

First Judicial District of Pennsylvania's ("FJD")

Request for Proposal ("RFP")

For

Professional Services Contract

for

**Operation, Maintenance & Support Services
(OM&S)**

Dated August 08, 2014

VENDORS' QUESTIONS AND ANSWERS ("Q&A")

<http://courts.phila.gov>

Please be advised that the response to Question #22 has been updated. Also, please be advised that the deadline for the above RFP has been extended to 3:00 p.m., Wednesday, September 17, 2014. All other terms and conditions of the RFP shall remain in full force and effect. Please visit the FJD's website at the above link for updates and/or documents related to this solicitation.

- Q1. The RFP did not seek services for Janitorial or Security Personnel as Routine Subcontract Work (RSW). We did see services under the RSW items for window cleaning, trash/recycle removal but nothing for daily, weekly, or monthly janitorial services nor the provisions for Security Personnel. Who will be performing these two services if they are not a part of the OM&S vendor selected tasks?**

The daily janitorial services will be handled by First Judicial District employees.
The security services will be handled by the Philadelphia Sheriff Department.

Q2. *On page 17, it discusses the Disadvantaged Business Enterprise (DBE) FJD requirements. However, this is not a project funded with any Federal money, I believe, so is the FJD looking for MBE/WBE firms from vendors, and if so, what are the ranges for inclusion? Also on the same page, references are made about the Minority Business Enterprise Council (MBEC), a City department which was changed by Mayoral Executive Order about seven or eight years ago. Do we still read this section as a MBEC/FJD part of the RFP or should we view this page differently?*

Disadvantaged Minority Women and Disabled Owner Business Enterprises (M/W/DSBE) as defined by the City of Philadelphia's Office of Economic Opportunity (OEO) are encouraged to participate as prime proposers. Prime proposers who are not M/W/DSBEs are encouraged to identify and utilize M/W/DSBEs as sub-vendors. Vendors are requested to identify the amount of M/W/DSBE participation in this project by listing both dollar amount and percentage of total proposal.

Q3. *Can the FJD provide a breakdown of all elevator equipment information including number of units, locations, manufacturer and controller type, capacity, number of openings, and speed? Also, please indicate if the elevators are geared, gearless or hydraulic? Also, can you please provide the number of escalators located within the facility including the number of landings and any warranty periods covered on both forms of transportation?*

Manufacturer	Hydraulic	MRL	Geared Traction	Gearless Traction	Escalator
	Passenger	Passenger	Passenger	Passenger	
MCE	3		8	2	
KONE		2			3

Q4. *Is there any warranty maintenance on the elevators since they are brand new? When would the elevator service and/or term go into effect?*

There is an existing warranty/preventative maintenance contract in place until August 1, 2015.

Q5. *Does the District require 2 full time elevator mechanics during normal business 40 hour work week?*

It was not the District's intent to dictate how many elevator mechanics are needed. Vendor should suggest the number of mechanics needed in their proposal.

Q6. *Is there any overtime requirement in the contract that is free of charge or is it billable to the First Judicial District?*

Vendor should propose overtime rates billable to themselves and the District in their proposals.

Q7. *Does the District have a bid form to submit our pricing information or should the vendor create it themselves?*

Vendor should create their own bid form.

- Q8. Does the District need 5 copies of the RFP totaling 132 pages for each bid?**
The District does not need copies of the RFP. The required five (5) copies are of the Vendor's proposals only.
- Q9. Does the District require 2 mechanics coverage for the 6 Holidays listed on page 118 of the RFP?**
Vendor should advise in their proposals the number of elevator mechanics needed for the six (6) Holidays.
- Q10. What is the total square footage of the facility? How many floors are included in the Scope of Work? Does it include the 7th floor of the building?**
The building has a total of 544,000 sq ft including the 7th floor. The 7th floor will only be partially finished for occupancy, with about 8,000 sq ft occupied by staff. The Maintenance provider will be responsible for the finished areas.
- Q11. What is the normal occupant working hours for the facility? What are the required OM&S Contractor Hours of Operation for the facility? Are there any special hours of required service (Overnight/weekend/Holidays)? If yes, please identify special service hours and the tasks required?**

Normal working hours for the building will be 8 am to 5 pm, Monday through Friday. There could be certain activities after hours and weekends. Bidder should provide options for maintenance support for other than the normal working schedule.
- Q12. Does the FJD require year round 24/7 operations of the PFC facility?**
Yes, the FJD will require year round 24/7 operations of the facility.
- Q13. We understand the building is designed to meet LEED Silver criteria. Is or will the PFC building be LEED certified? If yes, at what level? Can the FJD provide the LEED New Construction Rating Criteria for the facility?**
The building has been constructed to meet LEED Silver status, but it has not yet been decided whether certification will be obtained.
- Q14. Are there any licensing requirements for the staff positions, such as Building Class A Stationary Engineer, Journeyman Electrician, Etc....?**
Staff positions do not have specific licensing requirements, but operational staff needs to meet code requirements.
- Q15. Page 39, Item 37 iv, refers to OM&S RFP for the absolute minimum acceptable number of personnel, and position classifications, which make up the personnel necessary to properly maintain the building. However; I could not find the reference so is there a minimum acceptable number of personnel and position classifications?**
FJD has no requirements pertaining to the minimum number of personnel. The bidder, based on its experience, should propose a team of skilled staff who will adequately support maintenance of this building.
- Q16. On page 45, 47 a., it states that "Vendor must submit to Facility Manager, certificates of insurance indicating that Vendor carries insurance against the risks and in the amounts specified in this document." Can the FJD specify all applicable limits of coverage?**

Lessee shall require contractors and sub-contractors to provide proof of liability insurance coverage through a certificate of insurance coverage of \$1,000,000.00 single limit liability for each person and \$3,000,000.00 per occurrence. Such policies shall be occurrence rather than claims- made policies.

