

COUNTY OF DELAWARE
ADDENDUM # 1
NEW COUNTY PARK PHASE II – MASTER SITE DEVELOPMENT PLAN (#eDPL-030425)

The County of Delaware advertised on the County of Delaware’s website/PennBid and in the Philadelphia Inquirer and Daily Times newspapers the Invitation to Bid for: **NEW COUNTY PARK PHASE II – MASTER SITE DEVELOPMENT PLAN (#eDPL-030425)** on January 31, 2025. Proposals are to be received via PennBid on Wednesday, March 4, 2025 @ 11:00 a.m.

*****BID QUESTION, CLARIFICATIONS AND ANSWERS*****

WOODBURNE MANSION TREATMENT FOR RESPONSIBLE SUSPENDED OCCUPANCY HAS BEEN UPLOADED.

Questions #1: What is the dollar threshold for the Delaware County Responsible Contractor Ordinance?

Answer: To paraphrase from Section 29-2 of the Delaware Counter Code, Responsible Contractor Requirements apply to contracts valued at \$500,000 or more for public works projects undertaken by Delaware County for construction, demolition, alteration, renovation, modernization, service or maintenance of buildings, structures or facilities. All contractors and subcontractors of any tier that perform work on such projects, regardless of value of individual contract or subcontract packages, shall meet the requirements of said chapter.

Questions #2: Is there a construction budget for Phase 2?

Answer: No

Questions #3: Is there a topographic survey for the phase 2 area that will be provided by the County to the Consultant?

Answer: Yes

Questions #4: Is the information for the base map to be prepared by the consultant or being provided by the County?

Answer: It is to be prepared by the Consultant from publicly available resources

Questions #5: Should infiltration testing be included in the scope to determine feasibility of locating required stormwater management features?

Answer: No, but the Consultant should use their professional judgement to select areas likely to be suitable for such facilities.

Questions #6: Does the County have a required schedule for the scope of work?

Answer: The Consultant should work within a time frame between 12 and 24 months and justify the proposed schedule.

Questions #7: Does the County have an anticipated Construction Start Date?

Answer: No

Questions #8: Is the Maintenance and Operations manual specific to the long-term care of the park or is this manual expected to also include upkeep of the Mansion and any built structures?

Answer: The manual should focus on land and park facility management, not on building maintenance.

Questions #9: What is the expectation level for recommendations and design drawings for the “Redevelopment of a historic building site – Woodbourne Mansion”?

Answer: It is expected that the Consultant will propose a new use for the mansion site that may or may not incorporate portions of the existing building, and that this recommendation will be developed into preliminary design drawings. It is not expected that the Consultant will propose rehabilitating the mansion.

Questions #10: Is it necessary/required to have an architect or historic preservation specialist on the project team?

Answer: No

Questions #11: The RFP notes that “Woodbourne Mansion is a historic site in an advanced state of decay. The Consultant will consider and proposed alternative used for the site that may include use of the Mansion footprint, facades, and/or circulation routes as a part of the redeveloped site.”

Is a structural analysis of the mansion, the building façade, and/or foundation required or anticipated as part of the scope of this project?

Answer: Only to the extent that the proposed reuse of the area would depend on some aspect of the building being reused. For instance, if some of the building walls were to be included in a playground, the Consultant should ensure that they would be safe to use.

Questions #12: The RFP notes that “The area of Phase Two include other buildings in various states of decay. The Consultant will assess each to determine if any suitable use could be made of their walls, footprints, etc., or whether they should be fully removed and memorialized.”

What level of “assessment” is required as part of the scope of this project? Is a structural analysis anticipated as part of the scope of this project?

Answer: A detailed structural analysis is not necessary, but the Consultant should assess whether, in their professional judgement, the project scope would justify the expense of rehabilitating an existing building.

Questions #13: Since the 2018 Master Site Development Plan or the Phase One improvements, have any efforts been implemented to secure and/or slow the deterioration of the Woodburne Mansion and other existing buildings on site? Have any repairs been made?

Answer: Yes, some tarping of the mansion roof was completed. But that has not significantly affected its decay. The other buildings have not been touched.

Questions #14: What level of detail is desired for the redevelopment of the Woodburne Mansion and other buildings on site? Does this include programmatic development as well as use of structures and circulation?

Answer: Design drawings for a programmatic reuse of the mansion site, including retention of some portion of the structure.

Questions #15: If not included in the available survey data, is the County able to provide documentation of existing utility lines, or is this assumed to be part of the consultant's scope?

Answer: It is part of the Consultant's scope

Questions #16: Has a Phase I Environmental Site Assessment been performed, or is it assumed to be included under the scope of the consultant?

Answer: It has not been completed and should be included in the Consultant's work to the extent necessary complete the proposed work.

Questions #17: Has infiltration testing been done on the site? If so, will Delaware County provide test results, or is it assumed that the consultant is responsible for procuring infiltration testing?

Answer: It has not been done. Please refer to Question #5.

Questions #18: Has a wetland delineation been recently completed (and if so, what is the expiration date)? If complete, will it be available to the consultant or is it required as part of the consultant's scope?

Answer: It has not been done. It will not be required as part of the project.

Questions #19: Is the stormwater facility installed in Phase One sized for improvements done in that phase only, or is there capacity for additional phases?

Answer: It has not been sized for additional capacity.

Questions #20: Is there an open NPDES permit from Phase One (was it submitted as an umbrella with future phases included)? If not, is it anticipated that modifications would need to be made to the installed stormwater facilities to accommodate Phase Two improvements?

Answer: As best we know, it is open, but a new permit is likely to be required.

Questions #21: Is the county looking to refine and work within the bounds of the previously completed Woodburne Site Options 1 & 2 in the Little Flower Open Space Master Site Development Plan?

Answer: Yes, but Option Three is also viable. However, the County is unlikely to be interested in the new buildings which were included in those options.

Questions #22: Is the county looking for new alternatives for masterplanning of the Woodburne Site (Phase 2)?

Answer: Yes, using the three options developed in the 2018 plan as a starting point. See Question #21

Questions #23: For Planning Context, should local assessments be limited to Darby Borough and Upper Darby Township only?

Answer: That would be acceptable if Collingdale, Yeadon and Aldan Boroughs were also included.

Questions #24: Should planning context be assessed for county-wide demographics and resources?

Answer: See Question #23.

Questions #25: Is the county planning department leading public outreach initiatives?

Answer: No, but it will be an active partner with the Consultant, as detailed in the RFP.

Questions #26: For public participation meetings, should consultant assume we are producing meeting presentations and materials?

Answer: Yes

Questions #27: Please confirm that the materials provided by the county will include the survey data listed on page 9 of the RFP under "Base Map". Please confirm that additional surveying is not required.

Answer: Correct.

Questions #28: Has Phase 1 Environmental Assessment been completed?

Answer: See Question # 16

Questions #29: What relationship will this plan have to the Dec 2018 Master Plan? Especially regarding the architectural analysis previously done.

Answer: It should build on those findings and have some relation to them, and if the recommendation strongly diverge from the 2018 plan, a rationale should be given for why they do.