



Frick Environmental Center Campus Accessibility Upgrades

Design, Construction Documents, and Permitting

**2005 Beechwood Boulevard
Pittsburgh, PA 15217**

-ADDENDUM No. 1-

Issued: 04/29/26

NOTICE TO ALL POTENTIAL BIDDERS:

Addendum No.1 modifies, clarifies, or changes the requirements for the **Frick Environmental Center Campus Accessibility Upgrades Project**, as described below. All other provisions and requirements of the bid documents remain valid.

Several questions submitted by bidders were duplicates or very similar to other questions already addressed in this addendum. These have been consolidated under a single question. If you do not see your specific question listed, please refer to the response for the question most closely matching your inquiry, as it has likely been addressed there.

CHANGES AND MODIFICATIONS TO THE BID DOCUMENTS:

1. In addition to the Pre-application Meeting, the Consultant should assume one (1) Preliminary Plan Review meeting with PLI prior to submitting the plans for formal PLI review.

QUESTIONS AND CLARIFICATIONS:

The following clarifications are in response to questions received during the pre-bid meeting as well as written bidder questions received on or before **April 28, 2028**. **No new questions may be submitted.**

Question 1: *Are the new building elements being designed to meet Living Building Challenge requirements?*

Response: **New building and site elements should aspire to meet Living Building Challenge requirements to the greatest extent possible. However, PPC may elect to forego certain aspects of the LBC if they present challenges to accessibility and inclusion initiatives, or long-term operations and maintenance costs.**

Question 2: *What is the budget of the amphitheater?*

Response: **The current construction budget for the Amphitheater is estimated to be \$1.2 million, including the shade array and associated foundations.**

Question 3: *Does GuildWorks have a structural engineer (for foundation design) on staff? Or should the consultant provide structural engineering?*

Response: **GuildWorks will provide structural engineering services for the foundation design of the shade array only. The Consultant shall assume including a structural engineer, if in their professional opinion, structural engineering will be required for other scope items beyond the shade array system.**

Question 4: *What is expected of the selected consultant for public engagement?*

Response: **Please refer to the "Concept Plan – Stakeholder Engagement" and "Community Engagement – Schematic Design" sections of the RFP for full detail. In summary, the consultant will be expected to lead two rounds of public engagement — one during the Concept Plan phase and one during the Schematic Design phase. Each round includes one in-person meeting/design charrette at the FEC and one virtual meeting, along with review of a user survey developed by PPC. The consultant will also be responsible for preparing meeting notes and minutes, and ensuring all presentation materials meet accessibility standards. PPC is open to alternative engagement formats as long as the minimum meeting requirements outlined in the RFP are met.**

Question 5: *What is expected for the signage around the campus and do the signs have to meet the current city standard?*

Response: **The goals for signage are improved clarity, accessibility, and increased wayfinding locations throughout the campus. PPC have been informed by DPW that the current signs around the FEC cannot be fabricated in-house and therefore cannot be easily replicated or repaired. There is also ongoing discussion about updating the city's standard park signage, so this scope item could be an opportunity to pilot new ideas with the potential for these signs to become the new city standard.**

The Consultant will be tasked with developing an overall approach to signage, identifying types or families of signage, developing recommendations or guidelines for graphic design of signage, and identifying potential locations.

The actual graphic design of individual signs for production/fabrication is not part of the consultant scope at this time.

Question 7: *What company is providing the survey?*

Response: Urban Terrain

Question 8: *Are there any other lighting components to consider outside of what GuildWorks/the shade array will be providing?*

Response: Lighting along the steps will need to be considered. Beyond lighting specifically, there is currently only one electrical outlet in the amphitheater area, located at the top, which makes hosting events and using the stage difficult. Improving access to power should be included as part of the amphitheater scope.

Question 9: *Are there Dark Sky requirements?*

Response: Yes, this project will follow Pittsburgh's Dark Sky Ordinance.

Question 10: *Is the Stacy Levy rain ravine staying?*

Response: Yes, the Stacy Levy rain ravine will remain. Areas beyond the amphitheater stairs will also remain, with a railing to be added at the stairs.

Question 11: *What portion of the trail behind the FEC are expected to be paved?*

Response: Only the trail directly behind the FEC is proposed to be repaved. This includes tying into the existing asphalt sensory trail and extending through the full length of the amphitheater.

Question 12: *Does summer camp still do drop off at the side entrance (staff deck) of the FEC?*

Response: Yes, that is still a summer camp drop off location.

Question 13: *What are the full extents of the survey?*

Response: See survey bounds below.



Question 14: *What are the stormwater management requirements for this project?*

Response: The project will be required to meet the City of Pittsburgh's stormwater ordinance. There are existing stormwater SCM's on site that were installed during the original 2016 construction project. The Consultant will be required to assess the capacity of this system for rate and volume controls compared to the revised stormwater regulations and design any modifications necessary to meet new regulations.