The coverage's and insurance limits set forth shall be subject to adjustment by the Lessor every five years during the Term to be consistent with the coverage's and policy limits then maintained by prudent owners of similar properties.

Q17. Can the FJD provide any drawings pertaining to the facility it has in its possession? Including but not limited to fire alarm/life safety drawings.

Drawings and specifications are available on line for any bidder requesting same.

Q18. Can the FJD provide the name and contact information for all construction contractors including the GC and architect?

Charles Silverman	AECOM (Tishman)	Construction Manager
Chuck Rudalavage	Ewing Cole	Architect
Jim Brown	Tudor Perini (Keating Building Corp.)	General Contractor
John Muscavage	Farfield Electric	Electrical Contractor
Keith Thomas	Burns Mechanical	Mechanical Contractor
Michael Juliana	AT Chadwick	Fire Protection Contractor

Q19. On page 104, Q.4, "The OM&S shop equipment shall include, but not limited to the items listed in Exhibit TP-19000-1. Can the FJD provide the Exhibit?"

The shop equipment will be procured in coordination with the selected bidder.

Q20. When will the Managing Director's Office be issuing the referenced Minimum Wage (Plus Benefits) Schedule?

Historically, the FJD does not require any vendor to hire/employ unionized personnel, however, the FJD does require the selected vendor to compensate any personnel and/or subcontractors performing the requisite services of this solicitation at the current prevailing wage levels for similar type work/services; wages, as used herein, shall include all fringe benefits. During the course of a subsequent agreement to this solicitation, any increases in pay granted to organized labor by employers shall also be paid to non-organized personnel doing similar work.

Q21. In the RFP it mentions that the FJD is providing its own Facility Manager. Please provide a description of this individual's job responsibility?

The FJD Facility Manager will act as Liaison between FJD and OM&S Contractor. Many of the responsibilities of the Facility Manager are detailed in the RFP. A Facility Manager who oversees and manages the maintenance contractor will be designated in the future.

Q22. Is fire extinguisher service included as part of the contract? If yes, identify the number of extinguishers.

There are 35 units in the building with a charge to last 12 months. The bidder should provide service to fire extinguishers, including inspection, weighing, tagging in accordance with NFPA codes. The sprinkler system and fire extinguisher inspection will be conducted on an annual basis.

Q23. Will the janitorial staff/tasks be the responsibility of the FJD Facility Manager?

Yes the Janitorial services will be the responsibility of the Courts... not the Facility Maintenance provider.

Q24. Pertaining to Graffiti Removal; is it part of the scope of work? Is there a height limit for the Contractor's graffiti removal work? What solvent is currently used by the FJD to remove graffiti? What has the volume, labor hours and cost for the FJD been over the last five years? Does the FJD currently have a budget for graffiti removal? Does the FJD track square footage or other measurements of size of graffiti removed?

There currently is no line item budget for graffiti removal. Bidder proposals should include whatever method they believe is needed in order to maintain a full scope of cleanliness to the interior and exterior of building when pertaining to graffiti removal.

Q25. The RFP mentions that the Contractor's contract will start September 1st and will have complete operational responsibility of the facility by October 1st. Please confirm these dates' assumptions are correct? What are the scheduled occupancy dates? Is construction on schedule?

The FJD is scheduled to take possession of the property October 1st, 2014. Full Occupancy is scheduled for November 2014.

Q26. Can the FJD provide device counts for Fire Alarm and Suppression systems including smoke/heat detectors, pull station, flow switches, valves, and other components of the system?

Quantity	Description
1	Fire Alarm Control Panel
1	After Hours Test and Inspection
1	Required City Paperwork
7	Control Modules
7	Isolation Relays
413	Relays
40	Manual Pull Stations
390	Smoke Detectors
36	Heat Detectors
226	Duct Detectors
120	Modules
178	Damper Shutdowns
84	Points of Interface to Security System
4	Amplifier

19	Power Supplies
43	Wall Mounted Speakers
445	Wall Mounted Speaker Strobes
201	Wall Mounted Strobes
163	Ceiling Mounted Speaker Strobes

Q27. Can the FJD provide more information pertaining to the fire sprinkler system such as the number and types of systems (wet/dry/pre-action/deluge)? The number of floors and sprinkler risers in the building? The number of sectional valves? The number of fire pumps? The quantity and size of backflow preventers? Is there any hydrant testing in the contract?

The sprinkler system inspection will be conducted on an annual basis.

- All work to be completed in accordance with NFPA 25 Standard for the inspection, testing and maintenance of water-based fire protection system, 1999.
- Work to be performed by highly trained quality individuals specializing in testing and service of fire protection systems.
- Perform visual inspection of building's fire protection systems (including wet, dry, and pre-action).
- Test flow and tamper switches.
- Test backflow preventers on fire service.
- Submit all test reports
- Walkthrough of common and court room areas.
- City certification
- Quantitiestbd

Q28. Backflow preventers which are mentioned on page 80, 22. Iii – Backflow preventers need to be certified annually. Should this price be included in proposal (through an HVAC subcontractor)?

Yes, it should be included in the proposals.

Q29. Are locksmith services a responsibility of the OM&S contractor (Issuing keys, making keys, cell lock maintenance, Etc...)?

