

**Scattered Sites – General Construction Services**

**Contract No. 2026-03**



Harrisburg Housing Authority  
916 S. 14<sup>th</sup> Street  
Suite 300  
Harrisburg PA 17104

(717) 232-6781

Dated: January 23, 2026



An Equal Opportunity Employer  
An Equal Housing Provider

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## **Invitation for Bids**

Harrisburg Housing Authority is accepting online bids for General Construction Services for our Scattered Sites properties. These services will include but are not limited to roofing, concrete, masonry, interior repairs, and decking.

Invitation for Bid documents will be available electronically at [www.harrisburghousing.org](http://www.harrisburghousing.org) (follow vendor registration link to our E-Procurement platform).

Questions and requests for information about the content of the documents shall be directed, via the E-Procurement web site, no later than 1:00 pm, February 20, 2026.

All bids must be uploaded electronically no later than 1:00 pm, Friday, February 27, 2026.

All Bidders must adhere to the provisions for Equal Employment Opportunity and payment of not less than Department of Labor Prevailing Wage Rates as set forth in the documents.

HHA reserves the right to reject any or all bids and waive any informalities in the bidding. No bidder may withdraw their bid within 60 days after the date of bid opening.

HARRISBURG HOUSING AUTHORITY



## Background

The Harrisburg Housing Authority (HHA) is a nonprofit governmental entity enabled under the laws of Pennsylvania, and whose primary contract is with the U.S. Department of Housing and Urban Development (HUD). The agency was organized in 1937 under the U.S. Housing Act for the acquisition, development, modernization, operation, and administration of public housing programs. The primary purpose of HHA is to provide safe, decent, sanitary, and affordable housing to the elderly and low-income families in the City and to operate housing programs in accordance with federal legislation. The HHA currently owns and manages approximately 1,640 low-income Public Housing units and administers approximately 1,300 Housing Choice Voucher Program units.

## Description of this Properties

<u>Name of Development</u>	<u># Units</u>	<u>Type of Units</u>	<u>Location</u>
William Howard Day Homes	218	Efficiencies & 1, 2, 3, 4 Bedroom	1300 Community Drive Harrisburg PA 17103
George A. Hoverter Homes	233	Efficiencies & 1, 2, 3, 4 Bedroom	1260 Oyler Road Harrisburg PA 17104
John A.F. Hall Manor Homes	538	1, 2, 3, 4 Bedroom	17 <sup>th</sup> & Hanover Street Harrisburg PA 17104
Hillside Village	70	2, 3 Bedroom	12 <sup>th</sup> & Reily Street Harrisburg PA 17103
M.W. Smith Homes	80	2, 3, 4 Bedroom	Cameron & Calder St Harrisburg PA 17103
Jackson Tower	159	Efficiencies & 1 Br-(Elderly) High-Rise-(13 stories)	1315 N. 6 <sup>th</sup> Street Harrisburg PA 17102
Morrison Tower	119	Efficiencies & 1 Br-(Elderly) High-Rise-(12 stories)	351 Chestnut Street Harrisburg PA 17101
Lick Tower (Currently under renovation)	144	Efficiencies & 1 Br-(Elderly) High-Rise-(13 stories)	1301 N. 6 <sup>th</sup> Street Harrisburg PA 17102
Scattered Sites	79	2, 3, 4, 5 Bedroom	Various Locations
<b>Total Units</b>	<b>1,640</b>		

## Scope of Services

Bids will be accepted based type of work by unit. Bidders are not required to bid on everything. HHA reserves the right to contract with more than one vendor for the following items due to volume and trades.

Site visits may be scheduled with Johan Soto-Santa, [johans@harrisburghousing.org](mailto:johans@harrisburghousing.org), 717-554-1078. Please allow 48 hours to notify residents in occupied units. All site visits must be completed no later than February 18, 2026.

### Rear Porch and Balcony 1928 Park Street. Occupied Unit

- Rear Porch Slab:
  - Sawcut and remove rear porch slab.
  - Form and pour new slab, 4" thick, light broom finish. Slab must slope away from building.
- Rear second floor porch:
  - Remove existing porch decking.
  - Remove existing 4"x4" porch posts. Shared porch posts and divider wall are to remain.
  - Remove existing railing and reinstall after posts and decking is completed.
  - Install composite tongue and groove flooring with composite skirt boards all in dark gray color.
  - Install new 6"x6" pressure treated posts.
  - All soffit is to remain.