Question 15: *Will GuildWorks be under contract with the selected consultant, or will they have an independent contract with PPC?*

Response: GuildWorks will contract directly with PPC. The Consultant should assume coordination with GuildWorks under the direction of PPC.

Question 16: *Will GuildWorks require geotechnical information to design the shade structure foundation? Should the consultant assume having a geotechnical engineer on our team?*

Response: GuildWorks will require geotechnical exploration for the foundation design of the shade array. As portions of the site, including the amphitheater, are within or close to the City's Steep Slope Overlay, it is anticipated that some geotechnical exploration is required to meet permit regulations for the general site work.

The Consultant should assume having a geotechnical engineer to coordinate and oversee geotechnical borings for both the general site work and the foundation design, as coordinated with GuildWorks. For the purpose of this RFP, the Consultant shall assume 4 borings for the shade array and

foundations, and any additional borings that the Consultant anticipates will be required to satisfy permitting requirements for work in Steep Slope Overlays.

Question 17: *Please confirm the following: 1 full day charrette, 1 virtual meeting during conceptual design phase (p. 12), 1 full day charrette, 1 virtual meeting during schematic design phase (p.13), 1 virtual DAM meeting during 60% CDs phase (p.16)*

Response: Confirmed.

Question 18: *Is GuildWorks only designing the shade structure over the seating area? I.e. should we assume the design team will design and engineer the stage and associated cover?*

Response: For the purposes of this RFP, the Consultant should assume design and engineering of the stage. GuildWorks will be responsible for the design and engineering of the overhead shade elements for both the stage and amphitheater.

Question 19: *Please confirm if the Design Team may exclude all design and engineering scope related to the suspended/elevated shade canopy (provided by GuildWorks) at the Amphitheater Seating area, i.e. engineering, design and stamped drawings for that structure. The Design Team would assume general coordination and communication with GuildWorks to integrate their design with the site and would incorporate their drawings into the permit submission.*

Response: Confirmed.

Question 20: *Can we assume that GuildWorks will provide 3D model/ renderings to incorporate into the materials for community engagement sessions?*

Response: Confirmed.

Question 21: *Can we assume that calculations and documentation for LEED or Living Building Challenge can be excluded from the scope? (e.g. to maintain/confirm net zero energy and/or net zero water status)? If not, are the related documentation & calculations from the original FEC construction available?*

Response: At this time, PPC does not anticipate submitting future projects for LEED or Living Building certification. The Consultant should assume any calculations required to ensure that the proposed design meets applicable LEED or LBC standards but will not be required to provide any supporting documentation for certification.

It should also be noted that with the exception of the Amphitheater, all other project areas are being designed to a schematic design level only, and that some design calculations may not yet be required at this level of design.

Question 22: Are there other LEED or LBC requirements that PPC anticipates may come into play with the Amphitheater project?

Response: PPC does not anticipate formal LEED or Living Building Challenge certification requirements for the Amphitheater project. The selected firm should approach the design in a manner consistent with the FEC's existing sustainability standards and will work with PPC to identify relevant and achievable standards to pursue.

Question 23: Please confirm that the following possible tests and investigations for the Amphitheater project, if required, should be accounted for by the \$50K Supplemental Engineering Allowance: Geotechnical investigation and report for structural foundations, steep slopes, and stormwater management (infiltration testing) for the Amphitheater: Flow tests/ dye test / sewer cctv

Response: The Supplemental Engineering Allowance is intended to pay for tests or investigations that are not easily quantifiable or not easily anticipated, but may become required as a result of the design changing or as requested by a permitting agency. As an example, this could include additional infiltration tests beyond what originally assumed to be required, or a structural investigation of building foundations that was not anticipated.

Based on the plans provided and the scope of work identified in this RFP, PPC anticipates all the tests/investigations listed in the question above will be required to some extent. Consultants should use their professional judgement to quantify this scope in their proposal. Any changes to that scope during the design process will be managed by the Supplemental Engineering Allowance.

Question 24: Please confirm that all trees over 2" within the project area will be located on the survey.

Response: Confirmed.

Question 25: Are CAD or Revit drawings available for the existing FEC buildings (incl the Barn) or will we need to recreate some of that digital existing condition information?

Response: CAD drawings are available and will be provided to the selected Consultant Team.

