

**REQUEST FOR PROPOSALS: Stabilization of structures in the City of York
308 South George Street and 116 Lafayette Street**

January 12, 2024

Bids will be due by January 26, 2024 @ 4:00 p.m. EST.

The Redevelopment Authority of the City of York (RDA) seeks proposals from qualified licensed contractors to perform exterior property stabilization, interior and exterior cleanout and interior stabilization of two properties located in the City of York.

The goal of this project is to utilize Commonwealth of PA State Grant funds to perform this contract in order to complete a weathertight and structurally safe “ready-to-sell” property that is stabilized. The RDA will, after this work is performed, sell the property to a homeowner who will be able to complete interior renovations.

Bidders will submit proposals no later than **January 26, 2024 VIA EMAIL TO:**
BNACE@YORKCITY.ORG

NOTE THAT THIS IS A PA PREVAILING WAGE JOB. WAGE RATES ARE ATTACHED.

Scope of work for **both** properties:

- Remove all exterior trash and garbage, knockdown weeds and grass.
- Remove existing roof shingles and remove/replace any damaged sheeting found, using caution to properly “tie-in” to existing neighboring roofs. Provide “sistering” or replacement of any structural members found to be deficient.
- Install new architectural shingles
- Repair any existing exterior brick damage
- Remove and replace rear porches with like materials – roofs, landings, railings and floors. Provide “sistering” or replacement of any structural members found to be deficient.
- Perform interior cleanout of all existing materials including furniture, trash, floor coverings, damaged bathroom fixtures and appliances
- Remove and replace any damaged subfloor found. Provide “sistering” or replacement of any structural members found to be deficient.
- Remove any loose or damaged ceiling and wall surfaces including drop ceilings and plaster-and-lathe ceilings and walls if hanging. Stable surfaces so not need removed.
- Secure all window and door openings with plywood

ALTERNATE #1:

- Remove and replace all windows and doors.

Bids will be due by January 26, 2024 @ 4:00 p.m. EST.

Bids may be submitted in person or by email (preferred) as follows and must be received before the date and time of bid due date:

Location of Office
City of York - RDA
101 S George St.
York, PA 17401
849-2264

Email
BNace@Yorkcity.org

ALL BIDDERS ARE ENCOURAGED TO VISIT THE PROPERTIES TO INSPECT WORK NEEDED. USE CAUTION AS THERE ARE AREAS WITHOUT FLOORS. ANYONE WHO VISITS THE PROPERTY MUST SUBMIT A LIABILITY WAIVER AS PRESENTED ON THE NEXT PAGE.

Some Photos of 308 South George Street: <https://photos.app.goo.gl/kaoJsR1MT5BwEoXWA>

Some Photos of 116 Lafayette Street: <https://photos.app.goo.gl/ErS2NfXjGPhHdgW56>

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The Redevelopment Authority of the City of York

101 South George St, York, PA 17401 BNace@YorkCity.org

Property Entry Agreement Release and Waiver of Liability

This agreement is to authorize _____ hereafter referred to as visitor(s), the right to enter in or upon the premises known as _____, York, PA, on (date) _____ subject to the following terms and conditions.

The visitor(s) agree to indemnify and hold harmless the Redevelopment Authority and the City of York for all claims in law and equity that may arise by reason of this initial or subsequent visits to and upon the above premises. All parties understand that the Redevelopment Authority and the City of York will not be responsible for any claim that may arise by reason of entry upon or later use of the property.

Visitors are hereby advised that certain sites and specific areas of some sites may be dangerous or unsafe to enter or even traverse. Visitors are cautioned to use great discretion when entering any premises and advised against taking any risks during their visit(s).

The visitors hereby acknowledge and agree to the following conditions to this agreement:

- 1) NO children under 18 years of age will be permitted to enter onto the premises,
- 2) NO person(s) who have not signed this agreement will be permitted to enter onto the premises.
- 3) All persons entering the premises under this agreement will wear clothing appropriate to a construction site,
 - a) Full coverage, hard soled shoes
 - b) Long pants and long sleeve shirts as appropriate (loose clothing is not permitted).
 - c) Hard hats, gloves, and safety glasses may be required to visit certain sites.
- 4) Each visitor will have a functioning flashlight or other safe means of illumination.

No more than three visits to any one site will be authorized until a letter of interest and a rehabilitation plan is submitted to the Redevelopment Authority. It is suggested that interested parties utilize these visits to:

- 1) Determine level of interest in the subject property.
- 2) Evaluate the property for zoning and building and occupancy codes requirements.
- 3) Establish preliminary cost estimates and prepare rough drawings and plans.