### Roof Replacement- 2321 Penn St. Occupied Unit

- Roofing:
  - Remove and dispose of existing EPDM roof on main house roof and front porch roof.
  - Remove and dispose of existing rubber roof fiberboard. It is assumed that there is only one (1) layer of roofing.
  - Install new wood nails at roof perimeter edges.
  - Install new 1/2" fiberboard, screwed to the existing roof sheathing.
  - Install .060 EPM rubber roofing, fully adhered to new fiberboard.
  - Install new white slag stop and drip edge metal.
  - Install 6" cover tape over edge metal. Install flashing at parapet wall.
  - Remove terracotta to install flashing at parapet wall, then reinstall.
  - Make connection to neighbors roofing.

### Roof Replacement- 2634 Lexington St. Vacant Unit

- Roofing:
  - Remove and dispose of existing EPDM roof on main house and front porch roof.
  - Remove and dispose of existing rubber roof fiberboard. It is assumed that there is only one (1) layer of roofing.
  - Install new wood nails at roof perimeter edges.
  - Install new 1/2" fiberboard, screwed to the existing roof sheathing.
  - Install .060 EPM rubber roofing, fully adhered to new fiberboard.
  - Install new white slag stop and drip edge metal.

- Install 6" cover tape over edge metal. Install flashing at chimney.

#### **Roof Replacement- 909 18th Street, Occupied Unit**

- Roofing:
  - Remove and dispose of existing asphalt shingles on main house roof only.
  - Remove and dispose of drip edge and felt paper. Remove roof caps on neighbor tie in.
  - Install ice/water guard at eaves and valleys.
  - Install synthetic roof felt, white drip edge, plumbing vent boots.
  - Install GAF fiberglass architectural shingles in Charcoal.

#### **Roof Replacement- 2733 Lexington St. Occupied**

- Roofing:
  - Remove and dispose of existing asphalt shingles on the main house and porch roof.
  - Remove and dispose of drip edge and felt paper. Remove roof caps on neighbor tie in.
  - Install ice/water guard at eaves and valleys.
  - Install synthetic roof felt, white drip edge, plumbing vent boots.
  - Install GAF fiberglass architectural shingles in Charcoal.
  - Clean and prep rear flat tin roof and recoat with aluminum roof coating.

#### **Roof replacement at 2318 Brookwood St. Occupied Unit**

- Roof Replacement:
  - Remove and dispose of existing shingles, felt paper, and drip edge on main roof and porch roof.
  - Remove caps on tie in with the neighbor.
  - Repair any deteriorated wood on porch roof.
  - Install ice/water guard at the edges and valleys of roof.
  - Install synthetic roof felt and new white drip edge.
  - Install GAF architectural shingles in Charcoal.
  - Clean out the rear flat tin roof and apply fresh coating of roof paint.

#### **Back Porch and Balcony at 2650 N. 5th Street, Occupied Unit**

- Rear Porch:
  - Remove existing railing, decking, and soffit.
  - Remove existing 4"x4" posts and install 6"x6" pressure treated posts with metal feet.
  - Repair or replace any rotten wood. Sister any joists as needed.
  - Install composite tongue and groove porch flooring, dark gray color.
  - Install triple 4" white center venter vinyl soffit and trims on both ceilings.
  - Install white aluminum coil stock to cover the rim boards of deck.
  - Install white vinyl balusters and railings on both floors.
  - Reattach any downspouts after deck is complete.

### **Porch Roof at 2663 N. 6th Street, Vacant Unit**

- Demolition:
  - Remove water-damaged ceiling plaster.
  - Remove water-damaged flooring and sub flooring.
- Roofing:
  - Remove and dispose of existing hot tar build up roof.
  - Replace deteriorated wood at eave of roof.
  - Install new fiberboard and fully adhered .060 EPDM rubber.
  - Install new flashings and edge metal.
- Gutter:
  - Remove existing gutter.
  - Install a new 5" K gutter and gutter guard.
- Carpentry:
  - Replace any water-damaged wood in floor and ceiling location.
  - Install 1/4" underlayment over the entire floor in foyer.
- Drywall:
  - Patch the hole in the ceiling and finish smooth to match.
- Paint:
  - Paint entire ceiling in flat white.
- Flooring:
  - Installation of owner- provided VCT and 4" VCB in foyer.

