



PREBID CONFERENCE REPORT

Meeting Date: March 29, 2023 at 3:00 p.m.
Project Name: **Alterations and Addition for the York County Central Booking Relocation**
Project Number: 77332-07
Report Prepared By: Arlan Hollinger
Meeting Location: Project Site at the York County Prison
Participants: See attached attendees list

The Russell E. Horn Building
445 West Philadelphia Street
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York, PA 17405-7040
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Opening

- It is requested that all attendees sign the attendance sheet. Be sure to include name and address of company as well as phone and e-mail.
- On behalf of the County of York we would like to thank attendees for coming and for their interest in this project.
- Purpose of Meeting - This Prebid Conference will outline the general project scope and provide an opportunity for questions related to the project. Everything stated in the pre-bid conference is intended to be consistent with the Bidding Documents. The Prebid Conference will only address questions that do not change the intent or requirements of the Specifications or Contract Drawings. Any questions that require change to the intent or requirements will be addressed by Addendum.
- Minutes of this Prebid Meeting and copies of the sign in sheets will be distributed as part of an Addendum.

Introductions

- County and Buchart Horn Representatives.
 - John Klinedinst C.S. Davidson, Inc., County Engineer
 - James Runshaw Facilities Management Director, York County
 - William Wagner Facilities Manager, York County Prison
 - Casey Miller Electrical Engineer, Buchart Horn

Details of the Project

- The project is to construct two new additions totaling approximately 4,660 SF (4,300 SF Central Booking addition and a 360 SF connecting corridor addition between Central Booking and Prison Admissions) and to renovate approximately 9,200 SF of existing designated portions of the York County Prison.
- Renovations include selective demolition and construction by all contracts within the work areas as indicated on the drawings. This includes renovations for locker rooms, office areas, and other support spaces.
- The new additions will be masonry load bearing construction with exterior masonry cavity walls and low slope membrane roofing to closely match the existing building. This includes vehicle Sally Ports, Male and Female Group Holding Rooms, individual Holding Rooms, and other support spaces.
- Site work is included as required to accommodate the new additions including rerouting of existing fire protection line and stormwater line to extend around new addition, rerouting of existing domestic water service, replacement of portion of existing concrete curb, sidewalk and paving for access to the new Central Booking addition.
- HVAC work includes selective demolition of existing systems with modifications to existing ducted system at indicated rooms. New HVAC system for Area A includes 2 new packaged RTU's with cooling and electric heating coil, hot water VAVs, AHU with cooling and hot water reheat coil, extension of the existing hot water piping system to new equipment, and new smoke evacuation system for the new holding rooms. HVAC work at Area B includes several new electric VAV's and associated ductwork.
- Plumbing work includes selective demolition of existing systems and new work as required to accommodate new rooms/fixtures/equipment including domestic water, vent, storm, and sanitary piping; cutting/patching existing slab for new underslab storm and sanitary lines; new domestic water service; and limited demolition/modification of the existing fire suppression system in the existing building with a new fire suppression system for the new additions and portions of the existing building.
- Electrical work includes selective demolition of existing systems; new lighting; modification/extension of existing power, data, and fire alarm systems and extension of new electric service for the Central Booking area.
- The Owner's vendors will provide final data terminations and connections in data racks and will provide cabling and terminations for all access control and security devices including card readers, security cameras, panic push buttons, door contacts, door controllers, etc. The Owner's vendors will also furnish and install card readers, cameras, headend control equipment, including software for integration with prison central control and all associated appurtenances for a complete installation. This includes software and programming/configuration.
- Integration of equipment not provided by the Owner's vendors but by the primes includes overhead door controllers, lighting relay panels, and electric operated doors.
- The contractors will be required to coordinate with the owner to maintain prison security throughout the construction project and for scheduling of work within the existing secured prison area such as extending electrical systems from work areas to existing electrical and data rooms.
- See drawings and specifications for specific scope of work.

Bidding Requirements (provided as a general reminder to potential bidders)

- **A one-week extension will be provided for the bid due date. This will be revised by Addendum.**
- Therefore, online sealed bids will be received until **Wednesday, April 19, 2020 at 11:00 a.m. via the PennBid Program (www.PennBid.net)** at which time the bids will be opened and read aloud at the **County of York Administrative Center, 28 East Market Street, York, PA 17401.**
- Review of Contracts: The project is being bid under 4 prime contracts:
 1. General
 2. Plumbing (including Fire Protection)
 3. HVAC
 4. Electrical (including Fire Alarm)
- See bid forms for contingent bid items (unit prices with associated quantities) included under the Electrical contract only.
- All questions regarding meaning or intent of the Contract Documents shall be submitted in writing thru the PennBid "Questions" tab no later than 7 days prior to the date for receipt of bids - **Wednesday, April 12, 2023.** (ITB, Paragraph 3.2.2)
- All Addenda will be posted to the PennBid "Documents" tab.
- Site visits during bidding period require prior notification; contact William Wagner, WWagner@YorkCountyPA.gov, 717-840-7203. Site visits are generally available Monday thru Friday between 7:00 a.m. and 5:00 p.m.
- Bid Form – Lump Sum Base bid.
- This project requires PA Prevailing Wage Rates which will be added by Addendum. Weekly Certified Payrolls will be required.
- No substitution requests will be accepted during bidding. (ITB, Paragraph 3.3.2; 01 25 00)
- The following documents are required to be submitted with each bid:
 1. Bid Bond - 10% of Base Bid.
 2. Contractor's Qualification Statement with supporting data.
 3. Non-Collusion Affidavit.
- Basis of Award: Lowest responsible base bid.
- "Exceptions" on bids are not acceptable. Any bids submitted with exceptions will be rendered not responsible and will be rejected.
- Successful Prime Contractors will be required to provide Performance and Payment Bonds.
- The Owner will provide Builder's Risk Insurance. (GC A201, Paragraph 11.2.5.1)

