**DALLASTOWN-YOE WATER AUTHORITY**
**BID SPECIFICATIONS**

**Five-Year Water Storage Tank Inspection and Preventative Maintenance Program 2027-2031**

1. Invitation, Contract Basis, and Award

   a. The Authority invites sealed, competitive bids for a five-year program of inspection, interior cleaning, sanitization, condition monitoring, limited preventive maintenance, reporting, and related services at the Denton Tank and South Park Street Tank. The anticipated contract term is January 1, 2027 through December 31, 2031, subject to execution and the scheduling of individual work.
   b. Bids shall be submitted in a sealed envelope marked "Five-Year Water Tank Inspection and Maintenance Bid" to 175 E. Broad Street, Dallastown, PA 17313 by December 9, 2026 at noon, prevailing time. Late bids will not be considered. The Authority may issue written addenda; bidders shall acknowledge all addenda.
   c. Bidders shall submit fixed lump-sum prices for each contract year, itemized for 2027 as indicated in the Bid Form. The sum of the five annual prices (including the common 2030 allowance identified below) will be the Base Bid for comparison. Prices include labor, supervision, access equipment, travel, mobilization, consumables, reporting, insurance, overhead and all other work expressly included.
   d. Award, if made, shall be to the lowest responsible bidder in accordance with 53 Pa.C.S. § 5614, subject to responsiveness, demonstrated qualifications, lawful procurement requirements and the Authority's right to reject bids as permitted by law. An award is not made until the Authority authorizes and executes the contract.
   e. Bids remain open for [60] days. No material substitution, pricing qualification, or unilateral change to the scope is permitted unless separately disclosed as an alternate and accepted in writing by the Authority.

2. Facilities, Coordination, and General Scope

   Facilities: (a) Denton elevated water storage tank; and (b) South Park Street elevated water storage tank, both operated by the Dallastown-Yoe Water Authority. Exact tank capacities, height, coatings, access restrictions and site conditions shall be confirmed by site visit and Authority-provided records. No representation is made concerning undisclosed conditions.

   a. The Authority will coordinate system operations and isolate and drain the Denton Tank as low as reasonably possible before scheduled out-of-service work. Contractor shall coordinate a written shutdown, site access, disinfection and return-to-service plan in advance; Contractor shall not place a tank back in service without Authority authorization.

b. Contractor shall provide qualified personnel, trained in applicable fall protection, confined-space entry, elevated work, lift operations and potable-water tank practices; equipment and operators must comply with applicable OSHA and other safety requirements.
c. Contractor shall protect existing coatings, appurtenances, telemetry, antennas, piping, buildings, landscaping and adjacent property. Any damage caused by Contractor shall be repaired at Contractor expense. Existing telecommunications installations shall be inspected visually only; Contractor shall not manipulate third-party equipment without written authorization.
d. Work shall ordinarily be performed during weekday daytime hours, excluding holidays, on dates mutually agreed in writing. Contractor shall notify the Authority [10] business days in advance and cooperate to limit service interruptions.
e. Contractor shall properly collect, manage and dispose of removed sediment, washwater, cleaning materials and other wastes in accordance with applicable environmental and discharge requirements. No discharge through drains or onto land shall occur without Authority authorization and lawful discharge controls.
f. All tank interior cleaning, sanitizing, inspection and return-to-service activities shall follow applicable potable-water industry standards and governing regulatory requirements, including applicable AWWA requirements as determined by the Authority's engineer. Contractor shall provide written disinfection procedures and any required sampling documentation.

3. Year One – 2027: Denton and South Park Street

**a. Denton Tank – Interior Washing and Sanitizing**

i. After the Authority lowers or drains the Denton Tank, furnish and operate a suitable high-reach manlift to transport equipment to the catwalk level. The source proposal contemplated a JLG 180-foot lift; an equivalent safe access method may be proposed subject to the Authority's written approval.
ii. Remove accumulated silt and mud from the tank floor, including pumping through the existing drainpipe if appropriate and approved. Provide sediment and runoff containment at the discharge point, using straw bales or other engineer-approved measures as conditions warrant.
iii. Pressure wash the accessible interior walls and floor to remove accumulated grime and buildup without damaging coatings; sanitize/disinfect the tank interior and securely close manholes and hatches upon completion. Coordinate return to service with the Authority.

**b. Denton Tank – Out-of-Service Comprehensive Inspection**

i. Following interior cleaning, while safe access equipment remains available, perform an out-of-service inspection of ladders, handrails, roof surfaces, cell-antenna equipment installations (visual condition only), and accessible interior and exterior tank surfaces
ii. Document interior conditions with photographs and video, and document exterior conditions using drone photography/video, subject to applicable laws and operating restrictions.
iii. Deliver a written condition report identifying observed defects, corrosion, coating deterioration, necessary metal repairs and coating maintenance, prioritized recommendations and separately identified planning-level budget estimates for suggested improvements.

**c. South Park Street Tank – In-Service Inspection**

i. Perform an in-service inspection of the elevated tank, including ladders, handrails, roof areas, accessible exterior surfaces, visible interior conditions, sealants, coatings, corrosion, sediment and related appurtenances.
ii. Use an underwater remotely operated vehicle (ROV) to obtain interior video and photographs and a drone to document exterior condition, where safe and permitted. Provide a written report with findings, maintenance recommendations and planning-level budget estimates for repairs.

