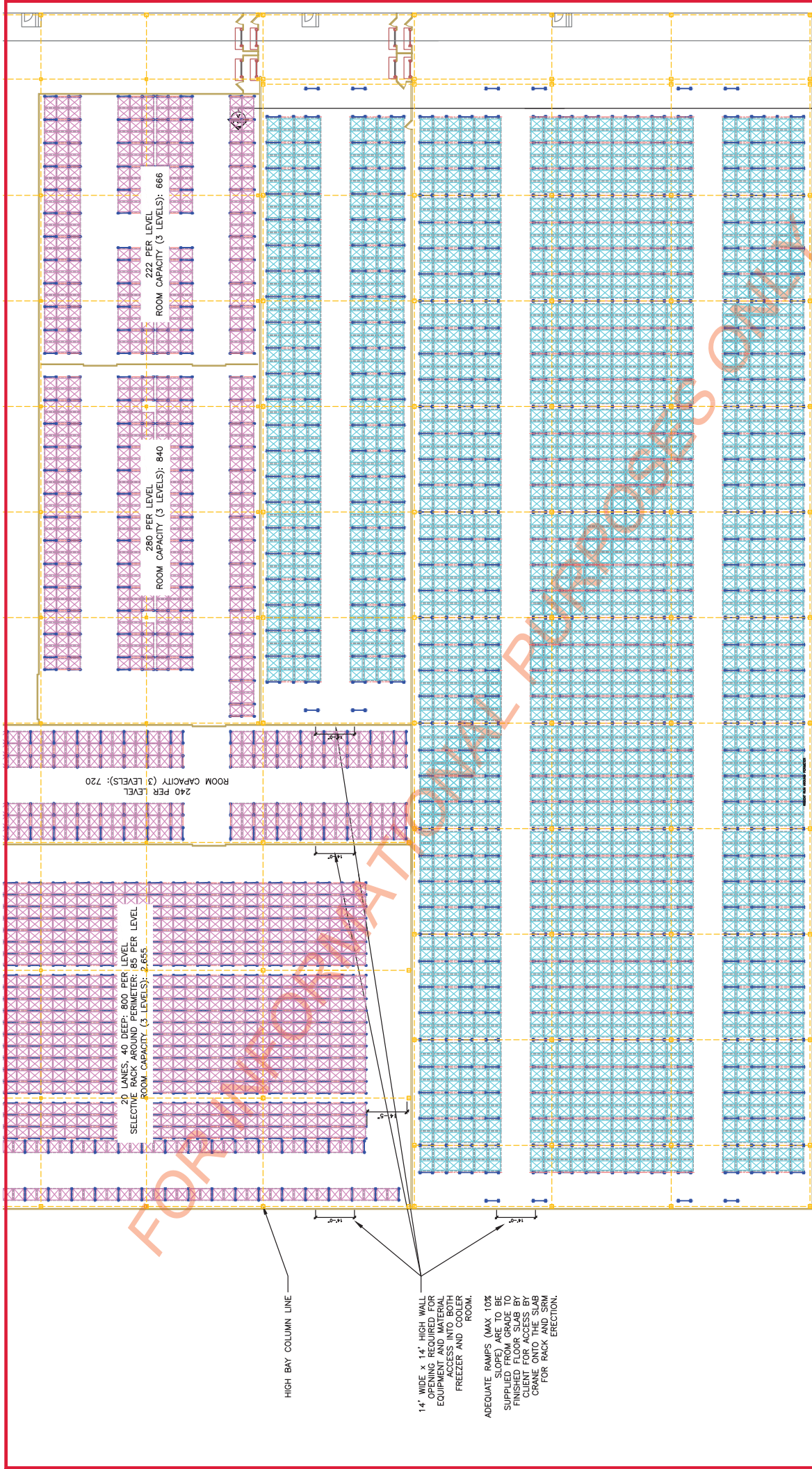
280 PER LEVEL
 ROOM CAPACITY: 840

222 PER LEVEL
 ROOM CAPACITY: 666

HIGH BAY COLUMN LINE

14" WIDE x 14" HIGH WALL
 EQUIPMENT AND MATERIAL
 ACCESS INTO EACH
 FREEZER AND ROOM.
 ADEQUATE RAMP (MAX. 10%
 SLOPE) ARE TO BE
 PROVIDED TO ACCESS TO
 FINISHED FLOOR SLAB BY
 CLIENT FOR ACCESS BY
 CRANE FOR RACK AND SHIM
 FOR RACK AND SHIM
 ERECTION.