### **New windows at 211 Harris Street. Vacant Unit**

- New Windows:
  - Remove (19) windows.
  - Furnish and install (19) white vinyl replacement windows. The design for windows is the "Harvey Classic" (or equal) double hung. Windows will have double glazed, low E, Argon filled sashes and are Energy Star certified.
  - Double locks, night latch, and a full fiberglass mesh screen.
  - Wrap exterior wood jambs and trim with white aluminum.

### **Front Porch at 1008 S. 23rd Street. Vacant Unit**

- Roofing:
  - Remove one layer of existing hot tar roof on the rear porch.
  - Install .060 EPDM rubber roof.
- Concrete:
  - Sawcut and remove concrete wall between front steps.
  - Form and pour new stair wall.
- Carpentry:
  - Remove and dispose of front porch decking materials. Railing is to remain as is.
  - Furnish and install composite tongue and groove porch flooring boards.
  - Furnish and install composite skirt boards.

- Masonry:
  - Patch masonry cement parging around basement windows.
  - New cement to match as close as possible.

#### **Exterior improvements at 933 Norwood St. Occupied**

- Concrete:
  - Sawcut and remove four (4) blocks of sunken/cracked concrete on rear porch slab.
  - Form and pour 4" of concrete to slope away from the building in a light broom finish.
  - Sawcut and remove the elevated piece of sidewalk at front of building. Form and pour 4" of concrete to match correct elevation in a light broom finish.
- Gutters and Downspouts:
  - Remove and dispose of existing gutter and downspouts on front and rear of house.
  - Furnish and install new 5" white K-style gutter and 2"x3" white downspouts.
  - Cover all fascia boards with white aluminum.

#### **Front Porch Replacement at 1920 Holly Street. Occupied Unit**

- Front Porch Slab Replacement:
  - Sawcut and remove existing handrail, save for reinstallation.
  - Sawcut and remove the existing concrete slab.
  - Repair/replace any damaged block. Re-parge entire exterior of porch foundation.
  - Install stone as needed for a stone base.
  - Form and pour a 4" concrete slab with a light broom finish.
  - Weld extensions on existing railing.
  - Sandblast railing and repaint with black satin paint.
  - Core drill and install railing.

#### **Front Porch Slab Replacement at 401 Wiconisco Street. Occupied**

- Front Porch Slab Replacement:
  - Sawcut and remove existing handrail, save for reinstallation.
  - Sawcut and remove the existing concrete slab.
  - Repair/replace any damaged block. Re-parge entire exterior of porch foundation.
  - Install stone as needed for a stone base.
  - Form and pour 4" concrete slab with a light broom finish.
  - Weld extensions on existing railing.
  - Sandblast railing and repaint with black satin paint.
  - Core drill and install railing.

## **General Information**

### **Labor Compliance**

This project is funded by federal sources, and as such, calls for compliance with federal labor standards provisions as administered by the HUD office of Labor Relation (OLR), requiring prime and subcontractors pay wages to laborers and mechanics compensated at the prevailing wage rate as set forth in the contract documents, for work performed. These wages, commonly referred to as Davis Bacon Residential Rates as published on January 2, 2026

The Bidder is required to pay laborers and mechanics of no less than the wages outlined in the included Davis Bacon Wage Determination.

None of the services covered by this Contract shall be subcontracted without the prior written approval of the Harrisburg Housing Authority and any agency Government-Grantor, if required. HHA reserves the right to withhold approval of subcontracting such portions of the work or services, which HHA may deem is not in the agency's best interest.

### **Proposal Submission Requirements**

In accordance with 2 CFR 200.318 and the HHA Procurement Policy, no individual officer, employee, or agent of HHA may participate in the selection, award, or administration of a contract if a real or apparent conflict of interest is present. Any potential conflicts must be disclosed in writing to HHA and addressed before participation in the selection process can continue.

### **Bidder's Presentation**

The Bidder represents that bidder will not at any time after the execution of the Contract make any claims based on insufficient data or incorrectly assumed conditions, nor shall the bidder claim any misunderstanding with regard to the nature or character of the work to be done, or the conditions under which it is to be performed, and will further assume all risks resulting from any changes in the conditions which may occur during the progress of the work.