Yes, the above listed are the responsibility of the OM&S Contractor.

Q30. Can the FJD provide an editable version of the OM&S Cost Proposal and Labor Rate Schedule Chart?

No, please print-out version provided and include with your cost proposal.

Q31. Does the FJD require the OM&S contractor to self-perform all HVAC services (Chillers, Boilers, Etc...)?

Yes, it will be the responsibility of the OM&S Contractor to provide service to all mechanical equipment. If work is sub-contracted OM&S Contractor is still responsible for proper completion of work.

Q32. Can site lighting maintenance be performed by on-site staff? Will the FJD purchase a High Reach for use by the OM&S Contractor?

Lighting maintenance is the responsibility of the OM&S Contractor. The FJD has not determined whether it will purchase high reach equipment.

Q33. On page 23 sections D&E; Is the Contractor responsible for tools less than \$500.00 or ALL tools (Mechanical hoists, electric personal lifts, Etc...)?

Contractor is responsible for all tools.

Q34. Is it the OM&S Contractor's responsibility to provide a Tenant/Building Manual?

The Contractor in concert with the FJD will develop a building manual.

Q35. Does the FJD require fire extinguisher checks be performed during normal business hours? If so, will all the various locations within the building be accessible?

Awarded Contractor will have 24/7 access to the facility. Preferably the fire extinguisher checks should be performed after normal business hours.

Q36. On page 105-106 of the RFP it notes that the "OM&S Contractor through subcontractor shall remove TR/D waste using rear load, compactor trucks, or approved equal by the Facility Manager". Please specify what type of load trucks? Do roll-off hoist trucks suffice?

Contractor should provide whatever equipment he or she believes is needed to perform the job responsibilities.

Q37. Since the OM&S Contractor is not responsible for the janitorial services, please outline at what point, trash is the OM&S's responsibility? Can the FJD provide the manufacturer and model number of the trash removal cart required on pages 105-106 of the RFP?

OM&S responsibility at the point trash is asserted in trash dumpster or compactor.

Q38. Will the FJD allow subcontractors to visit the site to see the equipment? If yes, how do they go about making an appointment?

Not at this time, however; it is being considered.

Q39. Can the FJD confirm that the ATC subcontract is to include all parts and labor to maintain the system (Full maintenance contract)?

Yes, it is a full maintenance contract.

Q40. Is the ATC system proprietary? Can the FJD provide a list of components (Network controllers, equipment controllers, field controllers, Etc...)? Is there a current network diagram? Does an equipment schedule currently exist? Are the currently installed programs available for review? What adaptive programs are currently installed? What smoke removal programs are currently installed? What trends are currently installed? How much time should be allotted for the Fire Safety Inspection?

A remote technician or system engineer will be available for system support and trouble shooting of system operation and technical support. The contractor will receive system related trouble calls and work proactively to correct problems in an expedited fashion and identify components requiring adjustment, maintenance or repair. The remote troubleshooting is focused on resolving control issues in coordination with the mechanical HVAC system control. Internet connectivity will be maintained to the site for remote access. Quarterly onsite maintenance of the control system is to be performed:

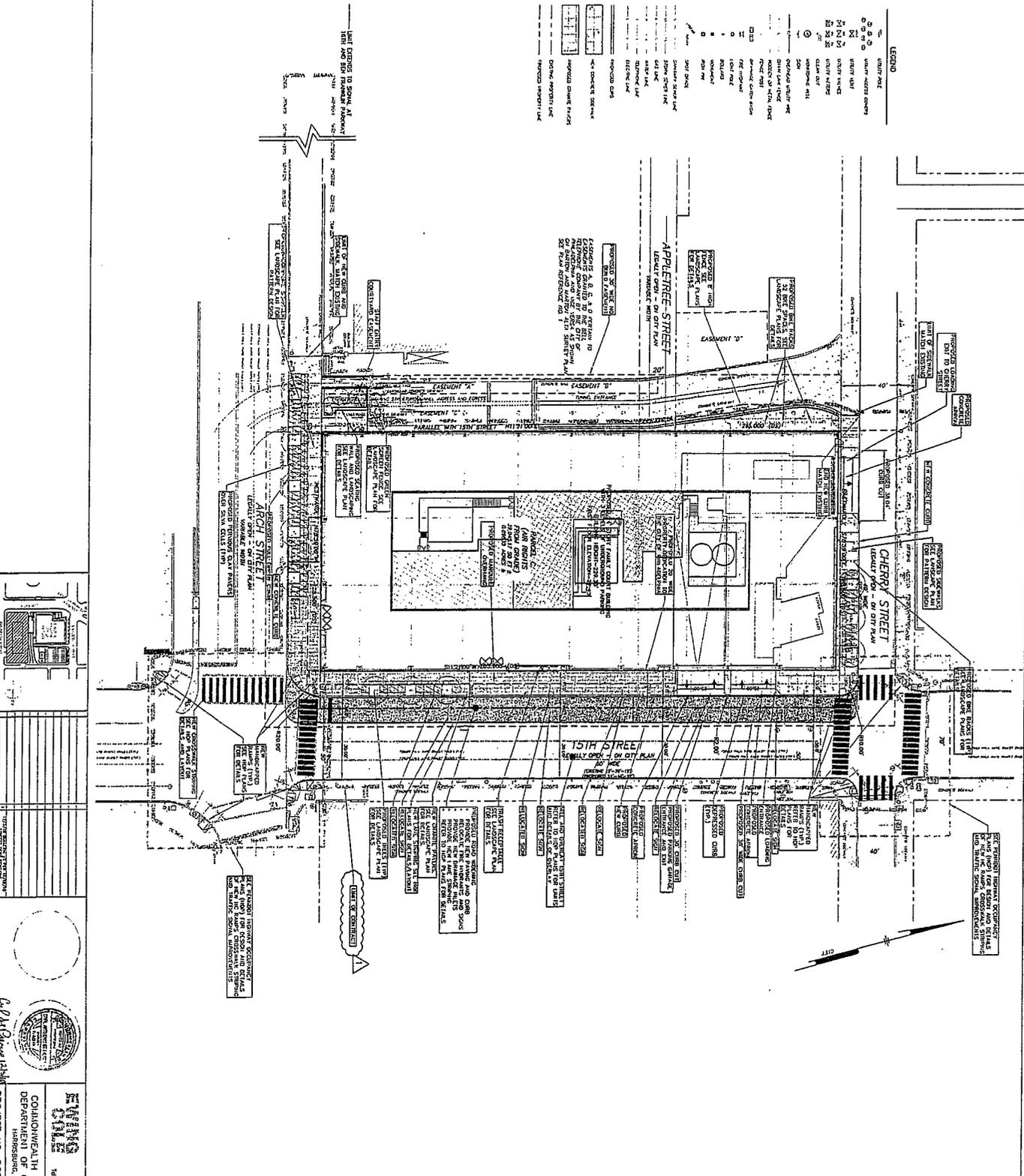
The following Equipment will be serviced:

System/Device	Qty	Manufacturer
Enterprise Network Controllers (ENC)	14	Schneider Electric
MNB-1000 BACnet Plant Controllers	35	Schneider Electric
VAV Box Controllers	585	Schneider Electric
MNB-300 Programmable Controllers	8	Schneider Electric
MNB-70 Programmable Controllers	7	Schneider Electric
Enterprise Network Server Software	1	Schneider Electric

- Q41. Can the FJD provide a copy of the site plan in order to accurately price landscaping services?**
Drawings are available electronically. Forward email and contact info and the site for downloading documents will be forwarded.
- Q42. Can the FJD provide more details on interior plants?**
Interior plants do not need to be addressed in the proposal.
- Q43. Can the FJD clarify the length of the contract?**
At this time it is anticipated to be a 3 Year contract with two 1 year options.
- Q44. Can the FJD provide additional information on the "Fee" required?**
The First Judicial District is not requiring a fee to accompany proposals.
- Q45. Will the OM&S Contractor supply the facility management database program or will the FJD provide the program?**
OM&S Contractor will supply database.
- Q46. Our bonding company is requesting a bid number in order to obtain a bid bond. Has one been issued?**
The First Judicial District does not issue bid numbers.

Awaiting responses to the following questions:

- Q47.** *Can the FJD provide an equipment list by type, manufacturer, size, and identify any equipment under warranty including the terms of each warranty and the District's expectations of said warranty?*
- Q48.** *Can a list be comprised of all furnished materials being provided by the FJD?*
- Q49.** *On page 12 item iii., Personnel, it mentions to include criminal background report and /or child abuse clearance which can take up to 30 days. What specific background check requirements need to be conducted for each employee and do these clearances have to be provided within the proposal?*
- Q50.** *The RFP states "The contractor will be responsible for maintaining the integrity of the security system". Can the FJD identify what the security system is? What modules were purchased? Will there be cameras and or metal detectors? What are the exact responsibilities of the contractor pertaining to the facilities security system?*
- Q51.** *Can the FJD confirm the manufacturer and model of the fire alarm panel, annunciators, and components? Are they addressable or conventional?*
- Q52.** *Can the FJD provide the manufacturer and device counts for the Access Control, Sound System, CCTV Systems and Public Address Systems as indicated on page 102 of the RFP?*
- Q53.** *Can HVAC work be subcontracted? If yes, can the FJD add a line item on OM&S cost proposal to capture the expense?*
- Q54.** *Will RR/D be collected by the City's Street Department or private subcontractors? If subcontractor, what equipment will be used to dump the recyclables? Will recycling be single stream?*



GENERAL NOTES

1. OWNER: COMMISSIONER OF PENNSYLVANIA DEPARTMENT OF GENERAL SERVICES, HARRISBURG, PENNSYLVANIA
2. PROJECT: PHILADELPHIA FAMILY COURT BUILDING
3. ARCHITECT: PERKINS+WILL, CHICAGO, ILLINOIS
4. CONTRACT NO. 92B-1 PHASE 1
5. DATE: 11/28/2010
6. SHEET NO. C2.1.1

LEGEND

- Utility Lines
- Easement
- Proposed
- Existing
- As Shown
- Not Shown
- Other

LANDSCAPE NOTE

1. Landscape design and details to be prepared by the landscape architect.

GRAPHIC SCALE

1" = 10'

