

Boiler Steam Supply Line Riser Repairs
Contract No. 2026-08

For:
John A.F. Hall Manor



351 Chestnut Street
Harrisburg PA 17101-2785
(717) 232-6781
Dated: 06-17-2026

An Equal Opportunity Employer
An Equal Housing Provider



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Invitation for Bids

The Harrisburg Housing Authority (HHA) is accepting online bids for the following service:

IFB No. 2026-08 – *Boiler Steam Supply Line Riser Repairs*

Open Date: Friday, June 17, 2026 – 10:00 AM (EDT)

Closing Date: Friday, July 31, 2026 – 11:30 PM (EDT)

A **mandatory pre-bid** site visit period will be conducted from **June 22, 2026, through July 10, 2026**, between the hours of **9:00 a.m. and 2:00 p.m.** at **100 Hall Manor Place, Harrisburg, PA 17104**. Prospective bidders must schedule an appointment in advance with Gary Deavers at (717) 443-0838 or GaryD@harrisburghousing.org. Attendance at one (1) mandatory site visit is required. Failure to attend will result in disqualification from bidding.

All bidders must comply with applicable HUD requirements, including Davis-Bacon and Related Acts (DBRA) prevailing wage requirements.

HHA reserves the right to reject any or all bids and waive any informalities in the bidding process. No bidder may withdraw its bid within sixty (60) days after the bid opening date.

HARRISBURG HOUSING AUTHORITY



Background

The Harrisburg Housing Authority (HHA) is a public housing authority organized under the laws of the Commonwealth of Pennsylvania and operating under programs administered by the U.S. Department of Housing and Urban Development (HUD).

This Invitation for Bids (IFB) is issued for the inspection, repair, replacement, and related work associated with the steam distribution system at John A.F. Hall Manor Homes (PA 8-3), a family housing development owned and operated by HHA.

Project Location

John A.F. Hall Manor Homes (PA 8-3)
100 Hall Manor Pl
Harrisburg, Pennsylvania 17104

Hall Manor consists of approximately 538 residential units located within multiple building rows. The Work includes steam riser repairs and related piping improvements affecting designated buildings and units as identified in the Riser Repair Matrix and associated project drawings included in this IFB.

HARRISBURG HOUSING AUTHORITY

Project Location

John F Hall Manor / 100 Hall Manor Place Hbg PA 17104

1. Project Description

The Contractor shall furnish all labor, materials, equipment, supervision, permits, inspections, licenses, approvals, and incidentals necessary to inspect, repair, cap, and/or replace existing steam risers, associated fittings, valves, and distribution piping located beneath buildings and within residential units, including work performed in confined space conditions where applicable. The Contractor shall obtain and pay for all permits, inspections, licenses, and approvals required by the City of Harrisburg and all authorities having jurisdiction.

The scope of work includes identified steam riser deficiencies affecting multiple building rows and unit types, as summarized in the Riser Repair Matrix (Table 1) and associated Steam Riser Blueprints.

Based on current assessments:

- Up to twenty-four (24) building rows are impacted under the initial review, affecting approximately two hundred forty (240) residential units.
- Certain locations are currently identified as unknown and shall be verified by the Contractor during field investigation.

The Contractor shall:

- Verify quantities, conditions, and locations of all steam risers prior to commencing construction.
- Base pricing on the unit counts and row impacts identified in the Riser Repair Matrix to allow for direct comparison between bids.
- Coordinate project phasing and sequencing to minimize disruption to residents and building operations.
- Restore all disturbed finishes, surfaces, walls, ceilings, flooring, and other affected building components to their original condition or better.
- Protect existing utilities, building systems, and resident property during construction.
- Provide all temporary measures necessary to safely maintain operations during the performance of the work.

All work shall be performed in a professional and workmanlike manner and shall result in a complete, safe, code-compliant, and fully operational steam distribution system. All work shall comply with applicable HUD requirements, Davis-Bacon and Related Acts (DBRA) requirements, federal, state, and local laws, applicable building and fire codes, OSHA regulations, and all authorities having jurisdiction.