Question 26: *What specific security and safety features are anticipated?*

Response: **Lighting, locations of existing or new security cameras, locking systems and fire protection for buildings may need to be considered around buildings and campus areas.**

Question 27: *Are as-builts for building and site electrical available?*

Response: **As-builts will be provided to the selected Consultant team. However, the Consultant will need to review and verify as-built information for accuracy.**

Question 28: *What size is the existing electrical service? Can we exclude providing a new electrical service to serve the Amphitheater?*

Response: **The existing electrical service includes 2 #8 and 1 #8G in 1" conduit. Further electrical service requirements should be worked out during the design process.**

Question 29: *Will special stage lighting theater effects be required for the amphitheater stage?*

Response: **PPC would like to explore the potential for special stage lighting.**

Question 30: *Who is submitting and tracking the Building Permit submission? GuildWorks or the consultant?*

Response: **It is unknown at this time whether PLI will require a Building Permit for just the shade array, or if other site work will require Building Permit review and approval.**

As such, GuildWorks will be required to submit any plans, revisions, or project documentation as it relates to the successful permitting of their scope. However, the Consultant should assume coordination and submission of all plans to OneStop, regardless of the permit type.

Question 31: *Did the initial concept plans include community engagement?*

Response: **No. The initial concepts were developed to identify opportunities for accessibility related upgrades. The Consultant will be required to further refine those ideas based on community and stakeholder input.**

Question 32: *It is our understanding that GuildWorks will complete the design of the overhead shade sails and canopies for the Amphitheater. It was mentioned during the pre-proposal site visit that GuildWorks would also be providing structural design for these features. Could you please confirm whether GuildWorks will be responsible for the associated structural design?*

Response: Confirmed. See Question 3 for further information.

Question 33: *Given the page limit for Section 1: Project Understanding, is it acceptable to reference the schedule provided in the RFP if the team believes it is feasible?*

Response: Yes, the existing schedule can be referenced.

Question 34: *Will the City solicit local artists separately from this design contract?*

Response: The City will not be soliciting local artists as part of this project. The inclusion of an artist on the project team was a suggestion but is not a requirement.

Question 35: *The RFP states that PPC is procuring a topographic survey to be provided at contract award. Will this survey cover all five focus areas, include utility locates, and be certified by a licensed surveyor? If the survey is incomplete or does not cover areas required for design, we assume that the PPC simply re-deploy their internally contracted survey team? Confirm.*

Response: Confirmed.

Question 36: *Will the survey provided capture tree species, diameter and health, as required by the City of Pittsburgh for tree removals?*

Response: No, the survey will only capture tree diameter. Trees that may be impacted by construction will be assessed independently by the City of Pittsburgh forestry team.

Question 37: *Given that the amphitheater area is the only part of the project going to full Construction Documents, should we assume that the intent would be to stay under 10,000 square feet so as to avoid the need for additional stormwater management requirements from the City of Pittsburgh? That one area is very close to the 10,000 square foot threshold and could potentially be kept under the limit with intentional design consideration.*

Response: Staying under the 10,000 sq. ft. threshold is a project goal, but should not be treated as a given assumption. This will be addressed and resolved through the design process.

Question 38: For the purposes of this proposal, can we assume that the collective disturbance of these areas will not exceed one (1) acre. If it does, it may trigger a "Common Plan of Development" by the Conservation District and an NPDES permit. Likewise, can we assume that the City of Pittsburgh will consider these to be individual projects, for the purposes of defining stormwater requirements.

Response: At this time, we do not anticipate overall disturbance exceeding one acre, and it should be considered a project goal to design improvements to stay under this threshold.

PPC cannot predict how the City of Pittsburgh will consider the application of stormwater requirements to a phased project approach. PPC would recommend having a preliminary conversation with City Planning staff for guidance on stormwater management approach, ideally during the preapplication meeting or sooner.

Question 39: What deliverables is GuildWorks responsible for, and at what stage will their configuration, structural loads, foundation requirements, downspouts, and electrical / lighting connection details be available to the design team? Are they responsible only for the leaf shade canopy or are they involved also in the proposed stage structure, which shares a similar aesthetic?

Response: Precise deliverables and schedules will be established and coordinated during the design process. GuildWorks will be responsible for the design and engineering of overhead shade elements and their associated supports and foundations.

Question 40: Will PPC provide existing as-built drawings for the FEC building (lower level and basement), the Barn Building, and site utilities prior to NTP? If as-built drawings are unavailable and field investigation is required to establish existing conditions, will that effort be funded through the Supplemental Engineering Allowance?

Response: As-built drawings will be provided to the selected consultant. Per "TASK 1, Site Analysis and Ground Truthing" of the RFP, consultants are to "Review and assess the presence and conditions of existing utilities, structures, and utility connections" and should consider this part of the base scope.

Question 41: Is there an existing geotechnical report from the original FEC that may have tested some of the areas that are being renovated

Response: Yes, an existing geotechnical report for the FEC site is available and will be provided to the selected consultant. However, this report is over ten years old and was conducted prior to development of the site. It should be used only as a baseline reference, and an updated geotechnical report may be required.

Question 42: Can you provide more detail about Guildworks' scope and what it includes? In particular, we're curious about how lighting, electrical, and structural scope is delineated.