GENERAL NOTES

- OWNER/APPLICANT
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF GENERAL SERVICES
HARRISBURG, PA
PROJECT LOCATION:
1501-1511 ARCH STREET
PHILADELPHIA, PA 19102
- THE PURPOSE OF THESE PLANS IS TO DELINEATE THE CONSTRUCTION OF A 14 STORY BUILDING FOR THE PHILADELPHIA FAMILY COURT OF THE FIRST JUDICIAL DISTRICT OF PENNSYLVANIA WITH 3 STORIES OF BELOW GRADE PARKING.
- TOPOGRAPHIC AND BOUNDARY INFORMATION IS TAKEN FROM ALTA/ACSM LAND TITLE SURVEY PLAN PREPARED BY PENNONI ASSOCIATES DATED 5-15-09 LAST REVISED 06-22-09.
- VERTICAL DATUM IS BASED ON PHILADELPHIA CITY DATUM.
- ALL BOUNDARY DIMENSIONS SHOWN ARE IN PHILADELPHIA DISTRICT STANDARD MEASURE (DS). ALL PROPOSED SITE AND BUILDING DIMENSIONS ARE SHOWN IN UNITED STATES MEASURE. THIS PLAN IS NOT TO BE USED FOR TITLE PURPOSES.
- EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED ON-SITE PRIOR TO ANY EARTHMOVING OR DEMOLITION ACTIVITIES. THESE MEASURES WILL BE MAINTAINED UNTIL ALL EARTH DISTURBANCE ACTIVITIES HAVE CEASED AND THE AREA HAS BEEN RE-SEEDDED OR STABILIZED.
- STORMWATER WILL BE CONNECTED TO THE CITY OF PHILADELPHIA SEWER SYSTEM. STORMWATER MANAGEMENT FOR THE SITE WILL COMPLY WITH CHAPTER 14-1600 OF THE PHILADELPHIA CODE AND CHARTER.
- PARCEL AREA IS LOCATED IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, OF THE FLOOD INSURANCE RATE MAP (FIRM) NO. 4207570183G, PANEL NO. 183 OF 230, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 17, 2007. THE BASE FLOOD ELEVATION IN PARCEL AREA ACCORDING TO THE FIRM IS 19.0 NGVD (13.37 CITY DATUM).
- EXISTING UTILITIES:
9.1 THE LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE.
9.2 COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
9.3 IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 187 OF 1996, THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1776) A MINIMUM OF 3 WORKING DAYS BEFORE THE START OF EXCAVATION.
9.4 THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.
9.5 REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBER #20091061551

SITE NOTES:

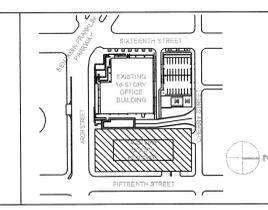
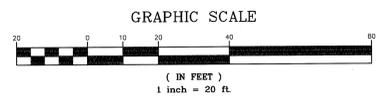
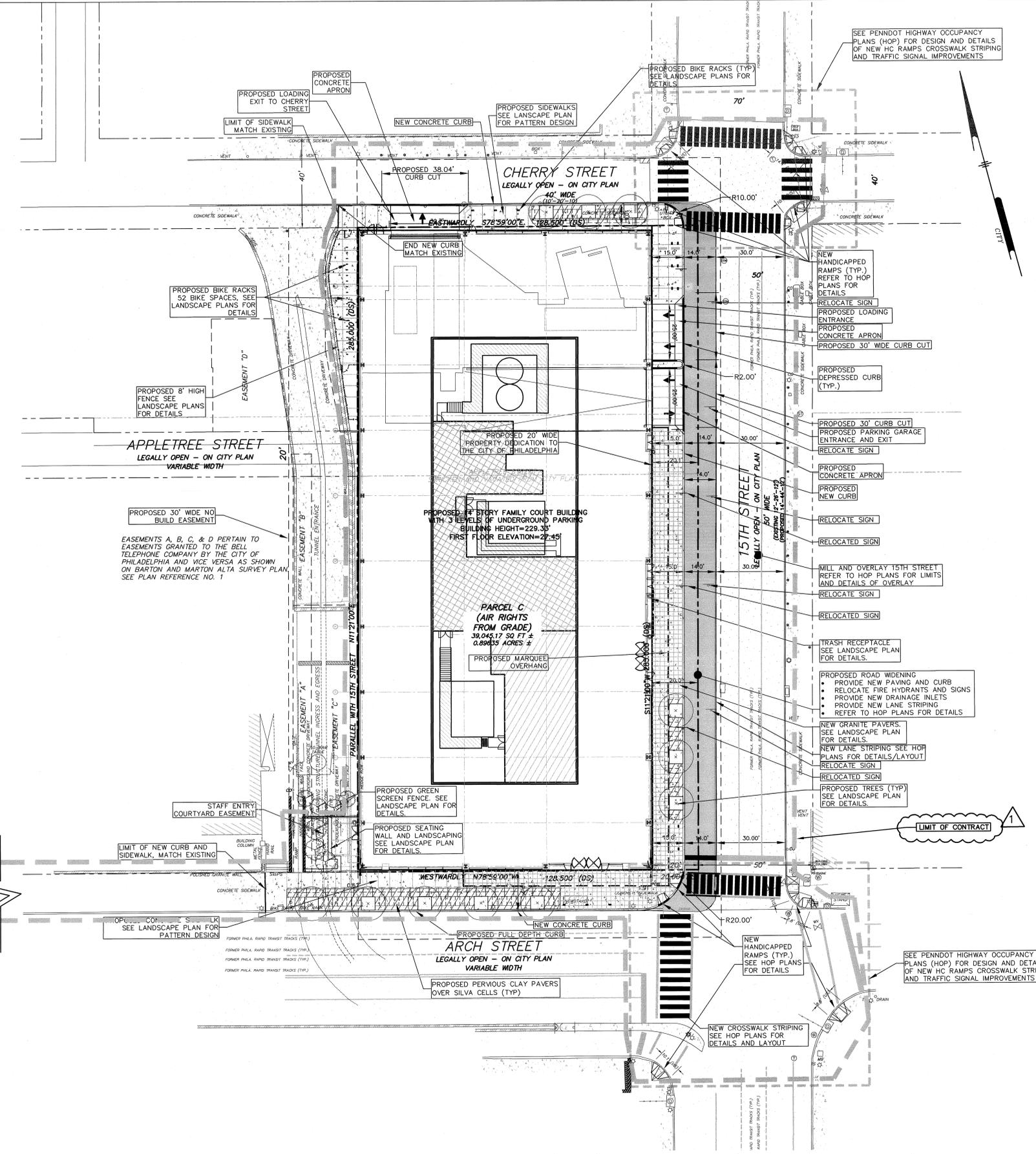
- WHERE NOT OTHERWISE SPECIFIED IN THE PLANS OR IN THE ACCOMPANYING DETAILS, THE REFERENCED MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS OF P.A. D.O.T. PUBLICATION 408 OR CITY SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.
- THE PROPERTY IS SERVED BY PUBLIC SANITARY SEWER AND WATER.
- ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES, AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER/DEVELOPER.
- THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
- DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.
- ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER.
- NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC, SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE CONSTRUCTION.
- HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
- THE CONTRACTOR SHALL MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS NEAR CONSTRUCTION; I.E. IN TIMES OF RAIN OR MUD, ROADS SHALL BE ABLE TO CARRY A FIRE TRUCK BY BEING PAVED OR HAVING A CRUSHED STONE BASE, ETC. WITH A MINIMUM WIDTH OF 20 FEET. ACCESS TO BUILDINGS THAT HAVE SPRINKLER OR STANDPIPE SYSTEMS SHALL BE WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTOR (NFPA 1141.3-1).
- SIDEWALK CONSTRUCTION SHOWN IN THESE PLANS SHALL MEET ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF JULY 1991 AS AMENDED, TITLE II, TITLE III, AND ANY STATE, COUNTY, LOCAL OR OTHER APPLICABLE LAWS.
- RAMPS SHALL BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB OR IS PART OF AN ACCESSIBLE ROUTE THAT HAS A SLOPE OF 1:20 OR GREATER. THE RAMP SHALL HAVE A MINIMUM WIDTH OF 36 INCHES CLEAR EXCLUSIVE OF FLARED SIDES AND A MAXIMUM SLOPE OF 12 INCHES OF RUN FOR EVERY 1 INCH OF LIFT. IF THE RAMP HAS 72 INCHES OF RUN THERE SHALL BE A HANDRAIL ON BOTH SIDES OF THE RAMP. A MAXIMUM OF 36 INCHES APART. THE MAXIMUM HEIGHT OF HANDRAILS FROM FINISH SURFACE TO TOP OF HANDRAIL SHALL NOT EXCEED 34 INCHES.
- THE CURRENT ACCESSIBILITY LAWS REQUIRE THAT ALL PRIMARY ENTRANCES USUALLY BE CONSIDERED AS MAJOR POINTS OF PEDESTRIAN FLOW SHALL BE HANDICAP ACCESSIBLE.
- HANDICAP ACCESSIBLE ROUTE SHALL START AT THE HANDICAP PARKING SPACE AND SHALL GO INTO THE PRIMARY ENTRANCE OF ALL NEW OR RENOVATED BUILDINGS OR TENANT SPACES. A.N.S.I. 117.1 1986 4-3, 4-4, 4-5, 4-6, 4-7 AND 4-8
- LANDSCAPING PROVIDED WILL BE IN ACCORDANCE WITH THE CITY OF PHILADELPHIA PLANTING LIST AND REQUIREMENTS. SEE LANDSCAPE PLAN FOR DETAILS.
- LIGHTING WILL BE PROVIDED IN ACCORDANCE WITH CITY OF PHILADELPHIA LIGHTING STANDARDS.

LANDSCAPE NOTE:

- SEE LANDSCAPE PLANS PREPARED BY SYNTERRA FOR LANDSCAPE AND HARDSCAPE DESIGN AND DETAILS.

LEGEND

⊕	UTILITY POLE
⊗	UTILITY ACCESS COVERS
⊙	UTILITY VENT
⊕	UTILITY VALVES
⊙	UTILITY METERS
⊙	CLEAN OUT
⊙	MONITORING WELL
⊙	SIGN
—	OVERHEAD UTILITY WIRE
—	CHAIN LINK FENCE
—	WOODEN OR METAL FENCE
⊕	FENCE POST
⊕	DRAINAGE CATCH BASIN
⊕	FIRE HYDRANT
⊕	LIGHT POLE
⊕	BOLLARD
⊕	MONUMENT
⊕	IRON PIN
⊕	SPOT GRADE
—	SANITARY SEWER LINE
—	STORM SEWER LINE
—	GAS LINE
—	WATER LINE
—	TELEPHONE LINE
—	ELECTRIC LINE
—	PROPOSED CURB
—	NEW CONCRETE SIDEWALK
—	PROPOSED GRANITE PAVERS
—	EXISTING PROPERTY LINE
—	PROPOSED PROPERTY LINE



EWING COLE
Federal Reserve Bank Building
100 North 6th Street
Philadelphia, PA 19106-1590
Tel: 215-923-2020 Fax: 215-574-0952

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF GENERAL SERVICES
HARRISBURG, PENNSYLVANIA

PHILADELPHIA FAMILY COURT BUILDING
1501 ARCH STREET
PHILADELPHIA, PENNSYLVANIA

DRAWING TITLE: SITE PLAN

DRAWN BY: DMP DATE: 11/08/2010
CHECKED BY: _____ SCALE: 1" = 20'