1.1 Occupied Units and Resident Coordination

The Contractor acknowledges that portions of the Work may occur within occupied residential units. The Contractor shall coordinate all work activities with the Agency to minimize disruption to residents and maintain safe, sanitary, and habitable living conditions throughout the duration of the project.

Resident Notifications

The Contractor shall coordinate with the Agency regarding all resident notifications. The Agency will provide required notices to residents; however, the Contractor shall provide the Agency with sufficient advance notice of scheduled work activities, service interruptions, shutdowns, access requirements, and other impacts to allow for timely resident communication.

Access Scheduling

The Contractor shall coordinate access to occupied units through the Agency. No entry into occupied units shall occur without prior authorization and scheduling through the Agency or its designated representative. The Contractor shall make reasonable efforts to complete work during scheduled access periods and minimize repeat visits to occupied units.

Protection of Resident Property

The Contractor shall take all necessary precautions to protect resident furnishings, personal belongings, flooring, walls, ceilings, and other property from damage, dust, debris, moisture, and construction-related impacts. Protective coverings, barriers, and other appropriate measures shall be utilized as necessary. Any damage caused by the Contractor, its employees, subcontractors, suppliers, or agents shall be repaired or replaced at the Contractor's sole expense to the satisfaction of the Agency.

Daily Cleanup and Restoration

At the conclusion of each workday, the Contractor shall remove all debris, unused materials, tools, equipment, and waste from the work area and maintain the premises in a clean, safe, and orderly condition. The Contractor shall restore affected areas to a safe and usable condition each day and shall not leave hazardous conditions, open floor penetrations, exposed piping, unsecured work areas, or other unsafe conditions within occupied units or common areas.

Working Hours

Unless otherwise approved in writing by the Agency, work within occupied residential units shall be performed between 8:00 a.m. and 5:00 p.m., Monday through Friday. Any work outside of these hours shall require prior written approval from the Agency.

Contractor Personnel Conduct

The Contractor shall ensure that all employees, subcontractors, suppliers, and agents conduct themselves in a professional manner while on Housing Authority property. The Agency reserves the right to require the removal of any Contractor personnel whose conduct is deemed unacceptable or detrimental to residents, staff, or Agency operations.

Emergency Conditions

HARRISBURG HOUSING AUTHORITY

The Contractor shall immediately notify the Agency of any condition discovered during construction that may affect resident health, safety, building operations, building systems, or the continued occupancy of any unit.

For your project, I would place this immediately before the sections on Project Schedule and Phasing, Heating Season Restrictions, and Steam Shutdown Coordination so bidders understand the resident-related requirements before reviewing the construction schedule requirements.

2. Pre-Construction & Inspection Phase

2.1 Mandatory Site Investigation

A mandatory pre-bid site visit shall be conducted. Failure to attend may result in bid disqualification.

Contractor shall verify and document:

- Access points to crawlspaces, basements, or under-building areas
- Existing steam riser locations and routing
- Pipe sizes, fittings, elevations, and clearances
- Headroom, ventilation, lighting, moisture conditions, and obstructions
- Evidence of:
 - Active leaks
 - Corrosion or section loss
 - Failed fittings or valves
 - Inadequate or sagging pipe supports

Contractor shall be responsible for understanding all existing conditions prior to bid submission.

2.2 Confined Space Assessment

The Contractor shall:

- Evaluate all work areas pursuant to OSHA 29 CFR 1910.146 (Permit-Required Confined Spaces)
- Identify and document:
 - Atmospheric hazards
 - Restricted entry/exit conditions
 - Standing water, moisture intrusion, or biological hazards

The bid proposal must include a site-specific Confined Space Entry Plan, including rescue procedures.

2.3 Existing Conditions Documentation

Prior to demolition, the Contractor shall provide photographic documentation of:

- Steam risers and horizontal steam distribution piping
- Valves, traps, hangers, and unions
- Existing insulation conditions

Note: The Harrisburg Housing Authority has not confirmed the presence or absence of asbestos-containing materials within pipe insulation associated with this project. If suspected ACM is encountered, work shall cease immediately in the affected area. Testing and any required abatement shall be performed by others unless specifically authorized through a written change order.

