

Request for Service Work – Maintenance Contracts

Reading Housing Authority (RHA) is soliciting vendors for the calendar years 2020 and 2021. Applications will be received until Friday, December 13, 2019. Instructions for submission are available at www.readingha.org, by request to RHA Purchasing Manager Ben Sadowskas at bsadowskas@readingha.org, or by telephone to 610-775-4813 extension 1117. Submissions must include a fixed hourly rate that includes wages, overhead, general and administrative expenses and profit. Submissions must also include the mark-up to be associated with any materials or supplies. Work performed under this solicitation is to occur on properties or programs operated by Reading Housing Authority and/or the City of Reading.

RHA will prepare an annual vendor list from these submissions for the purpose of performing emergency and as-needed services. Vendors with complete submissions will be ranked and generally contacted in the order of lowest hourly rate. As work performed under this solicitation is unpredictable in nature, vendors will be issued an Indefinite Quantity Contract, with no one project anticipated to exceed \$20,600, or the state bidding threshold for solicitations of this nature. (All work anticipated to exceed this threshold shall be offered by public bid.) RHA reserves the right to forgo ranking order based upon vendor availability and any unique circumstances associated with a service need. No additional vendors will be added to this list at the vendor's request outside of this solicitation, however RHA and the City of Reading reserve the right to seek vendors outside of this solicitation and throughout the calendar year for categories in which less than three (3) vendors are identified and/or available.

The following are service areas for which rates are being requested:

Appliance repair (GE, Maytag and Speed Queen)

Asphalt paving

Automatic doors

Bucket truck

CCTV systems

Commercial Boilers

Electrical

Elevators

Environmental abatement

Environmental testing

Excavating

Fire Protection services (sprinkler systems)

Flagging services

General contracting

Generators

Glass installation and repair

High voltage electric

Hoist, crane & rigging

HVAC

Locksmiths

Line-painting services

Masonry

Moving, storage & office relocation

Overhead garage doors

Painting

Paving & crack sealing

Plastering & drywall

Plumbing

Portable toilet services/rentals

Post-mortem sanitizing

Roofing

Sewer & drain cleaning

Snow plowing and/or removal

Tree services, stump grinding, landscaping & vegetation control
Utility locating
Water meter and backflow testing (with hourly service rate/per device)
Welding & steel fabrication
Window washing services

STACEY J. KEPPEL
EXECUTIVE DIRECTOR

Advertisement Methodology

- Reading Eagle:
 - Tuesday, November 12, 2019
 - Wednesday, November 13, 2019
 - Monday, November 18, 2019
- Posting to RHA website @ www.readingha.org
- Mailed/emailed copy with cover letter to
 - 2018 and 2019 RHA vendors in these categories
 - All vendors who requested information about list during CY2019

Reading Housing Authority
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INSTRUCTIONS & SPECIFICATIONS

1. Reading Housing Authority (RHA) is soliciting vendors for calendar years 2020 and 2021 for Maintenance Service Work to occur on properties or programs operated by Reading Housing Authority and/or the City of Reading. RHA will prepare an annual vendor list from these submissions for the purpose of performing emergency and as-needed services. Vendors with complete submissions will be ranked and generally contacted in the order of lowest hourly rate.
2. As work performed under this solicitation is unpredictable in nature, vendors will be issued an Indefinite Quantity Contract, with no one project anticipated to exceed \$20,600, or the state bidding threshold for solicitations of this nature. (All work anticipated to exceed this threshold shall be offered by public bid.)
3. RHA reserves the right to forgo ranking order based upon vendor availability and any unique circumstances associated with a service need. No additional vendors will be added to this list at the vendor's request outside of this solicitation, however RHA and the City of Reading reserve the right to seek vendors outside of this solicitation and throughout the calendar year for categories in which less than three (3) vendors are identified and/or available. RHA also reserves the right to forgo future contact in the event of performance or compliance concerns.
4. Submissions must include the following forms. RHA shall reject any response that does not include the below documents in full completion and with proper execution.
 - a. A complete Maintenance Contract Request Form
 - b. HUD form 5369-C, Certification and Representations of Offerors
5. Submissions are due by 4:00 pm on Friday, December 13, 2019. Submissions may be hand-delivered or sent by U.S. mail to: Reading Housing Authority, Purchasing Office, 400 Hancock Blvd., Reading, PA 19611, or by email to purchasing@readingha.org.
6. Contractors must:
 - a. Be prepared to answer emergency calls immediately, with same-day response.
 - b. Have the necessary equipment and manpower to support the various jobs.
 - c. Obtain the necessary permits and absorb the costs of inspections, if applicable.
 - d. Obtain advance approval for the use of any subcontractors.
7. Insurance must be maintained in the following form for the duration of the service contract:
 - a. Worker's Compensation, in accordance with state Workers Compensation laws.
 - b. General Liability Insurance, with coverage in a combined single limit for bodily injury and property damage of not less than \$1,000,000 per occurrence. Contractor must supply an original certificate naming Reading Housing Authority, River Oak Development LLC and the City of Reading as an additional insured.
 - c. Automobile Insurance, with an original certificate showing the respondent's automobile insurance coverage on owned and non-owned motor vehicles used on the site and/or in connection therewith. Contractor must supply an original certificate naming Reading Housing Authority, River Oak Development LLC and the City of Reading as an additional insured.