### **Specifications**

Upon receipt of the SPECIFICATIONS, the Bidder shall carefully examine the SPECIFICATIONS for completeness and condition. He/she shall notify the HHA by registered mail within three (3) days after receipt of the documents, of any deficiency therein. Unless such claim is presented to the HHA as prescribed, the documents shall be considered received by the Bidder complete and in good condition. SPECIFICATIONS contain all the material listed in the Table of Contents.

### **Term of Contract**

This Contract is effective for a period of one (1) year, commencing on the date the Contract is completely executed, unless properly amended or terminated as provided here.

Prior to the execution of this Contract, the CONTRACTOR shall have no authority to begin work under this Contract. The AGENCY'S Contracting Officer and/or designee shall not authorize any payments to the CONTRACTOR prior to such award, nor shall the AGENCY incur any liability to reimburse the

CONTRACTOR regarding any expenditure for the purchase of materials or the payment for Services prior to commencement of this Contract. The Contract shall not become effective until the Contract has been approved and signed by the authorities having jurisdiction over this Contract.

### **Insurance Requirements**

Prior to award (**but not as part of the submission of the proposal**), the successful Respondent will be required to produce the following:

- An original certificate evidencing the Respondent's current industrial (**workers compensation**) insurance carrier and coverage amount;
- An original certificate, naming the HHA as an additional insured, showing the entity's **general liability insurance coverage** (minimum of \$500,000 each occurrence, general aggregate minimum limit of \$1,000,000), with fire damage of \$50,000, with a deductible of not greater than \$1,000;
- An original certificate showing the Respondent's **automobile insurance coverage** in a combined single limit of \$1,000,000. For every vehicle utilized during the term of this program, when not owned by the entity, each vehicle must have evidence of automobile insurance coverage with limits of no less than \$50,000/\$100,000 and medical payment of \$5,000.
- A copy of the Respondent's Harrisburg Mercantile License allowing that entity to provide services within the City of Harrisburg. Info available at:  
<https://cityofharrisburg.zendesk.com/hc/en-us/articles/204527970-Business-Privilege-and-Mercantile-License>
- W-9 form. Info available at: <http://www.irs.gov/pub/irs-pdf/fw9.pdf>

The aforementioned requested information shall be entered where requested on the Vendor Information Form under Tab 3 (**DO NOT ATTACH COPIES WITHIN THE PROPOSAL SUBMITTAL**--HHA will garner the necessary certificates from the successful Respondent prior to contract execution).

## **Invoicing and Payments**

Contractor shall submit detailed billing to HHA within 30 days of job completion.

To receive any payment due, submit invoices of completed work to the headquarters address of HHA, 916 S. 14<sup>th</sup> Street, Suite 300, Harrisburg PA 17104. You can also email your invoices to [procurement@harrisburghousing.org](mailto:procurement@harrisburghousing.org) for faster processing. ACH payment is also available.

The Harrisburg Housing Authority is tax exempt. A tax exemption certificate will be furnished upon request.

Payment terms for approved invoices are on a net/30-day basis, and shall be formatted as follows:

- Company name, address, and telephone number;
- Invoice number, HHA purchase order, contract number, and task order number;
  - Harrisburg Housing Authority prohibits billing of multiple sites on one invoice.
  - Names of personnel or titles, i.e.: R. Jones, or Tech 1, Tech 2
    - A daily summary of work detail performed shall be maintained and accompany contractor's invoices
  - Work site location
  - Description of work performed with date of service
  - Wage rates by classification
  - Number of hours worked
  - Itemization of material/equipment used
- Contractors must submit MBE/WBE/Section 3 utilization reports with invoicing.
  - If invoice frequency is greater than monthly, one submission per month is required.
  - If the composition of the work force does not waver, one submission annually is required.
- Attach the completed Request For Service (RFS) form, with approval/signature by HHA staff of satisfactory completion. This is the form initiated by HHA requesting the contractor's services.

**FAILURE TO PROVIDE THIS INFORMATION IN ACCORD WITH THE FORMATTING  
REQUIREMENTS MAY DELAY THE PROCESSING OF INVOICES.**