Contractor shall verify shutdown requirements and anticipated duration.

3. Safety & Regulatory Compliance

3.1 General Safety Requirements

Contractor shall comply with:

- OSHA standards
- HUD safety requirements
- PHA safety policies

Contractor shall provide:

- OSHA-trained confined space personnel
- Site-specific Job Hazard Analysis (JHA)
- Continuous air monitoring
- Mechanical ventilation
- Lockout/Tagout procedures
- Designated Confined Space Attendant present at all times during entry

3.2 Environmental & Hazardous Materials Compliance

If suspected asbestos-containing materials are encountered or disturbed:

- Contractor shall immediately stop work
- Notify the Owner/Engineer
- Testing and abatement shall be coordinated by the Owner unless otherwise directed
- No work shall resume until authorized in writing

Contractor shall comply with all EPA, HUD, and state environmental regulations.

4. Steam System Shutdown & Preparation

Contractor shall:

- Coordinate steam system shutdown with Owner minimum 72 hours in advance
- Drain and depressurize all steam piping
- Implement Lockout/Tagout for all affected systems
- Protect adjacent utilities, finishes, and structural elements
- Install temporary supports as required to maintain system integrity

5. Demolition & Removal

Contractor shall carefully remove:

- Failed or deteriorated steam risers and fittings
- Associated horizontal piping as required
- Defective valves, unions, hangers, and supports

Additional requirements:

- Piping shall be cut into manageable sections
- Remaining piping shall be capped or isolated as needed
- All debris shall be disposed of in accordance with federal, state, and local regulations

6. New Steam Riser Installation

6.1 Materials

All materials shall be new and UL-listed for steam service.

- Piping:
 - Cast iron or Schedule 40 black steel (Engineer-approved)
- Fittings:
 - Cast or malleable iron rated for steam pressure/temperature
- Valves:
 - Full-port, steam-rated
 - Unions provided for future maintenance

6.2 Installation Requirements

- Risers installed plumb and properly aligned
- Pipe supports and hangers installed per code
- Expansion allowances provided where required
- Dielectric unions installed where dissimilar metals connect
- Proper pitch restored for condensate return
- Minimum clearances maintained from structural elements

7. Testing & Commissioning

7.1 Pressure Testing

- Perform operational steam testing per applicable code
- Correct deficiencies and retest until system is leak-free

7.2 System Startup

- Coordinate controlled startup with Owner
- Verify:
 - No leaks
 - Proper heat distribution
 - No abnormal vibration or noise

8. Insulation & Identification

- Install new insulation on all steam piping:
 - Fiberglass or calcium silicate
 - Rated for steam temperatures
 - Jacketed and sealed
- Label piping with:
 - Service type
 - Direction of flow

9. Site Restoration & Closeout

Contractor shall:

- Remove all debris and equipment from confined space
- Restore access panels, floor penetrations, and enclosures
- Provide final photo documentation

Closeout submittals shall include:

- As-built sketches

- Confined space entry logs
- Test results
- Warranty documentation

10. Vendor Bid Submission Requirements

General

- Lump sum bid with itemized cost breakdown
- Proposed project duration
- Contractor shall warrant all labor, materials, equipment, and workmanship for a period of one (1) year from final acceptance.
- List of subcontractors

Safety

- Confined Space Entry Plan
- OSHA training certifications
- Insurance certificates (General Liability, Workers' Compensation, Auto)

Technical

- Description of proposed materials
- Pipe sizing methodology
- Installation and testing procedures

Exclusions

- Clearly identify all exclusions (e.g., asbestos abatement, structural work)

11. Occupied Units and Resident Coordination

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11. Riser Repair Matrix (see Table 1)

