

Addendum

**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. On all certificates of insurance please list the following as additional insured:
 - a. York County Industrial Development Authority
 - b. York County Economic Alliance
 - c. York Professional Baseball, LLC
3. 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 – YWC provided a cost estimate to disconnect at the main. All contractors should include this in their bid
 - i. Fire hydrant on George St remains
 - b. 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
 - d. Met-Ed
 - e. Verizon
4. YCIDA requested a utility locate from PA One Call – for informational purposes only
 - a. Report attached dated 1/10/2023

Questions from email:

5. How do we get the asbestos Inspection reports and abatement documentation for this project?
 - a. These have been posted to the website <https://www.yceapa.org/strategic-development/ycida/>
6. A wrapped pipe was noted in the basement of 335 N George as possible asbestos wrap.
 - a. 1st Capital Insulation is scheduled to perform this abatement work on 1/11/2023
7. Please provide the sign in sheet from the bid walk.
 - a. provided via email and posted on the website
8. Please clarify what utilities are live / or dead on the site, so the contractor knows their responsibility.
 - a. information requests are underway
9. Since this is a land disturbance of more than 5,000 square feet, please advise on any required erosion and sediment controls required.
 - a. YCIDA is actively working on an answer to this question and will update with more information ASAP
10. What documents need to be submitted with the bid? How many originals or copies?
 - a. One original copy is sufficient, a copy in electronic form is appreciated

11. Will permit fees apply or be waived?
 - a. Permit fees shall apply as appropriate and should be included in the bid price.
12. The prevailing wages are classified as "Highway" however, there are no plumbers listed under this classification, so do we use the "Building" classification instead for plumbers, however, this contradicts the DOL job classification as noted on the first page of the wage rates?
 - a. The Pennsylvania Department of Labor and Industry assigns a classification of projects based on project description. To the extent that trades are not listed under the Highway classification, bidders should include the appropriate wage rate for the trades listed in the building classification. Any specific questions about the Prevailing Wage Determination should be directed to the Pennsylvania Department of Labor and Industry as the issuing agency.
13. Since the work is for the City, would it be possible to acquire use of a water line (spigot) for dust control use from the ball field complex?
 - a. The arrangement would be between the awarded contractor and York Professional Baseball. The contact person is Eric Menzer emenzer@yorkrevolution.com
14. With respect to the utility shutoffs, clearance letters, etc. required in order to begin, it would be in the best interest of the owner to begin this process now as the owner since utility companies can take weeks to months to shut off services. Will this be started by YCIDA?
 - a. addressed above.
15. 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
16. Would the owner be willing to extend the completion date to 4/28/2023 to allow for proper restoration?
 - a. Answered above
17. 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 to 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
18. 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. 8 above once we determine what is needed by ordinance the YCIDA will issue another addendum
19. The demolition company must follow DEP approved plan and, therefore, the plan must be in place prior to bidding. Without the plan in place, a demolition contractor cannot determine accurate costs. The plan must be followed to the letter.
- a. Answered above
20. The City Engineer has to conduct a walk through on the sidewalk to show where cuts can be made and the compaction that the City requires after the cut-offs of sewer and water are made.
- a. this would be the responsibility of the awarded bidder to arrange. See above comments on utility cut offs.
21. Removing of the foundation bracing the sidewalk – These foundations also provide the shoring and the compaction to the sidewalk. If the 3ft along the sidewalk are removed, do we have to shore up the area again?
- a. See No. 16
22. Removal of the trees over the gas line – the roots of the trees may lie close to or even wrap around the pipes below. Are we to work with the gas company to determine the right course of action?
- a. YCIDA would like to retain the existing trees and brick (stamped) sections of sidewalk along George Street
 - b. See above references to utilities
23. will the YCIDA require FULL TIME supervision on site? (Meaning a non-prevailing wage superintendent)
- a. Up to the individual contractor and should be included in the bid, if desired by contractor
24. Contractor shall provide fencing, with a min height of 6” around all properties to be demolished. All fencing shall be screened with tarping or slats to protect the public from debris and to minimize views of the demolition site
- a. Yes, this is required