Upon leaving the premises, visitor(s) agree to secure all structures, gates, and fences, from unauthorized entry by others and to immediately notify the Redevelopment Authority or their representative of any apparent breach of such security.

The undersigned further acknowledge that this agreement is not a full and comprehensive statement of understanding between the parties but agree that representations or implications by the Redevelopment Authority or its representatives shall not be construed as fact until fully documented in writing and approved by the Redevelopment Authority board.

Signature _____ Name _____ Date _____

Email _____ Cell Phone _____

Signature _____ Name _____ Date _____

Email _____ Cell Phone _____

Permission granted to enter by the undersigned acting as agent for the Redevelopment Authority

Signature _____ Name _____ Date _____

BONDING REQUIREMENTS

Contractor to supply one of the following financial assurances at the time of submission of bid. The financial assurance shall be submitted enclosed with the bid and shall be considered a necessary bid document. Failure to provide the financial assurance with the bid will render the bid null and void.

1. BID BOND: Secure and post a bid bond in the amount of 10% of the contract base bid. The bid bond shall be on a form acceptable to the City of York, and the company issuing the bond shall appear on the U.S. Treasury list of approved sureties. The bid bond shall be made out to both the client and the City of York as co-beneficiaries.

OR

2. Certified check: Submit a certified check in the amount of 10% of the contract base bid, made payable to both the client and the City of York.

Contractor awarded the bid shall submit one of the following performance assurances at time of contract execution. Contract will not be executed without performance surety. **Failure to provide performance assurances and execute contract within twenty days of notification of contract award shall result in forfeiture of funds submitted as financial assurance.**

1. Performance Bond: Contractor shall secure and post performance and labor and material payment bonds, each in the amount of 100% of the contract price. The surety company issuing these bonds shall appear on the U.S. Treasury of approved sureties. Bonds are to be effective for term of construction, and one calendar year beyond date of final payment. Both the performance bond, and the labor and material bond shall be issued to the client and the City of York as co-beneficiaries.

OR

2. Irrevocable letter of credit: Contractor may submit an irrevocable letter of credit from a local lending institution made payable to both the client and the City of York in the amount of 100% of the contract price. The letter shall be valid for term of construction and one calendar year beyond date of final payment.

NO OTHER FINANCIAL OR PERFORMANCE ASSURANCES WILL BE ACCEPTED.

INSURANCE - CONTRACTOR'S REQUIRED INSURANCE COVERAGE TO BE PROVIDED

The limits of liability insurance required for this job by the contractor. Contractor to provide the following coverage's for not less than the following amounts or greater where required by Laws and Regulations:

- 1. Amounts of Worker's Compensation, etc.:
 - a. State: Statutory
 - b. Applicable Federal Statutory
 - c. Employer's Liability:
 - Each Accident \$ 100,000
 - Disease - Aggregate Policy Limit \$ 500,000
 - Disease - Each Employee \$ 100,000

NOTE: The Contractor shall carry or require that there be carried Workmen's Compensation insurance for all employees and those of the subcontractors engaged in work at the site, in accordance with State and Territorial Workmen's Compensation Laws. Certificates of insurance and Workmen's Compensation insurance must be furnished to the City of York before work can be started on job.

- 2. Amounts of Contractor's General Liability Insurance, which shall also include premises and operations, completed operations, product liability, and contractual liability coverages:
 - a. General Aggregate (Except Products - Completed Operations) \$1,000,000
 - b. Products - Completed Operations Aggregate \$1,000,000
 - c. Personal and Advertising Injury (Per Person/Organization) \$1,000,000
 - d. Each Occurrence (Bodily Injury and Property Damage) \$1,000,000
 - e. Property Damage liability insurance will provide Explosion, collapse and Underground (XCU) coverages in the amount of \$1,000,000.
- 3. Automobile Liability (owned, hired and non-owned):
 - a. Bodily Injury:
 - \$1,000,000 Each Person
 - \$1,000,000 Each Accident
 - b. Property Damage:
 - \$1,000,000 Each Accident
 - or
 - Combined Single Limit (Bodily Injury and Property Damage): \$1,000,000 Each Accident
- 4. Additional Insured:

The following persons or entities shall be included as additional insured on all liability policies, except Worker's Compensation and Employer's Liability coverages:

<u>Owner</u>	<u>Also</u>
Redevelopment Authority of the City of York	PA Commonwealth Financing Authority
101 South George Street, York, PA 17401	Harrisburg, PA
- 5. Valid certificates of insurance for the above identifying the specific project must be submitted to the RDA before any site work may commence.