AS/RS SYSTEM LAYOUT - SITE OVERVIEW
 SCALE: 3/64" = 1'-0"



HIGH BAY COLUMN LINE

14" WIDE x 14" HIGH WALL OPENING REQUIRED FOR EQUIPMENT AND MATERIAL MOVEMENT TO AND FROM FREEZER AND COOLER ROOM.

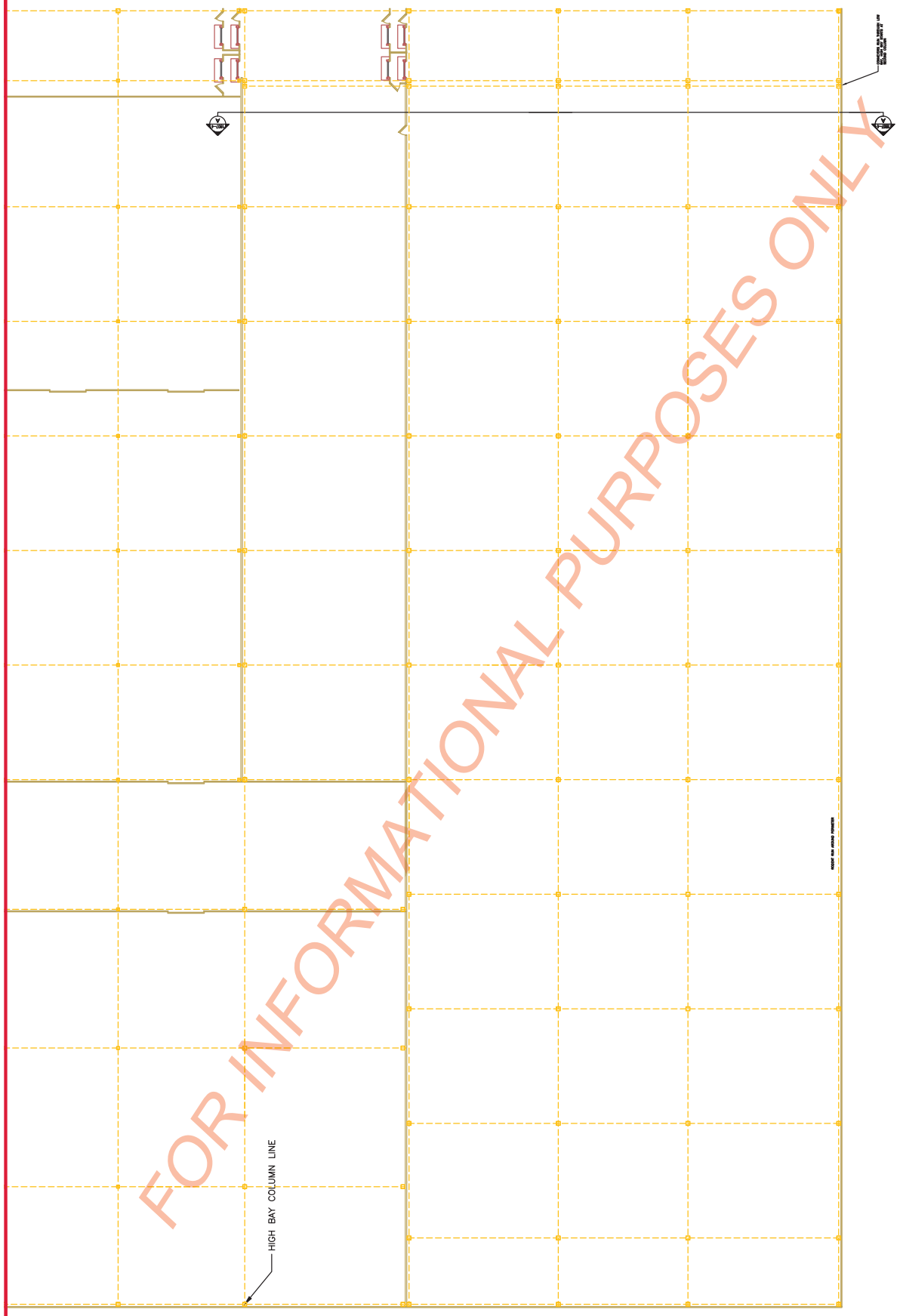
ADEQUATE RAMPS (MAX 10% SLOPE) ARE TO BE SUPPLIED FROM GRADE TO PERMIT FOR ACCESS BY CRANE ONTO THE SLAB FOR RACK AND SRM ERECTION.