PROJECT NO. DGS 928-1 PHASE 1

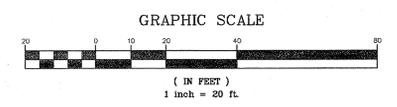
DRAWING NO. C2.1.1

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 - EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED ON-SITE PRIOR TO ANY EARTHMOVING OR DEMOLITION ACTIVITIES. THESE MEASURES WILL BE MAINTAINED UNTIL ALL EARTH DISTURBANCE ACTIVITIES HAVE CEASED AND THE AREA HAS BEEN RE-SEEDING OR STABILIZED.
 - STORMWATER WILL BE CONNECTED TO THE CITY OF PHILADELPHIA SEWER SYSTEM. STORMWATER MANAGEMENT FOR THE SITE WILL COMPLY WITH CHAPTER 14-1600 OF THE PHILADELPHIA CODE AND CHARTER.
 - PARCEL AREA IS LOCATED IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, OF THE FLOOD INSURANCE RATE MAP (FIRM) NO. 4207570183G, PANEL NO. 183 OF 230, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 17, 2007. THE BASE FLOOD ELEVATION IN PARCEL AREA ACCORDING TO THE FIRM IS 19.0 NGVD (13.37 CITY DATUM).
 - EXISTING UTILITIES:
 - THE LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE.
 - COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
 - IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 187 OF 1996, THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1776) A MINIMUM OF 3 WORKING DAYS BEFORE THE START OF EXCAVATION.
 - THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.
 - REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBER #20091061551

- SITE NOTES:**
- WHERE NOT OTHERWISE SPECIFIED IN THE PLANS OR IN THE ACCOMPANYING DETAILS, THE REFERENCED MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS OF P.A. D.O.T. PUBLICATION 408 OR CITY SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.
 - THE PROPERTY IS SERVED BY PUBLIC SANITARY SEWER AND WATER.
 - ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES, AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER/DEVELOPER.
 - THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
 - DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.
 - ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER.
 - NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC, SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE CONSTRUCTION.
 - HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
 - THE CONTRACTOR SHALL MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS NEAR CONSTRUCTION; I.E. IN TIMES OF RAIN OR MUD, ROADS SHALL BE ABLE TO CARRY A FIRE TRUCK BY BEING PAVED OR HAVING A CRUSHED STONE BASE, ETC. WITH A MINIMUM WIDTH OF 20 FEET. ACCESS TO BUILDINGS THAT HAVE SPRINKLER OR STANDPIPE SYSTEMS SHALL BE WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTOR. (NFPA 1141 3-1).
 - SIDEWALK CONSTRUCTION SHOWN IN THESE PLANS SHALL MEET ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF JULY 1991 AS AMENDED, TITLE II, TITLE III, AND ANY STATE, COUNTY, LOCAL OR OTHER APPLICABLE LAWS.
 - RAMPS SHALL BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB OR IS PART OF AN ACCESSIBLE ROUTE THAT HAS A SLOPE OF 1:20 OR GREATER. THE RAMP SHALL HAVE A MINIMUM WIDTH OF 36 INCHES CLEAR EXCLUSIVE OF FLARED SIDES AND A MAXIMUM SLOPE OF 12 INCHES OF RUN FOR EVERY 1 INCH OF LIFT. IF THE RAMP HAS 72 INCHES OF RUN THERE SHALL BE A HANDRAIL ON BOTH SIDES OF THE RAMP. A MAXIMUM OF 36 INCHES APART. THE MAXIMUM HEIGHT OF HANDRAILS FROM FINISH SURFACE TO TOP OF HANDRAIL SHALL NOT EXCEED 34 INCHES.
 - THE CURRENT ACCESSIBILITY LAWS REQUIRE THAT ALL PRIMARY ENTRANCES USUALLY BE CONSIDERED AS MAJOR POINTS OF PEDESTRIAN FLOW SHALL BE HANDICAP ACCESSIBLE.
 - HANDICAP ACCESSIBLE ROUTE SHALL START AT THE HANDICAP PARKING SPACE AND SHALL GO INTO THE PRIMARY ENTRANCE OF ALL NEW OR RENOVATED BUILDINGS OR TENANT SPACES. A.N.S.I. 117.1 1986 4-3, 4-4, 4-5, 4-6, 4-7 AND 4-8.
 - LANDSCAPING PROVIDED WILL BE IN ACCORDANCE WITH THE CITY OF PHILADELPHIA PLANTING LIST AND REQUIREMENTS. SEE LANDSCAPE PLAN FOR DETAILS.
 - LIGHTING WILL BE PROVIDED IN ACCORDANCE WITH CITY OF PHILADELPHIA LIGHTING STANDARDS.