BID FORM

PROPOSAL for **Stabilization of structures in the City of York**
308 South George Street and 116 Lafayette Street per specifications dated January 12, 2024:

_____ Redevelopment Authority of the City of York _____

_____ Renovations and Stabilization to 308 S George & 116 Lafayette Sts _____

_____ York, PA 17401 _____

Bid submitted by (print company name) _____

Representative signature _____

Title of representative _____ Date submitted _____

TOTAL BASE BID \$ _____ and _____ /100 Dollars

Alternate Bid #1 _____

The Redevelopment Authority of the City of York reserves the right to accept or reject any or all bids submitted or to waive any irregularity in the bid documents. The Redevelopment Authority may award contracts to any bidder, including the base bid amount and any individual or aggregate amount of all alternate bids received.

Contractors must honor bid quotation price for a minimum period of 60 days from the date of the bid opening, for the purpose of reviewing the bids and investigating the qualifications of the bidder prior to awarding of the contract by the Redevelopment Authority of the City of York.

A. **REMOVAL OF DEBRIS, CLEANING, ETC.**

- 1) All rubbish and debris found on the site at the start of the work as well as that resulting from the activities or deposited on the site by others during the duration of the contract shall be removed and legally disposed of by the contractor, who shall keep the Project Area and public-rights-of-way reasonably clear at all times.
- 2) Upon completion of the work, the contractor shall remove all temporary construction, equipment, salvaged materials, trash and debris of all kinds, leaving the entire Project Area in a neat condition.

B. **DUMPING AND FEES**

- 1) The Contractor will comply with the Pennsylvania Solid Waste Management Act No. 241, Section 7.a., Chapter 75 of the Department of Environmental Protection Regulations. All demolition rubble shall be hauled to the approved landfill specified in your bidding documents. Temporary storage of rubble on the contractor's private site, or elsewhere, is not permitted.
- 2) The Redevelopment Authority of the City of York (RDA) **does not** pay the landfill fees; your bids should include all costs, even landfill costs. Copies of hauling and landfill receipts shall be submitted to the RDA. at the end of each workweek.
- 3) Final payment for the work may be withheld until disposal of all debris is fully documented.

C. **TIME**

- 1) Contractor shall begin work within (15) calendar days after being notified by the City of York to proceed with the work.
- 2) All work shall be fully completed by June 1, 2024 Any workdays lost by the contractor because of inclement weather, or for any other reason beyond his control may be additional to this completion deadline.
- 3) A request for an extension of time must be submitted in writing to the RDA and approved by RDA before any then current completion date stated on the proceed order or subsequent change orders and extension requested.

D. **RELATED CONDITIONS**

- 1) The Contractor is responsible to assure that all work performed is in compliance with current building codes, local ordinances, and all government regulations applicable to the work. The contractor is responsible for obtaining all permits and inspections as may be required.

E. **QUALITY ASSURANCE**

- 1) Use adequate numbers of skilled workmen who are thoroughly trained and experienced in

the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of these Specifications.

- 2) Provide all of the necessary tools and equipment of sufficient capacity to expedite timely and satisfactory completion of the work.
- 3) Craftsmen and operators may be requested to document experience or certification in the work being performed.
- 4) Work may be stopped if any portion of the work is found to be in disagreement with specifications, non-compliant with building codes, or in violation of state regulations and/or local ordinances. The contractor will be responsible for all costs associated with such work stoppage.

F. **OTHER CONDITIONS**

- 1) The contractor shall notify all adjoining property owners in writing ten (10) days before work commences. Verification of notification shall be given to the RDA, prior to starting demolition.
- 2) The contractor is responsible for correcting any damages to adjoining and adjacent buildings or properties caused by the work on these structures. Contractors are strongly advised to document existing conditions of adjoining properties prior to commencement of any work.
- 3) Any reference to homeowner in these contracts refers to the RDA.
- 4) The contractor is responsible for obtaining all permits and regulation instructions from proper authorities, as well as complying with all codes and ordinances.
- 5) Use means necessary to prevent dust from becoming a nuisance to the public, to neighbors, and to other work being performed on or near the site. Transmitting dirt, stone, or debris onto the public ways is strictly prohibited.
- 6) Barricade open holes and depressions occurring as part of this work. Protect structures, utilities, sidewalks, pavements and other facilities from damage caused by settlement, lateral movement, washout, and other hazards created by any work.
- 7) The contractor shall furnish all labor, materials, and equipment necessary to perform the specified work in accordance with manufacturer's specifications and City Codes.
- 8) The contractor shall also provide to RDA proofs of disposal of asbestos material and LBP hazardous waste, if any, as well as show compliance with E.P.A. and D.E.P. regulations where applicable, and/or in accordance with City Codes.
- 9) The contractor shall submit certified payroll reports to the RDA with each request for payment. Prevailing wage rates as determined by the Commonwealth are attached hereto.