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Row #	Unit	Type of Repair	Location
1	A	Kitchen	Back
2	D & I	Living Room Heater (D) - Unknown (I)	Front and Back
3	F		
17	A & G	Capped	
19	J	2nd Fl no heat	
20	A, B & C	Living Room Heater (A) & (B), Kitchen (D)	Front and Back
24	C & I	Bathroom Heater (C) and Living Room (I)	Front and Back
26	A & B	Kitchen (A) & (B)	Rear
27	A	Kitchen	Rear
31	F	Kitchen	Rear
33	J	Bathroom Heater	Rear
36	F & J	Kitchen (F) & (J)	Rear
12	A	Kitchen	Back
15	D	Kitchen	Back
16	C	Kitchen	Back
40	F	Living Room	Front
41	F	Kitchen	Rear
42	F, H & I	Kitchen (F), (H) / Front Bedroom (I)	Front and Back
44	E	Kitchen	Rear
47	C	Kitchen	Rear
5	C	Capped	Unknown
46	D, E & F	Main Rear (D) & Front (E),(F)	Front and Back
49	F	Kitchen	Back
52	E	Living Room and Back Side	Front and Back

Total	Units affected	Total Units Affected
24 Rows	35	240

12. Steam Risers (Blueprints Codes)

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Blueprint Code	Building Code	Building #	Blueprint Code	Building Code	Building #
H-7	A-6	1	H-7	A-17	25
H-7	A-5	2	H-7	A-18	26
H-7	A-4	3	H-7	A-19	27
H-7	A-3	4	H-8	C-3	28
H-7	A-2	6	H-8	C-2	29
H-7	B-2	7	H-8	C-1	30
H-7	B-1	8	H-7	B-5	31
H-7	A-1	9	H-7	B-6	32
H-8	D-1	10	H-7	B-7	33
H-7	A-7	11	H-7	B-8	34
H-7	A-8	12	H-7	B-9	35
H-7	A-9	13	H-7	B-10	36
H-7	A-10	14	H-9	E-3	37
H-7	A-11	15	H-9	E-4	38
H-7	A-12	16	H-7	A-20	39
H-7	A-13	17	H-7	A-21	40
H-7	B-3	18	H-7	A-22	41
H-7	B-4	19	H-7	B-11	42
H-7	A-14	20	H-7	B-12	43
H-7	A-15	22	H-7	B-13	44
H-7	A-16	23	H-7	B-14	45
H-7	B-21	24	H-9	E-5	46
			H-7	B-15	47
			H-7	B-16	48
			H-7	B-17	49
			H-7	B-18	50
			H-7	B-20	52
			H-7	B-22	53
			H-7	B-23	54
			H-7	B-19	57
			H-9	E-1	Community Bldg..
			H-9	E-2	Community Bldg..

General Information

Labor Compliance

This project is funded through the U.S. Department of Housing and Urban Development (HUD) Capital Fund Program and is subject to all applicable federal labor standards, including the Davis-Bacon and Related Acts (DBRA), Contract Work Hours and Safety Standards Act (CWHSSA), Copeland Act, and all applicable HUD labor requirements administered by the HUD Office of Labor Relations (OLR).

The Contractor and all subcontractors shall pay all laborers and mechanics employed under this Contract wages and fringe benefits not less than those contained in the applicable U.S. Department of Labor Wage Determination incorporated into the Contract Documents.

The Contractor shall submit certified payroll reports weekly for all work performed under this Contract and shall comply with all federal labor standards reporting and recordkeeping requirements. The Contractor shall be responsible for ensuring compliance by all subcontractors and lower-tier subcontractors.

Failure to comply with applicable labor standards requirements may result in withholding of payments, contract remedies, termination for default, debarment, or other actions authorized by federal law and the Contract Documents.

Subcontracting

No portion of the Work shall be subcontracted without the prior written approval of the Harrisburg Housing Authority (HHA). The Contractor shall remain fully responsible for the performance, supervision, and compliance of all subcontractors and suppliers utilized on the project.

HHA reserves the right to reject any proposed subcontractor whose qualifications, experience, performance history, licensing, insurance, or compliance record is deemed unacceptable or not in the best interest of the Agency.

Approval of any subcontractor shall not relieve the Contractor of any obligations under the Contract.