AS/RS SYSTEM LAYOUT - LEVEL 1
SCALE: 1/16" = 1'-0"



ASRS SYSTEM - COLUMN LAYOUT
SCALE: 1/16" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY



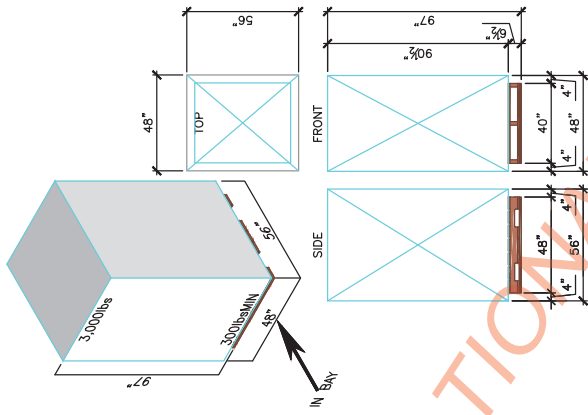


* SPRINKLER LEVEL

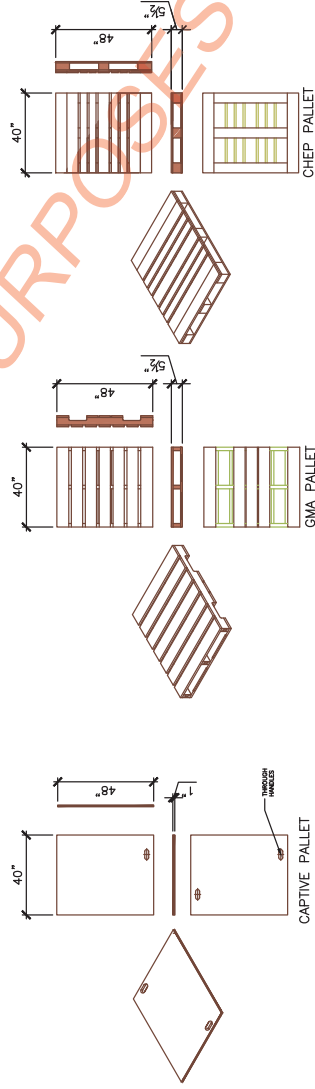
DRAWING FOR IN-RACK SPRINKLER LEVELS IF FOR DESIGN CONCEPT ONLY. RACK STRUCTURE WILL BE FABRICATED TO ALLOW 10" VERTICAL CLEARANCE IN THE RACK LEVELS AS DESIGNATED BY DESIGN/BUILD FIRM. DESIGN/BUILD FIRM TO DESIGN AND PROVIDE FIRE SUPPRESSION SYSTEM TO MEET CODE REQUIREMENTS.

