

THE SCHOOL DISTRICT OF PHILADELPHIA
EDUCATION CENTER
OFFICE OF PROCUREMENT SERVICES
440 N. BROAD STREET, THIRD FLOOR
PHILADELPHIA, PENNSYLVANIA 19130

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February 14, 2012

ADDENDUM #1

QUALIFICATION: RFQ-67: Sale of School Property

DUE: Tuesday, February 21, 2012, 11:00 AM, EST

After the Pre-Qualification Conference, the following informational updates were approved by the School District:

A.) The properties listed in the RFQ are represented by the following brokers. These brokers are representing the School District in this process.

1. Concordis Real Estate Advisors
Office Phone: 215-569-1225
Contact: Brian Edmonds and Tim Roseboro
 - a. Ada Lewis Middle School, 6199 Ardleigh St.
 - b. Old Roberto Clemente Middle School, 3921-3961 N. 5th Street
 - c. Old West Philadelphia High School, 4700 Walnut Street

2. NorthMarq Advisors
Office Phone: 215-496-3000
Contact: Tom Whitworth and Walt D'Alessio
 - a. Alcorn School Annex, 1325-1349 S. 33rd Street
 - b. Beeber Wynnefield School Annex, 53rd & Euclid Streets
 - c. Elizabeth Gillespie Middle School, 1801 W. Pike Street

3. Grubb & Ellis Company
Office Phone: 215-561-8300
Contact: Steve Gendler
 - a. Allegheny/Simon Muhr Elementary School, 3150 Germantown Avenue
 - b. George W. Childs Elementary School, 1541 S. 17th Street
 - c. Rudolph S. Walton Elementary School, 2601-2631 N. 28th Street

4. Binswanger of Pennsylvania
Office Phone: 215-448-6000
Contact: John Binswanger and Joe Muldoon
 - a. Education Services Building, 427 Monroe Avenue
 - b. John Paul Jones Middle School Annex (Maisland), 3250 Amber Street
 - c. Old Frances Willard, 2900 Emerald Street

B. Please accept the following information for your file:

"A timeline of important dates regarding the Request for Proposal (RFP) for each property will be provided to responders that are qualified under this Request for Qualification (RFQ-67). Qualified respondents will also be eligible to tour the properties in which they express an interest after they are qualified under the RFQ."

C. The questions below have been received and responses are given:

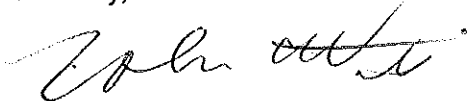
1. **QUESTION:** Will the School District provide schematics of the current layout of the buildings?
RESPONSE: For specific information regarding any of the properties, contact the appropriate broker listed in Section A of this Addendum.
2. **QUESTION:** We would like more information about the parking lot across the street from Gillespie.
RESPONSE: For information regarding any School District property that is not part of this sale process, contact the Director of Real Property Management for the School District, Bill Fox, at (215) 400-5386.
3. **QUESTION:** Section VII. B. 3. b of the RFP states:
The submission must also identify all principals, partners or co-venturers who will participate or have a financial interest in the proposed development, whether active or passive, to the extent known or anticipated at this time.
Without knowing the purchase price of the facility, it is difficult to identify which of our partners are most appropriate for the purchase. Is it acceptable to list partners we have worked with in the past as possible partners in the purchase?
RESPONSE: Section D of this Addendum lists the sale price of each property.
4. **QUESTION:** When will the SDP make "Public" the rubric that it will use to grade each proposal?
RESPONSE: The proposals for each property will be submitted as part of the individual RFP's. A sample evaluation rubric will be available for respondents who are qualified under this RFQ-67 during the RFP process.
5. **QUESTION:** This is a great opportunity for the SDP and City to work with the local Developers to create new business opportunities and local jobs. What will the MWBE participation level be set at to ensure that Developers and their teams represent the residents of Philadelphia?
RESPONSE: This two stage solicitation process for the Sale of School District Properties will include the solicitation of MWBE businesses for the Request for Qualification (RFQ). The RFQ is also posted on the School District website for interested and capable developers and users for the properties. A range of MWBE Participation will be determined and included within the second step of the solicitation process within the Request for Proposal (RFP).
6. **QUESTION:** With so many different groups included on the Evaluation Committee how will the SDP ensure that there are no conflicts of interest issues with Development teams and the Evaluation Committee?
RESPONSE: The Evaluation Committee for this RFQ-67 consists entirely of School District personnel. The Evaluation Committees for each property's RFP are being formed at this time – more information on their members will be available at the time the RFP's are released.
7. **QUESTION:** Why not let the R/E Brokers control the process and expedite the sales of the properties to get the HIGHEST PRICE for the properties?
RESPONSE: The process outlined in the School District's Adaptive Sale and Reuse Policy dictates the sale of the properties being offered. For an explanation of the background of that Policy, see page 4 of RFQ-67, Section II, "Intent".

D. Below are the sale prices of the surplus properties:

1. Alcorn School Annex, 1325-1349 S. 33rd Street	\$750,000
2. Beeber Wynnefield School Annex, 1818 N. 53rd Street	\$300,000
3. Elizabeth Gillespie Middle School, 1801 W. Pike Street	\$1.35M
4. Simon Muhr Elementary School, 3150 Germantown Avenue	\$360,000
5. George W. Childs Elementary School, 1541 S. 17th Street	\$1.25M
6. Rudolph S. Walton Elementary School, 2601-2631 N. 28th Street	\$450,000
7. Education Services Building, 427 Monroe Avenue	\$1.2M
8. John Paul Jones School Annex (Maisland Bldg.), 3250 Amber St.	\$350,000
9. Frances Willard Elementary School, 2900 Emerald Street	\$250,000
10. Ada Lewis Middle School, 6199 Ardleigh Street	\$2.5M
11. Roberto Clemente Middle School, 3921-3961 N. 5th Street	\$250,000
12. Old West Philadelphia High School, 4700 Walnut Street	\$6.5M

All other terms and conditions remain the same.

Sincerely,



John Venti, C.P.M.
Interim Director
Office of Procurement Services
School District of Philadelphia