

Addendum #2

**York County Industrial Development Authority
Demolition bid documents
319 – 335 N George St**

1. **Due to the unanswered questions below, the YCIDA will extend the bid date to Monday, January 30th, due at 2:00 PM, to be opened at 2:15 PM**
2. YCIDA has reached out to utility companies to determine the preferred procedure to cap each utility, with the preference to not disturb the street.
 - a. York Water Co
 - i. YWC provided a cost estimate to disconnect at the main. All contractors should include this in their bid
 - ii. Fire hydrant on George St remains
 - b. PA American Water
 - i. Confirmed that the sewer can be capped – see clarification email and appropriate contact person at PA American Water
 - c. Columbia Gas
 - i. Was advised that the properties are considered abandoned, and gas was cut off at the main, they are verifying. No response as of 1/17/23
 - d. First Energy
 - i. YCIDA confirmed that all meters are removed, there is no energized services to any of the properties, and the poles around the perimeter pose no threat, BUT any awarded contractor should verify this for themselves
 - e. Verizon

Outstanding questions from email:

3. Please clarify what utilities are live / or dead on the site, so the contractor knows their responsibility.
 - a. See above and attached
4. Since this is a land disturbance of more than 5,000 square feet, please advise on any required erosion and sediment controls required.
 - a. See attached clarification email dated 1.13.2023
 - b. The City also requests the awarded contractor be mindful of dust mitigation
5. Please clarify if any liquidated damages will occur due to delays by utilities or issues which may prevent the contractor from starting.
 - a. the 3/31 date is the deadline for contractor parking in the Revolution lot. After that date, other parking arrangements are the responsibility of the awarded contractor. The deadline for demolition activity is 4/21
6. With respect to utilities and the sidewalk along N George Street, to save time and money, would it not be easiest to excavate, cap and cut the water, sewer, and natural gas line within the first 5-feet from the building , this would fall in line with the first section of sidewalk, basement doors, and steps being removed anyway, while saving damage to the street, curb, red stamped

concrete, and main sidewalk. This 5-foot section along the former front of the houses could then become part of the new grassy area, allowing the existing utility riddled concrete and stamped brick may remain.

- a. YCIDA requests to keep the row closest to the curb consisting of trees and brick stamped blocks.
 - b. The interior sidewalk may be removed/demolished and replacement should be included in the bids
7. Have you spoken with DEP or County Community Water Conservation Board? As per PA Act 167, any project that disturbs between 1-acre to 5-acres (continuous) of a site, needs a NDPES Permit II. Permit I is for continuous acreage exceeding 5 acres. An ENS controlled design by an Engineering firm must be submitted to obtain the permit. DEP of PA insists that any structural changes on continuous 1-acre of land changes the effect of precipitation on the land. This project involves a site over 1-acre and the old storm system must be updated for which a new plan has to be approved. The owner of the site must apply for the permit. In 2022, Governor Wolf made it more expedient for owners of 1-acre to 5-acre sites to obtain permits (permit II). In the past, it would take between 6 to 10 weeks for the design to be made and approved by DEP. Now DEP has transferred this process to the County Community Water Conservation Board. But it still could be a lengthy process given the time frame in which you wish to complete the work. Designing the plan itself will take a week or two. Please note that the NDPES permits are important, or the DEP can issue citations to the owner and contractor and shut down the job site for the duration. We know of companies in PA that were cited.
 - a. Here is a link to York County GIS Mapping <https://yorkcountypa.gov/517/Searchable-Assessment-Mapping-Database> – if you total all property lots, it totals .42 of an acre
 - b. There is no such thing as the County Community Water Conservation Board. This would be the York County Conservation District.
 - c. Same answer as No. 4 above once we determine what is needed by ordinance the YCIDA will issue another addendum
8. The properties are in the Historic District and will require City Council approval
 - a. The YCIDA has presented to HARB and has received City Council approval for the demolition
9. FYI only – see the attached info sheet regarding companies who take demolition materials for recycling purposes. A great opportunity to reduce adding to the landfill