The contractor shall protect themselves, RHA and the City of Reading from any claims. Certificates of insurance must be filed with RHA and shall be subject to their approval for adequacy of protection. Certificates must contain provisions that coverage afforded under the policies will not be canceled without a minimum of thirty (30) days prior written notice to the RHA.
8. Contractors must supply a service ticket to an RHA employee at the time that work is complete.
9. Invoices for payment must be emailed to accountspayable@readingha.org. Invoicing is desired within 30 days of service. RHA reserves the right to refuse payment on invoices that occur outside of this timeframe.

Invoicing to the City of Reading shall be hand-delivered or sent to City of Reading Public Works, C/O Public Properties Manager, 503 N. 6th Street, Reading, PA 19601.

10. Payment terms are net 30 days after receipt of invoice. Invoicing must be accompanied by a copy of the vendor's bill for any materials used in the job for which material invoicing is requested.
11. RHA is required to ensure compliance related to Federal Wage Rates. As such, all contractors or principal owners who employ workers in the completion of these jobs must be paid a total compensation (salary + fringe benefits) of no less than the respective rate for the covered work (see attached determinations) In addition, employers must make their employees available for interviews at the job site with an RHA representative. Interviews are confidential, and the employee will be asked about the kind of work they perform and their rate of pay. Every effort will be made to ensure that these interviews cause minimal disruption to the on-going work. The interviewer will record the information on a HUD-11 form (Record Employee Interview), which is retained for compliance and HUD auditing.
12. RHA is exempt from PA sales tax, except for work performed at River Oak Apartments.
13. Technical Specifications for specific trades or service areas are as follows:
 - a. Boilers: Contractors are encouraged to visit RHA locations to become familiar with the agency's boilers and associated equipment. Boiler personnel must be knowledgeable and comply with the following:
 - i. A.S.M.E. Sect. I, II, IV, VII, IX
 - ii. A.S.M.E. Code Welding
 - iii. Manufacturers Repair Forms (R-1)
 - iv. National Board Inspection Code – ANSI/NB-23
 - v. Jurisdictional RequirementsRepresentatives from City of Reading will discuss their boilers and equipment with contractors as needed.
 - b. Generators: Generators are located at five (5) high rise buildings located in the RHA properties:
 - i. Rhodes & Eisenhower Apartments: Two (2) MTU Onsite Energy
 - ii. Franklin & Kennedy Towers, and Hubert Apartments: Three (3) Kato light

For the City of Reading, twenty-eight (28) generators are located around the city, six (6) at fire stations, one (1) at Public Works, four (4) at libraries, thirteen (13) at Waste Water, one (1) at City Hall, one (1) at sewers, and two (2) at Recreation Centers. Exact addresses and equipment will be discussed with contractor when needed.
 - c. Automatic Doors: RHA currently has Horton Automatic Doors at five (5) high rises and the Berks Community Health Center, 1040 Liggett Avenue, Reading, PA 19611. The City of Reading has Automatic Overhead Doors located at Public Works, six (6) fire stations and ADA Doors at City Hall.
 - d. Water Meters/Backflow testing: The contractor must be registered with the Reading Area Water Authority.
 - e. Plumbing, Electrical and HVAC: Journeymen must be registered with the City of Reading.
 - f. Painters: RHA and the City of Reading will supply the paint.
14. Questions regarding this process may be directed to Ben Sadowskas, RHA Purchasing Agent, at 610-775-9430 or by email to bsadowskas@readingha.org. Technical questions may be directed to Dave Talarico, Director of Capital Improvements at 610-796-1383 or by email to dtalarico@readingha.org.

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SERVICE WORK CONTRACT REQUEST FORM

Complete the following questions:

1. Contact Information

- a. Company Name _____
- b. Principal Contact _____
- c. Address _____
- d. Phone _____
- e. Email _____
- f. EIN _____

2. Are you a sole proprietor? _____ Yes _____ No

3. Enter the information for the services for which you wish to be considered:

	Wage Rate	Overtime: Saturdays	Overtime: Sundays & Holidays	Material Mark-up (%)	Remarks or Additional Info
Appliance repair (GE, Maytag and Speed Queen)					
Asphalt paving					
Automatic doors					
Bucket truck					
CCTV systems					
Commercial Boilers					
Electrical					
Elevators					
Environmental abatement					
Environmental testing					
Excavating					
Fire Protection services (sprinkler systems)					
Flagging services					
General contracting					
Generators					

	Wage Rate	Overtime: Saturdays	Overtime: Sundays & Holidays	Material Mark-up (%)	Remarks or Additional Info
Glass installation and repair					
High voltage electric					
Hoist, crane & rigging					
HVAC					
Locksmiths					
Line-painting services					
Masonry					
Moving, storage & office relocation					
Overhead garage doors					
Painting					
Paving & crack sealing					
Plastering & drywall					
Plumbing					
Portable toilet services/rentals					
Post-mortem sanitizing					
Roofing					
Sewer & drain cleaning					
Snow plowing and/or removal					
Tree services, stump grinding, landscaping & vegetation control					
Utility locating					
Water meter and backflow testing (with hourly service rate/per device)					
Welding & steel fabrication					
Window washing services					