SYSTEM ELEVATION - A-A
SCALE: 1/8" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY



LOAD ENVELOPE
SCALE: 3/8" = 1'-0"



PALLET TYPE(S)
SCALE: 3/8" = 1'-0"

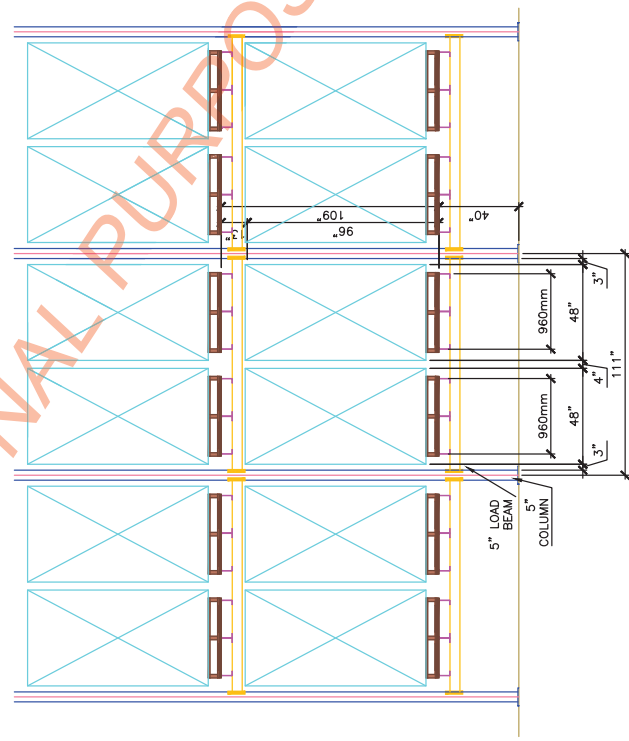
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Drop ID	Machine	Qty	Amps Per @ 480 V	Amps Per @120 VAC	USAGE FACTOR	SHORT CIRCUIT CURRENT RATING (kA)	TOTAL KW	REQUESTED POWER DROPS	NOTES
A	SRM - Monorail	3	200		0.85	10	424	200A, 480VAC, 3PH	FUSIBLE DISCONNECT (BY OTHERS), TERMINATE POWER FROM DISCONNECT TO POWERBUS TERMINALS BY GC.
B	T-Car	2	60		0.85	10	85	60A, 480VAC, 3PH	FUSIBLE DISCONNECT (BY OTHERS), TERMINATE POWER FROM DISCONNECT TO POWERBUS TERMINALS BY GC.
E	MCP	9	100		0.25	65	187	100A, 480VAC, 3PH	TERMINATED IN PANEL
G	PSB Machine	3	30		0.85	30	64	30A, 480VAC, 3PH	TERMINATED IN PANEL
L	Aisle Access Panel	5		20	1.00	10		20A, 120VAC, 1PH	TERMINATED IN PANEL
L	PLC Panel	2		20	1.00	10		20A, 120VAC, 1PH	TERMINATED IN PANEL
L	Remote I/O Panel	0		20	1.00	10			
L	Network Panel Power	1		20	1.00	10		20A, 120VAC, 1PH	TERMINATED IN PANEL
L	Status Display	1		20	1.00	10		20A, 120VAC, 1PH	TERMINATED IN PANEL
L	Profile Check	3		20	1.00	10		20A, 120VAC, 1PH	TERMINATED IN PANEL
M	Recommended Maintenance Outlets	21		20					
1	Network Drop	1							
	TOTAL	51					759		

Notes:

- The available fault current at each power drop must be less than the SCGR.
- System must be provided with TT or TN grounded power system (not IT).
- Must be a solidly grounded Wye source.
- Full load amps for conveyor system does not include inrush during power up.