**BUREAU OF LABOR LAW COMPLIANCE
PREVAILING WAGES PROJECT RATES**

Project Name:	Blighted property stabilization
Awarding Agency:	Redevelopment Authority of the City of York
Contract Award Date:	9/15/2022
Serial Number:	22-06564
Project Classification:	Residential - *FOR RESIDENTIAL USE ONLY*
Determination Date:	8/9/2022
Assigned Field Office:	Harrisburg
Field Office Phone Number:	(717)787-4763
Toll Free Phone Number:	(800)932-0665
Project County:	York County

**BUREAU OF LABOR LAW COMPLIANCE
PREVAILING WAGES PROJECT RATES**

Project: 22-06564 - Residential - *FOR RESIDENTIAL USE ONLY*	Effective Date	Expiration Date	Hourly Rate	Fringe Benefits	Total
Air Conditioning Mechanic	2/23/2012		\$7.25	\$0.00	\$7.25
Bricklayer	2/23/2012		\$7.25	\$0.00	\$7.25
Carpenters	2/23/2012		\$7.25	\$0.00	\$7.25
Cement Mason/Concrete Finisher	2/23/2012		\$8.35	\$0.93	\$9.28
Drywall Finisher/Taper	2/23/2012		\$10.07	\$0.71	\$10.78
Drywall Hanger	2/23/2012		\$10.24	\$1.28	\$11.52
Electricians	2/23/2012		\$19.00	\$14.69	\$33.69
Electricians	6/1/2015		\$23.55	\$20.44	\$43.99
Floor Layer (Carpet, Soft Floor)	2/23/2012		\$7.25	\$0.00	\$7.25
Iron Workers	2/23/2012		\$9.01	\$2.63	\$11.64
laborer	5/1/2021		\$18.40	\$15.93	\$34.33
Laborers Class 1 (Common Laborer)	2/23/2012		\$7.25	\$0.00	\$7.25
Mason, Stone	2/23/2012		\$7.25	\$0.00	\$7.25
Painter	2/23/2012		\$7.25	\$0.00	\$7.25
Painter	5/1/2018		\$18.76	\$10.88	\$29.64
Plasterers	2/23/2012		\$7.25	\$0.00	\$7.25
Plumber/Pipefitter	5/1/2015		\$24.41	\$22.56	\$46.97
Plumbers	2/23/2012		\$7.25	\$0.00	\$7.25
Power Equipment Operators (Backhoe)	2/23/2012		\$7.42	\$0.00	\$7.42
Power Equipment Operators (Bulldozer)	2/23/2012		\$7.25	\$0.00	\$7.25
Power Equipment Operators (Front End Loader)	2/23/2012		\$7.25	\$0.00	\$7.25
Power Equipment Operators (Hi Lift)	2/23/2012		\$7.25	\$0.00	\$7.25
Roofer (Including Built Up, Compostion and Single Ply Roofs)	2/23/2012		\$7.25	\$0.00	\$7.25
Roofers (Shingle)	5/1/2020		\$29.50	\$21.25	\$50.75
Roofers (Shingle)	5/1/2021		\$30.50	\$21.55	\$52.05
Roofers (Shingle)	5/1/2022		\$31.25	\$22.10	\$53.35
Roofers (Shingle, Slate, Tile)	5/1/2018		\$27.50	\$20.37	\$47.87
Roofers (Slate & Tile)	5/1/2020		\$32.50	\$21.25	\$53.75
Roofers (Slate & Tile)	5/1/2021		\$30.50	\$21.55	\$52.05
Roofers (Slate & Tile)	5/1/2022		\$34.25	\$22.10	\$56.35
Roofers	5/1/2014		\$24.50	\$17.37	\$41.87
Roofers	5/1/2015		\$25.00	\$18.37	\$43.37
Roofers	5/1/2019		\$28.50	\$20.87	\$49.37
Roofers	5/1/2021		\$30.50	\$21.55	\$52.05
Roofers	5/1/2022		\$31.25	\$22.10	\$53.35
Sheet Metal Workers	2/23/2012		\$7.33	\$0.00	\$7.33
Tile Setter	2/23/2012		\$7.25	\$0.00	\$7.25
Truck Driver	2/23/2012		\$7.25	\$0.00	\$7.25

