



**National Trust for
Historic Preservation**
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Addendum No. 1

PROJECT: ARCHITECTURAL AND CONSTRUCTION ADMINISTRATION SERVICES FOR EXTERIOR
REPAIRS AT THE JOHN COLTRANE HOUSE

DATE: JUNE 17, 2026

RE: ADDENDUM NO. 1 TO REQUEST FOR QUALIFICATION, ISSUED JUNE 1, 2026

TO: ALL BIDDERS

This addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated June 1, 2026, and shall be included in the relevant scopes of work and bids submitted. It is the bidder's responsibility to determine if their work is affected by this addendum. Failure to acknowledge receipt of this Addendum on bid submission may subject the Bidder to disqualification.

The Following is AMENDED:

GENERAL NOTES AND CLARIFICATIONS:

1. Responses to questions received from Contractors is attached.

END OF ADDENDUM NO. 1

**RFQ 2026-1 Q&A Document for Architectural and Construction Administration
Services for Exterior Repairs at the John Coltrane House**

- Q1. What is the anticipated bidding and construction of this project?
R: The estimated timeline for obtaining bids from qualified contractors with experience in historic restoration is late Summer/early Fall 2026 (Q3) with construction permitting and activation late Fall (Q4). The selected/contracted Preservation Architect/Engineer team would assist the Owner/ Owner's rep in refining the construction workscope and in obtaining bids from qualified contractors with experience in historic restoration. All work shall be performed in accordance with the construction documents and drawing bid set to be informed by the PA DCED grant scope and prepared by the contracted Preservation Architect/Engineer team.
- Q2. Does the RFP include the firms that worked on the HSR in 2025, or are they excluded from bidding on this project?
R: The RFP is open to all for bidding.
- Q3. Is the NTHP offering the use of a high reach lift for assistance in the survey of the front façade?
R: NTHP will not provide a lift or any other equipment in this RFQ process. The selected/contracted Preservation Architect/Engineer team will have access to the project site for its design survey work. NTHP will arrange a pre-design interview with the front façade contractor and architect hired by Strawberry Mansion Community Development Corporation (SMCDC).
- Q4. From the HSR "...Simultaneously with the preparation of this Historic Structure Report, the restoration of the front elevation is being undertaken by the firm of Mdesigns of Philadelphia, PA." Was this work undertaken by the firm of Mdesigns? Was this work stopped by the NTHP before Mdesigns began?
R: Mdesigns was contracted by Strawberry Mansion CDC for DD-CD services for the front façade repair work completed in May 2026. No, NTHP did not stop the front façade project work.
- Q5. The HSR states that "The low slope, single pitch, main roof is beyond the end of its useful life and should be replaced." The roofing work does not appear to be in this project - is this correct?
R: The Owners and their representatives provided funds for a temporary roof repair in Fall 2026. The temporary roof repair was conducted by the General contractor contracted by Strawberry Mansion CDC for the overall front façade work.
- Q6. The HSR also states that "The rainwater conductors along the south side of the ell are missing, broken, or are not connected to their cast iron boots." Is there any reason that the rainwater conductors should be scoped?
R: The general contractor contracted by Strawberry Mansion CDC for the overall front façade work installed a section of PVC pipe to reconnect the downspout to the catcher as part of the temporary roof repair. This conductor patch was still in place at the front façade final punchlist inspection conducted May 21, 2026 with NTHP/AACHAF and Owners' rep.
- Q7. Are there CAD or other measured drawing of the existing house that will be available for distribution to the winning vendor, or should we plan to include measured drawings as part of our proposal?

- R: The Philadelphia-based firm that conducted/compiled the HSR was able to access pre-existing drawings from those firms who have drafted such CADs for analysis and inclusion in the various feasibility studies conducted by Strawberry Mansion CDC and Community Design Collaborative.**
- Q8. Is licensure based on award an acceptable contingency? We are NCARB certified, so reciprocity is available.
- R: We would consider this if needed. Since the project is in PA (not in a state which would require additional testing), Licensure based on award can be an acceptable contingency. The RFQ submission must include what states the firm is currently licensed in and each of their license numbers.**
- Q9. If the time frame to award a contract is 4 days after the submission, do you already have a preferred vendor in mind, or will you go by lowest qualified without any interviews/vetting?
- R: There is no predetermined vendor for this work. A selection will be made according to best value for the work as determined by the Project Manager.**
- Q10. Is there a budget in mind?
- R: It is the policy of the National Trust not to release budget information during the RFP process. This project is supported by a grant from the PA Department of Community Economic Development.**