ELECTRICAL USAGE ESTIMATION

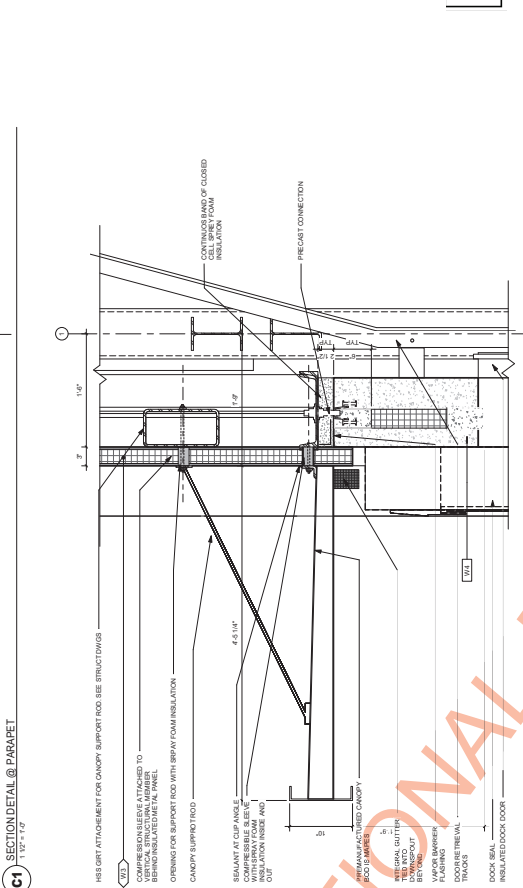
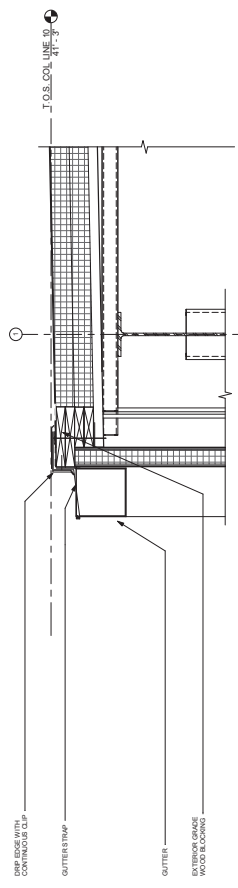


TYPICAL AS/RS BAY
SCALE: 3/8" = 1'-0"