NONDISCRIMINATION/SEXUAL HARASSMENT CLAUSE

During the term of the Contract, the Applicant (known herein as "Grantee") agrees as follows:

1. In the hiring of any employee(s) for the manufacture of supplies, performance of work, or any other activity required under the grant agreement or any subgrant agreement, contract, or subcontract, the Grantee, a subgrantee, a contractor, a subcontractor, or any person acting on behalf of the Grantee shall not discriminate by reason of race, gender, creed, color, sexual orientation, gender identity or expression, or in violation of the *Pennsylvania Human Relations Act* (PHRA) and applicable federal laws, against any citizen of this Commonwealth who is qualified and available to perform the work to which the employment relates.
2. The Grantee, any subgrantee, contractor or any subcontractor or any person on their behalf shall not in any manner discriminate by reason of race, gender, creed, color, sexual orientation, gender identity or expression, or in violation of the PHRA and applicable federal laws, against or intimidate any of its employees.
3. Neither the Grantee nor any subgrantee nor any contractor nor any subcontractor nor any person on their behalf shall in any manner discriminate by reason of race, gender, creed, color, sexual orientation, gender identity or expression, or in violation of the PHRA and applicable federal laws, in the provision of services under the grant agreement, subgrant agreement, contract or subcontract.
4. Neither the Grantee nor any subgrantee nor any contractor nor any subcontractor nor any person on their behalf shall in any manner discriminate against employees by reason of participation in or decision to refrain from participating in labor activities protected under the *Public Employee Relations Act*, *Pennsylvania Labor Relations Act* or *National Labor Relations Act*, as applicable and to the extent determined by entities charged with such Acts' enforcement, and shall comply with any provision of law establishing organizations as employees' exclusive representatives.
5. The Grantee, any subgrantee, contractor or any subcontractor shall establish and maintain a written nondiscrimination and sexual harassment policy and shall inform their employees in writing of the policy. The policy must contain a provision that sexual harassment will not be tolerated and employees who practice it will be disciplined. Posting this Nondiscrimination/Sexual Harassment Clause conspicuously in easily-accessible and well-lighted places customarily frequented by employees and at or near where the grant services are performed shall satisfy this requirement for employees with an established work site.
6. The Grantee, any subgrantee, contractor or any subcontractor shall not discriminate by reason of race, gender, creed, color, sexual orientation, gender identity or expression, or in violation of the PHRA and applicable federal laws, against any subgrantee, contractor, subcontractor or supplier who is qualified to perform the work to which the grant relates.
7. The Grantee and each subgrantee, contractor and subcontractor represents that it is presently in compliance with and will maintain compliance with all applicable federal, state, and local laws and regulations relating to nondiscrimination and sexual harassment. The Grantee and each subgrantee, contractor and subcontractor further represents that it has filed a Standard Form 100 Employer Information Report ("EEO-1") with the U.S. Equal Employment Opportunity Commission ("EEOC") and shall file an annual EEO-1 report with the EEOC as required for employers' subject to *Title VII of the Civil Rights Act of 1964*, as amended, that have 100 or more employees and employers that have federal government contracts or first-tier subcontracts and have 50 or more employees. The Grantee, any subgrantee, any contractor or any subcontractor shall, upon request and within the time periods

requested by the Commonwealth, furnish all necessary employment documents and records, including EEO-1 reports, and permit access to their books, records, and accounts by the granting agency and the Bureau of Diversity, Inclusion and Small Business Opportunities for the purpose of ascertaining compliance with the provisions of this Nondiscrimination/Sexual Harassment Clause.

8. The Grantee, any subgrantee, contractor or any subcontractor shall include the provisions of this Nondiscrimination/Sexual Harassment Clause in every subgrant agreement, contract or subcontract so that those provisions applicable to subgrantees, contractors or subcontractors will be binding upon each subgrantee, contractor or subcontractor.
9. The Grantee's and each subgrantee's, contractor's and subcontractor's obligations pursuant to these provisions are ongoing from and after the effective date of the grant agreement through the termination date thereof. Accordingly, the Grantee and each subgrantee, contractor and subcontractor shall have an obligation to inform the Commonwealth if, at any time during the term of the grant agreement, it becomes aware of any actions or occurrences that would result in violation of these provisions.
10. The Commonwealth may cancel or terminate the grant agreement and all money due or to become due under the grant agreement may be forfeited for a violation of the terms and conditions of this Nondiscrimination/Sexual Harassment Clause. In addition, the granting agency may proceed with debarment or suspension and may place the Grantee, subgrantee, contractor, or subcontractor in the Contractor Responsibility File.

Signature

Date

Printed Name

Title

Company Name