Response: Guildworks' scope includes the design of the shade array system, support columns and their foundations, any necessary attachments to the support columns, and any lighting integrated into the shade array. Guildworks will provide all drawings and specifications necessary for construction of their system.

Question 43: Have there been any infiltration tests done on site?

Response: Yes, an infiltration report for the FEC site exists and will be provided to the selected consultant. However, this report is over ten years old and was conducted prior to site development. It should be used only as a baseline reference, and an updated report may be required.

Question 44: Will PPC staff be available throughout the two (2) full-day design charrettes to assist with site tours and to help collect and document feedback?

Response: Yes, there will be PPC staff available to assist with the two design charrettes.

Question 45: When do you expect the topographic survey to be completed and available for use?

Response: The topographic survey will be completed and available prior to NTP.

Question 46: Will the stormwater management report/plans from the existing complex, including any geotechnical/infiltration tests results, be made available to the selected consultant?

Response: Yes, available stormwater and infiltration documentation for the FEC site will be provided to the selected consultant. Please note that these reports are over ten years old and were conducted prior to site development. They should be used only as baseline references, and updated reporting may be required.

Question 47: *What permitting requirements (state- and city-level) does PPC anticipate with the potential construction of footings within the wetland area (e.g., Chapter 105)?*

Response: **It is unclear at this time if the stormwater management areas behind the FEC meet the soil, hydrology, and vegetation requirements to qualify as a regulated wetland. However, for the purposes of this RFP, the Consultant shall assume designing all improvements to avoid impacts to these areas to the greatest extent possible.**

Question 48: *Would this permitting be the responsibility of the consultant or GuildWorks?*

Response: **All permitting is the responsibility of the selected consultant.**

Question 49: *Does PPC anticipate similar permitting requirements for the stage?*

Response: **All work is expected to be permitted.**

Question 50: *Should these permits, if necessary, be included within the Base Fee or within the \$50,000 allowance?*

Response: **All permit fees will be waived or paid for by PPC.**

Question 51: *Are the signage manufacturing costs included in the allowance? Does the same go for the shade structure by Guild Works?*

Response: **Manufacturing costs are not anticipated in this phase, as signage is being taken through Schematic Design only. Regarding the shade structure, PPC is holding the GuildWorks contract separately, therefore their fees should not be included in the consultant's overall fee or in the project allowance.**

Question 52: *Is there a size specification or number of fixtures needed for the additional ADA bathroom?*

Response: **This will be worked out in the schematic phase of the project. See "Task 2, Schematic Design Development for expectations.**

Question 53: *Is there a preference for how in-depth building reconfiguration goes?*

Response: **This will be worked out in the schematic phase of the project. See "Task 2, Schematic Design Development for expectations.**

Question 54: *Is the MEP scope for just the amphitheater or should the MEP be involved with the conceptual layout items as well?*

Response: **The selected consultant should use their professional judgment in determining the appropriate level of MEP involvement across the project scope.**

Question 55: *The geotechnical engineer should be included in the base fee and if additional borings or information is needed later, that will use the \$50K allowance fee, correct?*

Response: **Correct.**

Question 56: *How many audience members should the amphitheater accommodate?*

Response: **This will be worked out in the schematic phase of the project. See “Task 2, Schematic Design Development for expectations.**

Question 57: *How will the stage be used in the future? Lectures, presentations, choirs, theatrical performances?*

Response: **This will be worked out in the schematic phase of the project. See “Task 2, Schematic Design Development for expectations.**

Question 58: *Any guidance on size of stage?*

Response: **This will be worked out in the schematic phase of the project. See “Task 2, Schematic Design Development for expectations.**

Question 59: *Will the stage need Lighting, Audio and Video support for the presentations/shows.*

Response: **This will be worked out in the schematic phase of the project. See “Task 2, Schematic Design Development for expectations.**

Question 60: *Will there be nighttime activity requiring lighting of the stage, seating and Pathways of the park?*

Response: **Yes, there will be nighttime activity requiring lighting after dark. will be worked out in the schematic phase of the project. See “Task 2, Schematic Design Development for expectations.**

Question 61: *Will there be a need for storage for the stage activities?*

Response: There will be no need for storage for the stage activities.

Question 62: *The current facility makes use of steel and concrete; is there any reason we cannot use wood and stone?*

Response: This will be worked out in the schematic phase of the project. See “Task 2, Schematic Design Development for expectations.

Question 63: *What is the scope of the way-finder signage effort. Is it just the area the nature center or does it encompass the entire park?*

Response: The way-finder signage is limited to the area around the FEC campus.

Prospective Bidders are required to indicate their receipt and acknowledgement of this addendum in the bid submission packet. Failure to do so may result in disqualification of their bid.

END OF ADDENDUM NO. 1