Contracting Requirements:

- Security Clearances will be required for all contractors/subcontractors working on site. This requirement will be added by Addendum.
- Award of construction contracts is anticipated to be approximately as follows:

5/3/23 Wednesday	County Commissioners authorization to award
5/5/23 Friday (approx.)	Notice of Intent to Award issued to Contractors
5/19/23 Friday (approx.)	Notice to Proceed issued to Contractors
- Substantial Completion – **210 calendar days after NTP** (FOA A101, Paragraph 3.3.1; GC A201, Paragraph 8.2.4)
- Liquidated Damages - \$500/day for each calendar day beyond substantial completion deadline until work is substantially complete. (FOA A101, Paragraph 4.5; GC A201, Paragraph 8.2.5)
- Permits - Prime Contractors shall obtain their respective Construction Permit from Springettsbury Township (Building Permit includes HVAC & Electrical; separate Plumbing Permit). Fees required by Springettsbury Township for these Construction Permits will be paid by the Owner. (GC A201, Paragraph 3.7.1) It was noted that all Township plan reviews have been completed for this project.
- Tests and Inspections - Construction tests, inspections, and approvals required by Springettsbury Township shall be arranged by the respective Contractor and will be paid by the Owner. The Owner will employ and pay for any Third Party Special Inspections required by the UCC. The Contractors shall secure and pay for any other required tests, inspections, permits, and licenses. (GC A201, Paragraph 3.7.1; GC A201, Paragraph 13.4.1; 01 40 00, Paragraph 1.9)
- Excavation is unclassified. (01 10 00, Paragraph 1.9)
- It is anticipated that work shall occur between 7:00 a.m. and 5:00 p.m. Monday thru Friday (01 00 00, Paragraph 1.6.F)
- Temporary toilets, wash facilities, and drinking water shall be provided by the G.C. for workers. (01 12 00, Paragraph 1.6.B.3; 01 50 00, Paragraph 3.3.B.1)
- The Contractors shall remove debris daily and dispose of in a dumpster to be provided by the General Contractor. (01 12 00, Paragraph 1.6.B.5 and 01 50 00, Paragraph 3.7) Do not place anything in the Owner's dumpsters.
- Each prime contractor is responsible for cutting, fitting, or patching required to complete their work U.N.O. (GC A201, Paragraph 3.14.1; 01 12 00, Paragraph 1.5.A.7)
- A common use job trailer is required by the General Contractor. Other job or storage trailers are not required but will be allowed at each contractor's option and cost including any temporary utility connection and cost. (01 12 00, Paragraph 1.5.C.2; 01 50 00, Paragraph 2.2) Location anticipated to be within existing fenced area of construction zone – existing fenced yard area south of Central Booking addition.
- Shop drawing submittals and RFI's during construction will be submitted electronically thru web-based project software – Newforma Project Center (www.newforma.com). There is no cost to the Contractors for this service. (01 30 00, Paragraph 1.5.A.1.c.1)

- Existing building materials & finishes shall be protected by the Contractors during construction.
- Contractor material lay down area will be made available if needed within existing fenced area of construction zone – existing fenced yard area south of Central Booking addition. Coordinate with the Owner.
- The Owner will vacate the Area A Central Booking “work area” for the full duration of the project. This includes rooms A120 thru A153 including all of Multipurpose Room A127 as well as the existing Passage and 6 Cells south of Corridor A126. See plans.
- The Owner will vacate the entire Area B Locker Room/Armory “work area” for the duration that is required for renovations in this area - to be coordinated between all primes to be kept as short as possible. This includes rooms B101 thru B116. See plans.

Questions and Comments:

- Questions will be taken today, but any changes to the bidding documents will be made by Addendum.

Question: Can Contractors take photos in the building?

Answer: Yes but not of inmates/staff.

Question: Is all sprinkler work by the P.C.

Answer: Yes but fire extinguishers are by the G.C.

Question: Are there specs for the interior chain link fencing to be included in Water Service A107A and Property Storage A119?

Answer: Yes. See Section 32 31 13.15.

Question: Is there new permanent perimeter fencing?

Answer: No, portion of existing perimeter fencing to be removed to extent as required for the larger new building addition and modified as required including new end post adjacent to southwest side of this new addition as shown and noted on Civil drawings. See sheets C2-01 and C3-01. G.C. to provide temporary construction fencing to close off around the north and west sides of this new addition as well as around the new connecting corridor addition (within fenced parking area).

Question: Will designated parking area be provided for Contractors?

Answer: Yes. The existing parking lot at southwest corner of the site will be designated for contractors (approximately 36 spaces – see civil drawings).

Question: Can Geotech report be provided?

Answer: A Geotech Investigation was performed and the Report can be obtained by requesting from Brent Bakner at Buchart Horn with completion of release form. E-mail request to bbakner@bucharthorn.com.

Question: Firestopping is specified in 01 12 00 Multiple Contract Summary Paragraph 1.5.A.8 to be by the G.C. Can this be by each respective contractor?

Answer: No, this will remain by the G.C. so that all is by the same Contractor.

Question: Is there special financing for this project?

Answer: No, the project is funded by the County.

- A reminder for all attendees to sign the attendance sheet. Be sure to include name and address of company as well as phone and e-mail.

Tour of the Project Site

Contractors were able to tour the work areas in the existing building.