4. Year Two – 2028: Follow-Up Inspections

a. Perform in-service visual inspections of both tanks, focusing on deficiencies found in 2027, protective-coating condition, sediment accumulation, tank appurtenances and other observed deterioration.
b. Conduct ROV inspection where warranted by observed conditions or requested by the Authority. Base-price assumptions concerning such ROV use must be stated in the bidder qualifications form; any approved additional ROV mobilization beyond the base scope shall follow the unit prices and written change order process.
c. Provide a brief written report for each tank, updated comparison photographs where practicable, and an updated prioritized maintenance recommendation list.

5. Year Three – 2029: In-Service Inspection and Evaluation

a. Perform in-service inspections of both tanks using ROV equipment for interior conditions and drone equipment for exterior conditions; evaluate interior and exterior coatings, sediment accumulation, and general visible structural condition.

b. Evaluate the need for exterior washing, localized coating repairs and other preventive maintenance. Include recommendations and separate nonbinding budget pricing for corrective work identified, without performing such work absent separate written authorization.

6. Year Four – 2030: Targeted Inspection and Touch-Ups

a. Conduct limited targeted inspections of both tanks focused on previously identified problem areas, exterior coating deterioration and general tank appurtenances. Provide a short written findings report with photographs.
b. The Authority shall provide an allowance of Fifteen Thousand and 00/100 ($15,000.00) Dollars in the 2030 lump-sum bid for minor exterior coating touch-up work at accessible locations where deterioration has been identified with any unused allowance credited to the Authority.
c. Extensive access equipment, significant surface preparation, major coating rehabilitation, major structural repairs and unplanned rehabilitation are excluded from the Base Bid and shall be procured/authorized separately as required by law.

7. Year Five – 2031: Comprehensive Condition Review

a. Perform in-service ROV inspections and exterior drone evaluations for both tanks. Document conditions at the completion of the program and compare the results with the 2027 baseline.
b. Provide a comprehensive written report covering emerging corrosion, coating deterioration, structural and appurtenance concerns, recommended cleaning/coating repair/maintenance for the ensuing five years and updated planning-level budget estimates.

8. Deliverables and Acceptance

a. Provide reports electronically in searchable PDF format within [30] days after each completed inspection. Include tank/date, personnel and methods, photo/video index, findings by location, severity/priorities, work performed, limitations, recommendations and budget estimates where requested.
b. Provide original photographs and video files in organized electronic folders upon request, including ROV and drone footage. Deliver a preliminary safety-critical finding notice within [24] hours after discovery, followed by written documentation.
c. No completed inspection shall be deemed accepted until the Authority has received the applicable report, images/videos and supporting documentation and has had [15] business days to identify material deficiencies in performance.

9. Exclusions; Changed Conditions; Additional Work

   a. Base scope excludes major structural repairs, extensive coatings rehabilitation, engineering design or sealed engineering reports, unforeseen repairs and additional cleaning beyond the specified activities, unless explicitly included in the accepted bid. No contractor recommendation is self-authorizing.
   b. Changes or additional work require a written authorization executed by the Authority identifying scope, cost and time impacts. Separate public bidding requirements may apply to work outside the contract's competitively bid scope. Verbal field directions do not authorize extra compensation.
   c. If an unknown condition presents an immediate risk, Contractor shall make the area safe within the limits of its authority and promptly notify the Authority; no unapproved capital work may proceed except emergency stabilization expressly authorized by the Authority.

10. Qualifications and Insurance

   a. Submit at least three references for comparable potable-water elevated tank inspection and maintenance projects completed within the last five years, including owner, tank type, work performed, year and contact information. Disclose all proposed subcontractors and their roles.
   b. Identify qualifications and relevant training of the proposed lead inspector, ROV operator, drone pilot and high-reach/access personnel; describe safety protocols, disinfection methods, and ability to provide the required equipment.
   c. Before commencing work, provide proof of workers' compensation and commercial general liability, business automobile and umbrella/excess liability coverage in amounts established by the Authority One Million ($1,000,000.00) Dollars per occurrence and Two Million ($2,000,000.00) Dollars in the aggregate, with the Authority named as additional insured where appropriate. Include indemnification for negligent acts and omissions to the extent enforceable under Pennsylvania law.
   d. The Authority shall determine and insert prevailing-wage provisions and schedules if any component is covered by Pennsylvania's Prevailing Wage Act; bidders must not assume an exemption for nonroutine repair or coating work.

11. Contract Administration

a. The bidder's annual firm prices shall remain fixed throughout the term, without automatic adjustment, subject only to lawful written change orders. No automatic renewal beyond

December 31, 2031 is included. Year 2032 and later work require separate authorization/procurement.

b. Payments shall be made following completion and acceptance of the applicable annual scope, upon itemized invoice, within thirty (30) days or as otherwise required by applicable law. No advance payments are authorized absent a written contract provision approved by the Authority.
c. Contractor shall comply with applicable federal, Commonwealth and local safety, labor, environmental, nondiscrimination and procurement laws and any applicable Steel Products Procurement Act requirements for covered work.
d. The Authority may terminate the contract for material default upon thirty (30) days' written notice and opportunity to cure, provided that the Authority may require corrective action within forty-eight (48) hours or immediately suspend services for conditions threatening public health, safety, water quality, or system operations. The Authority may terminate the contract for convenience upon sixty (60) days' written notice. In the event of termination for convenience, the Contractor shall be compensated only for satisfactorily completed and accepted services and reasonable, documented, previously approved noncancelable costs. No early termination penalties, anticipated profits, or payments for unperformed services shall be permitted.