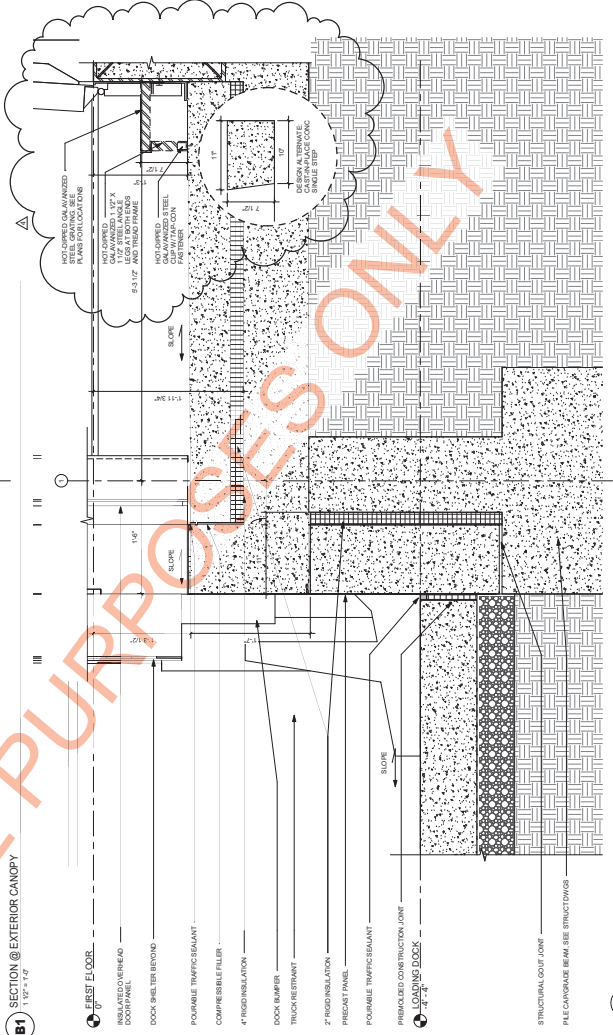
LOADING DOCK CANOPY DETAIL

For informational purposes only

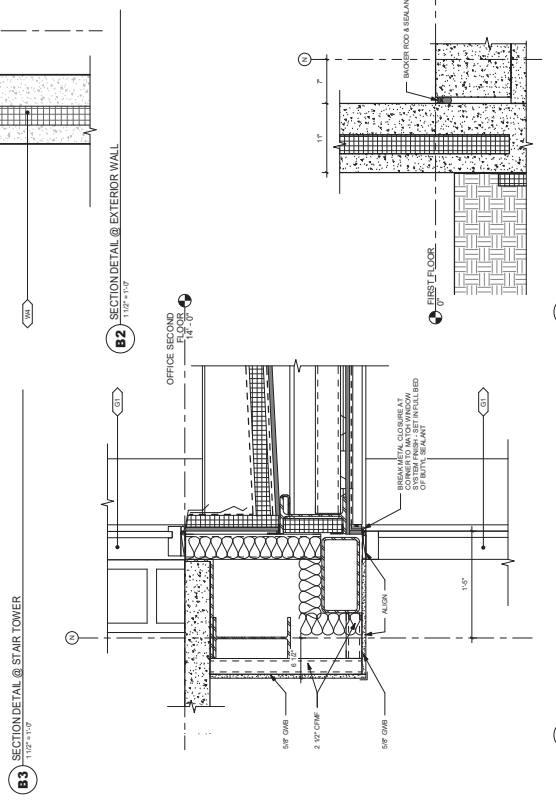
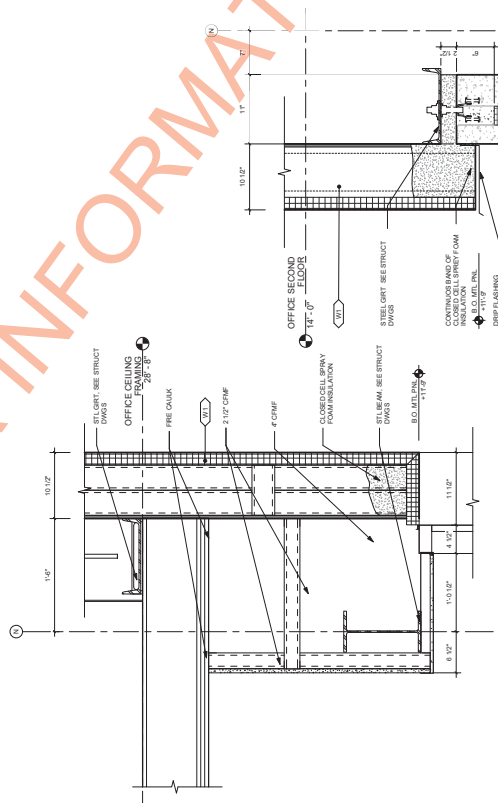
NO.	REVISIONS
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT
11	ISSUED FOR PERMIT
12	ISSUED FOR PERMIT
13	ISSUED FOR PERMIT
14	ISSUED FOR PERMIT
15	ISSUED FOR PERMIT
16	ISSUED FOR PERMIT
17	ISSUED FOR PERMIT
18	ISSUED FOR PERMIT
19	ISSUED FOR PERMIT
20	ISSUED FOR PERMIT



Received
 7/8/2021
 A&E Construction Co.



DOCK PIT ACCESS
 DATE: 06/07/2021



SECTION DETAIL @ FOUNDATION
 1/12" = 1'-0"

SECTION DETAIL @ EXTERIOR WALL
 1/12" = 1'-0"

SECTION DETAIL @ STAIR TOWER
 1/12" = 1'-0"

SECTION DETAIL @ FOUNDATION
 1/12" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY

SITE PHOTOS

For informational purposes only