Bidder Responsibility

By submitting a bid, the Bidder acknowledges that it has carefully examined the Contract Documents, visited the project site, become familiar with existing conditions, and satisfied itself as to all conditions that may affect the cost, progress, or performance of the Work.

The Bidder further acknowledges that it has had the opportunity to investigate existing site conditions, access limitations, occupied unit conditions, steam system operations, confined space requirements, and all other factors that may affect performance of the Work.

No claim for additional compensation or extension of time shall be considered based upon the Bidder's failure to investigate, inspect, or become familiar with existing conditions that could reasonably have been observed prior to bid submission.

Examination of Contract Documents

Bidders shall carefully review all solicitation documents, specifications, drawings, addenda, wage determinations, and other information provided by HHA.

Any discrepancies, ambiguities, conflicts, omissions, or questions concerning the Contract Documents shall be submitted through the designated procurement process prior to the deadline established in the Invitation for Bids.

Submission of a bid shall constitute acknowledgment that the Bidder has examined the Contract Documents and has determined them to be sufficient for preparation of its bid.

By submitting a bid, the Contractor agrees to perform all Work described in the Contract Documents in accordance with the requirements, specifications, drawings, federal regulations, applicable codes, and the Scope of Work contained herein.

Term of Contract

This Contract shall become effective upon full execution by the Harrisburg Housing Authority (HHA) and the successful Bidder and shall remain in effect for a period of one (1) year unless sooner terminated or extended by written agreement of the parties.

The Contractor shall not commence any Work until receipt of a written Notice to Proceed (NTP) issued by HHA. Upon issuance of the NTP, the Contractor shall diligently prosecute the Work and achieve Substantial Completion within three hundred (300) calendar days, unless an extension of time is approved in writing by HHA.

The Work shall be performed in phases as approved by HHA due to the nature of the project, including occupied residential units, confined space conditions, steam system operations, resident coordination requirements, and field verification of existing conditions. Unless otherwise authorized in writing by HHA, no more than three (3) building rows shall be under active construction at any one time.

Prior to commencement of Work, the Contractor shall submit a detailed project schedule and phasing plan for review and approval by HHA. The schedule shall identify anticipated start and completion dates, steam shutdown coordination, resident access requirements, restoration activities, and all major milestones necessary to complete the Work.

The Contractor acknowledges that certain steam riser locations, piping conditions, and associated deficiencies may require field verification prior to construction. Any differing site conditions, concealed conditions, or unforeseen circumstances encountered during performance of the Work shall be reported immediately to HHA. No adjustment to the Contract Sum or Contract Time shall be made except through a written Change Order executed in accordance with the Contract Documents.

Because the Work involves an operational steam heating system serving occupied residential units, all steam system shutdowns shall be coordinated in advance with HHA. The Contractor shall provide a minimum of seventy-two (72) hours' notice prior to any planned shutdown unless otherwise approved by HHA. No building row or occupied unit shall be left without heat overnight without prior written authorization from HHA.

The Contractor acknowledges that portions of the Work may require active heating system operation for testing, diagnostics, balancing, and verification of repairs. Such activities shall be coordinated with HHA and performed during the heating season, generally defined as October 1 through May 15, unless otherwise authorized in writing by HHA.

The Contractor shall coordinate all construction activities to minimize disruption to residents, maintain safe and habitable conditions, and ensure continuity of building operations throughout the duration of the project.

Expiration of the Contract term shall not relieve the Contractor of its obligations to complete authorized Work, correct defective Work, provide required closeout documentation, or honor all warranties and guarantees required under the Contract Documents.

The Contractor shall have no authority to incur costs chargeable to HHA or perform services under this Contract prior to full execution of the Contract and issuance of a written Notice to Proceed.

Insurance Requirements

Prior to Contract award, and as a condition of Contract execution, the successful Bidder shall furnish certificates of insurance evidencing the coverage requirements set forth below. Submission of insurance certificates is not required with the bid submission unless otherwise specifically requested by HHA.