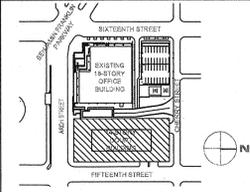
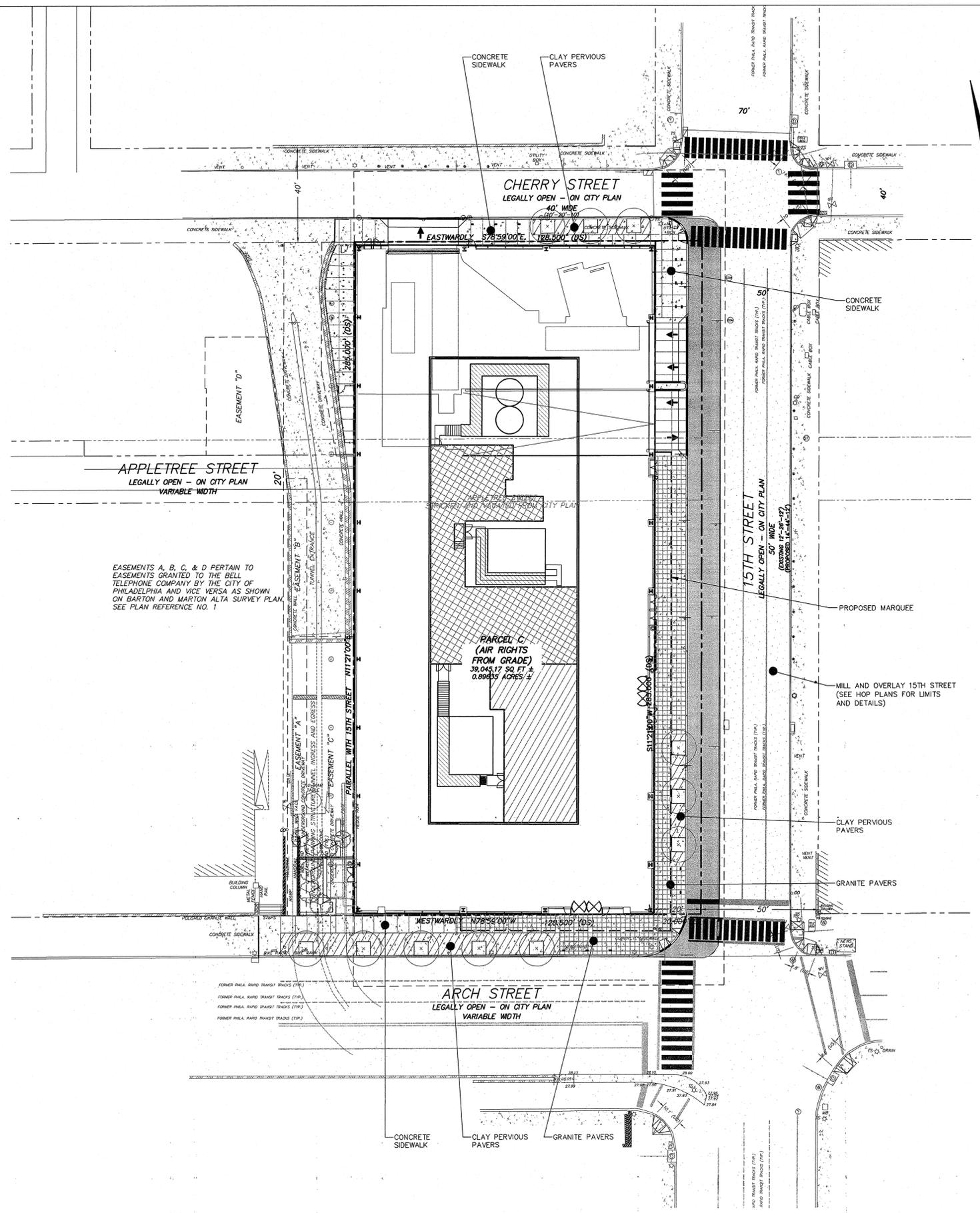
LANDSCAPE NOTE:

- SEE LANDSCAPE PLANS PREPARED BY SYNTERRA FOR LANDSCAPE AND HARDSCAPE DESIGN AND DETAILS.



- LEGEND**
- UTILITY POLE
 - UTILITY ACCESS COVERS
 - UTILITY VENT
 - UTILITY VALVES
 - UTILITY METERS
 - CLEAN OUT
 - MONITORING WELL
 - SIGN
 - OVERHEAD UTILITY WIRE
 - CHAIN LINK FENCE
 - WOODEN OR METAL FENCE
 - FENCE POST
 - DRAINAGE CATCH BASIN
 - FIRE HYDRANT
 - LIGHT POLE
 - BOLLARD
 - MONUMENT
 - IRON PIN
 - SPOT GRADE
 - SANITARY SEWER LINE
 - STORM SEWER LINE
 - GAS LINE
 - WATER LINE
 - TELEPHONE LINE
 - ELECTRIC LINE
 - PROPOSED CURB
 - NEW CONCRETE SIDEWALK
 - PROPOSED GRANITE PAVERS
 - EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE

EASEMENTS A, B, C, & D PERTAIN TO EASEMENTS GRANTED TO THE BELL TELEPHONE COMPANY BY THE CITY OF PHILADELPHIA AND VICE VERSA AS SHOWN ON BARTON AND MARTON ALTA SURVEY PLAN SEE PLAN REFERENCE NO. 1



AS-BUILT REVISIONS

Professional's Signature Date
 Consultant's Signature Date

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 Federal Reserve Bank Building
 100 North 6th Street
 Philadelphia, PA 19106-1590
 Tel: 215-923-2020 Fax: 215-574-0952

COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF GENERAL SERVICES
 HARRISBURG, PENNSYLVANIA

PROJECT NO. DGS 928-1 PHASE 1

PHILADELPHIA FAMILY COURT BUILDING
 1501 ARCH STREET
 PHILADELPHIA, PENNSYLVANIA

DRAWING TITLE: SITE PAVING PLAN

DRAWN BY: DMP	DATE: 11/08/2010	DRAWING NO.:
CHECKED BY: SCALE	1" = 20'	C2.1.5