The successful Bidder shall maintain the following minimum insurance coverage throughout the duration of the Contract:

Workers' Compensation and Employer's Liability Insurance

- Workers' Compensation coverage as required by the laws of the Commonwealth of Pennsylvania.
- Employer's Liability coverage with limits not less than:
 - \$100,000 Each Accident
 - \$500,000 Disease – Policy Limit
 - \$100,000 Disease – Each Employee

Commercial General Liability Insurance

- Minimum limit of \$1,000,000 per occurrence.
- Minimum general aggregate limit of \$2,000,000.
- Coverage shall include bodily injury, property damage, contractual liability, products/completed operations, and personal injury liability.
- The Harrisburg Housing Authority, its officers, employees, and agents shall be named as Additional Insureds on a primary and non-contributory basis.

Automobile Liability Insurance

- Coverage for all owned, non-owned, leased, and hired vehicles used in connection with the Work.
- Combined Single Limit of not less than \$1,000,000 per occurrence for bodily injury and property damage.

Certificate Requirements

Certificates of Insurance shall:

- Be issued by insurance companies authorized to conduct business in the Commonwealth of Pennsylvania.
- Identify the Harrisburg Housing Authority as Certificate Holder.
- Provide that coverage shall not be canceled, materially modified, or allowed to expire without at least thirty (30) days prior written notice to the Harrisburg Housing Authority.

Additional Requirements

Prior to Contract execution, the successful Bidder shall also provide:

- A completed and signed IRS Form W-9.
- Evidence of all licenses, registrations, permits, and certifications required to perform the Work within the Commonwealth of Pennsylvania and the City of Harrisburg.
- A current Harrisburg Mercantile License, if applicable.

The Harrisburg Housing Authority reserves the right to require higher insurance limits, additional coverages, endorsements, or other evidence of insurance as deemed necessary to protect the interests of the Agency and the Project.

The required insurance certificates and supporting documentation shall be provided by the successful Bidder prior to Contract execution. Failure to provide the required documentation may result in withdrawal of the award and award to the next lowest responsive and responsible bidder.

Invoicing and Payments

The Contractor shall submit detailed invoices to the Harrisburg Housing Authority (HHA) for completed work in accordance with the approved project schedule and Contract requirements. Progress payments may be requested monthly based on the percentage of Work completed and accepted by HHA.

Invoices shall be submitted to:

Harrisburg Housing Authority
351 Chestnut Street
Harrisburg, PA 17101-2785

Electronic invoices may also be submitted to: procurement@harrisburghousing.org

The Harrisburg Housing Authority is exempt from Pennsylvania Sales Tax. A tax-exemption certificate will be provided upon request.

Payment for approved invoices shall be made on a Net Thirty (30) Day basis following receipt of a properly completed invoice and all required supporting documentation.

Each invoice shall include, at a minimum:

- Contractor name, address, telephone number, and contact person;
- Invoice number and invoice date;
- Contract Number: IFB No. 2026-08 – Boiler Steam Supply Line Riser Repairs;
- HHA Purchase Order Number, if applicable;
- Project location and building row(s) where work was performed;
- Description of work completed during the billing period;
- Percentage of contract completed and amount requested for payment;
- Itemized breakdown of labor, materials, equipment, and other costs associated with the work performed;
- Change Order documentation, if applicable;
- Certified Payroll Reports and Statements of Compliance for the applicable billing period in accordance with Davis-Bacon and Related Acts (DBRA) requirements;
- Weekly payroll records and supporting labor classifications upon request by HHA;
- Documentation supporting any subcontractor payments included in the invoice.

The Contractor shall maintain daily reports documenting work activities and shall provide such documentation upon request. Daily reports shall include:

- Date of service;
- Work location;
- Description of work performed;

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- Labor classifications utilized;
- Number of hours worked by classification;
- Equipment utilized;
- Materials installed.

Contractors shall submit all required Section 3 reports, MBE/WBE participation reports, certified payrolls, and any other contract compliance documentation as required by HHA and HUD.

Failure to provide complete and accurate invoicing or required labor compliance documentation may result in delayed payment until all deficiencies have been corrected.

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