



Request for Bids

Clipper Magazine Stadium, 650 N. Prince Street, Lancaster PA 17603

January 14th, 2025

1. Introduction

The Redevelopment Authority of the County of Lancaster is seeking a contractor to facilitate and complete the removal of old walk-in coolers and replace them with new coolers for the Clipper Stadium. The scope of work will be clarified in Section 6 of this RFB.

2. Site Inspection

A site inspection of the property prior to submission of bids will be by appointment with Managers of Operations, Mike Mammarella and/or Mike Logan. Contact information:

Mike Mammarella

Mike Logan

Managers of Operations Lancaster Barnstormers

610-737-2505 mmammarella@lancasterstormers.com

717-286-4588 mlogan@lancasterstormers.com

3. Labor Law Compliance

- a) This Project is being bid out in accordance with the Pennsylvania State Prevailing Wage Act. A copy of the Prevailing Wage Rate Determination for this project is attached to this Bid request.

- b) The Contractor agrees not to discriminate against any employee or applicant for employment because of race, religion, sex, national origin, age, or disability and further agrees not to engage in any unlawful employment practices. The contractor further agrees to insert the foregoing provision in all subcontracts hereunder.

4. Request for Bid Deadline

- a) Bids must be submitted electronically no later than:

12:00 PM on January 28th, 2025, to shammerstone@lchra.com

- b) Bids will be opened and considered on January 28th, 2025, at 12:15pm.

- c) The Authority has the right to reject any bid at their sole discretion.

5. Permits and work Standards.

The contractor is responsible for ensuring that the work meets all applicable federal, state, and local building and health codes. The contractor is responsible for obtaining permits required for work performed.

6. Scope of Work

- See "Scope of Work Clipper Magazine Stadium Walk-In Cooler/Freezers"

7. Insurance

The contractor will provide proof of Insurance with a certificate naming the Redevelopment Authority of the County of Lancaster as an additional insured.

8. Performance Bond

Lancaster County Redevelopment Authority requires the Contractor to provide a performance bond in a sum not less than the amount of the contract as awarded.

9. Completion date

This bid must include the expected start and completion date so as to minimally interfere with scheduled ballpark baseball season.

10. Bid Must contain recognition that this is a Pennsylvania State Prevailing Wage project.

11. Contact Information and Bid submittal to:

Steve Hammerstone, Construction Building Specialist

Phone 717-271-6093 Email: shammerstone@lchra.com

SCOPE OF WORK

CLIPPER MAGAZINE STADIUM

WALK-IN COOLER/FREEZERS

3rd Base combo box: Walk in cooler and freezer

- Overall size 17ft. 7.5in. X 8ft. 7.625in. X 7ft. 7in.
- Freezer 8'-9 3/4" X 8'-7 5/8" X 7'-7" with floor
- 30"x 76" freezer door with ramp
- Cooler 8'-9 3/4" X 8'-7 5/8" X 7'-7" with no floor
- 30"x 76" cooler door

1st Base combo box: Walk in cooler and freezer

- Overall size 15ft. 8.375in. X 8ft. 7.625in. X 7ft. 7in.
- Freezer 7'-10 3/16" X 8'-7 5/8" X 7'-7" with floor
- 36"x 76" freezer door with ramp
- Cooler 7'-10 3/16" X 8'-7 5/8" X 7'-7" with no floor
- 36"x 76" cooler door

Warehouse Freezer box: Walk in Freezer with floor

- Overall size 16'-8 3/8" X 7'-10" X 7'-7"
- 30"x 76" door with ramp

Outdoor Beer cooler box: Walk in cooler with floor

- Overall size 9'-9 1/4" X 5'-10 5/8" X 7'-7"
- 30"x 76" door
- Single membrane polyester polyvinyl chloride roof system

Warehouse Cooler box: Walk in Freezer without floor

- Overall size 31'-9 3/8" X 10'-8" X 7'-7"
- 50"x 78" door

Scope of work to include:

- Remove and dispose of existing walk ins and equipment
- Assemble W/I boxes
- Set refrigeration condensing units and hang evaporators
- Install insulated refrigeration line set up to 15ft
- Perform final wire connections to refrigeration equipment
- Charge and commission refrigeration system

NOTE: Prices quoted must include Prevailing Wage and freight.

Customer to Supply:

Correct fused current with disconnect to equipment

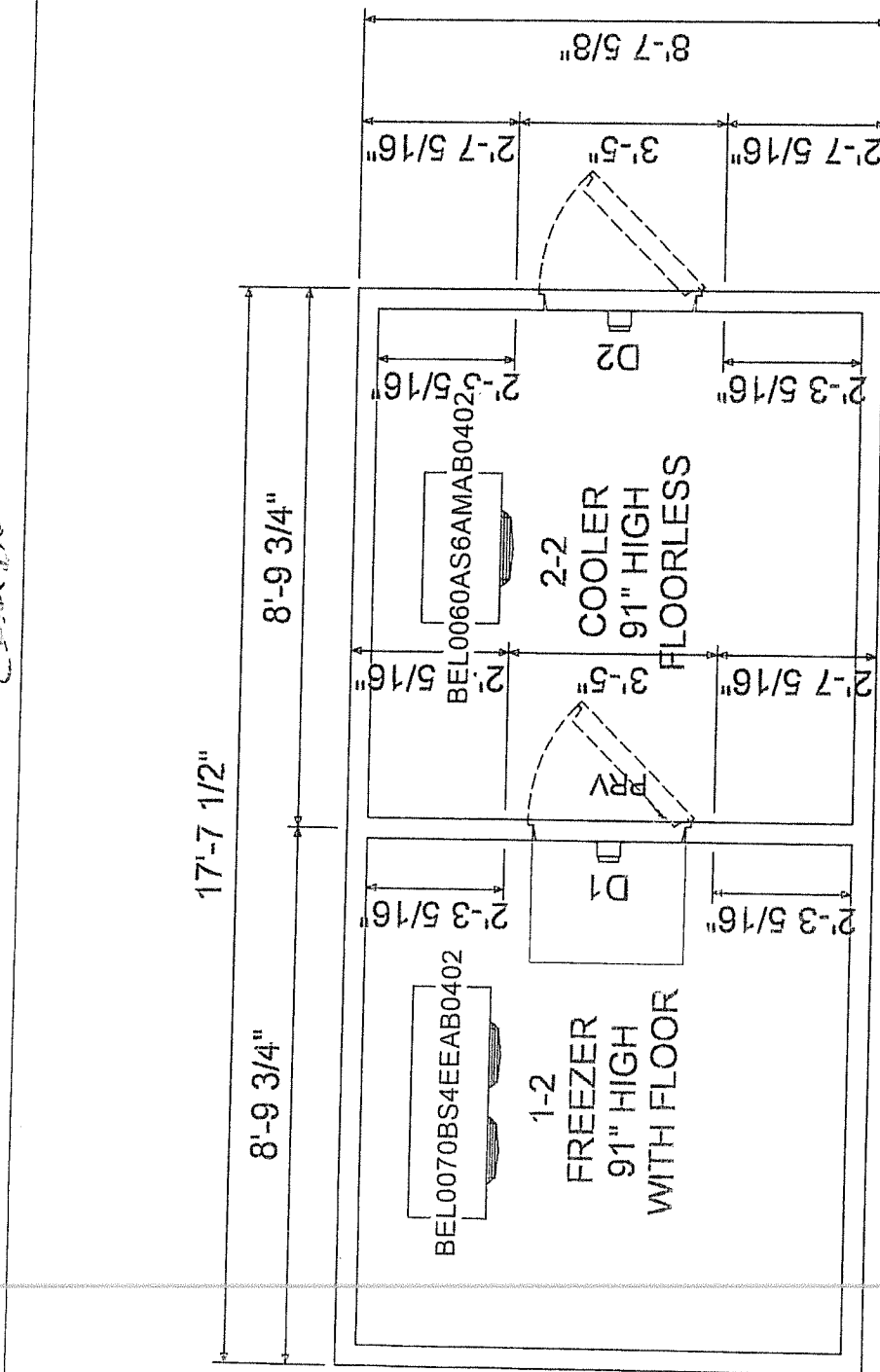
Level floor free of obstruction for walk-in boxes

5AD Base - 1
 Counter

-SPECIFICATION-

Box Height: Freezer 7'-7" (6'-11" interior)
 Cooler 7'-7" (7'-3" interior)
 Insulation: 4" thick AK-XP54 Extruded foam UL classified core flame spread 15. Smoke rating less than 165
 Compartment 1 - Freezer
 D1 - (1) Standard 30" x 76" Left hinged flush door with brushed hardware. Interior & Exterior finish: 26 Ga. Stucco Embossed Acrylume. 36" kickplates to exterior of door. Energy saving temperature regulating thermostat heater wire and heated relief vent. Heavy duty deadbolt handle latch with 1/4 turn inside release. Digital LED Thermometer with pilot light switch. 1807 11w, Vapor Proof, 120V. LED fixture. 82 Lumens /watt Angled face. Requires 115vac. 2.2 amps.
 With third hinge. Internal Ramp 24" deep x 30" wide
 Refrigeration:
 (1) 2 HP Bohn DOE Compliant Outdoor Condensing Unit, Model BC40025LCAZ0200, 208-230/3/60, MCA 28.8 Amps, Low Temperature Scroll, Air-cooled, R-448A. This refrigeration system is designed and certified for use in walk-in freezer applications.
 AWEF3.12.1 (8273 btu/hr @ -10°F room temperature and 95°F ambient)
 (1) Bohn DOE Compliant BELO070BS4EEAB0402, 208-230/1/60, Low Profile Electric Defrost, 1 Fan Amps with Fixed Speed EC motor
 (1) Extended 4 year compressor Warranty

Customer Approval:



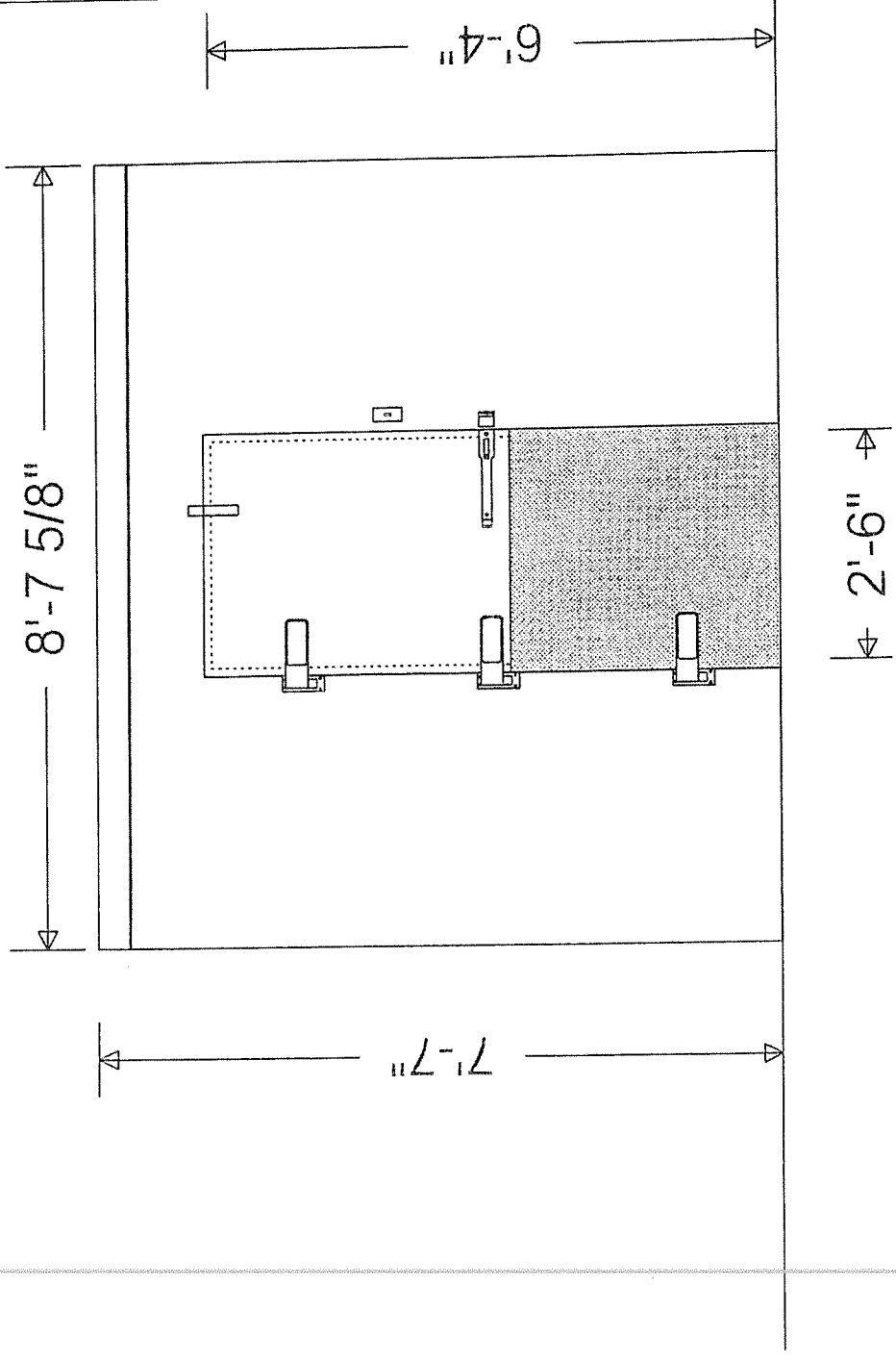
General Arrangement

3rd Base - 2
Comp 2

-SPECIFICATION-Continued

Wall Panels
Interior Finish: 26 Ga. Stucco Embossed Acrylume
Exterior Finish: 26 Ga. Stucco Embossed Acrylume
Ceiling Panels
Interior Finish: 26 Ga. Stucco Embossed Acrylume
Exterior Finish: 26 Ga. Stucco Embossed Acrylume
Floor Panels
NSF Floor panel rated for 2600 LBS/ SQ. FT.

20 Ga. Stainless Steel Type 304 Textured Integral. Reinforced with coated 0.75" plywood underlay
Reinforced with Diamond tread plate overlay .090" overlay, field installed on top of finished floor overlapping floor panel joints
Additional load bearing capacity structural reinforcement
Application: Hand Trucks, Dunnage Racks, Beer Kegs, Log Carts, Dollie Carts, Hand Pallet Jacks
Compartment 2 - Cooler
D2 - (1) Standard 30" x 76" Left hinged flush door with brushed hardware. Interior & Exterior finish: 26 Ga. Stucco Embossed Acrylume. 36" kickplates to exterior of door. Heavy duty deadbolt handle latch with 1/4 turn inside release. Digital LED Thermometer with pilot light switch. 1807 11w, Vapor Proof, 120V. LED fixture. 82 Lumens /watt Angled face. Requires 115vac. 1 amps.
With third hinge



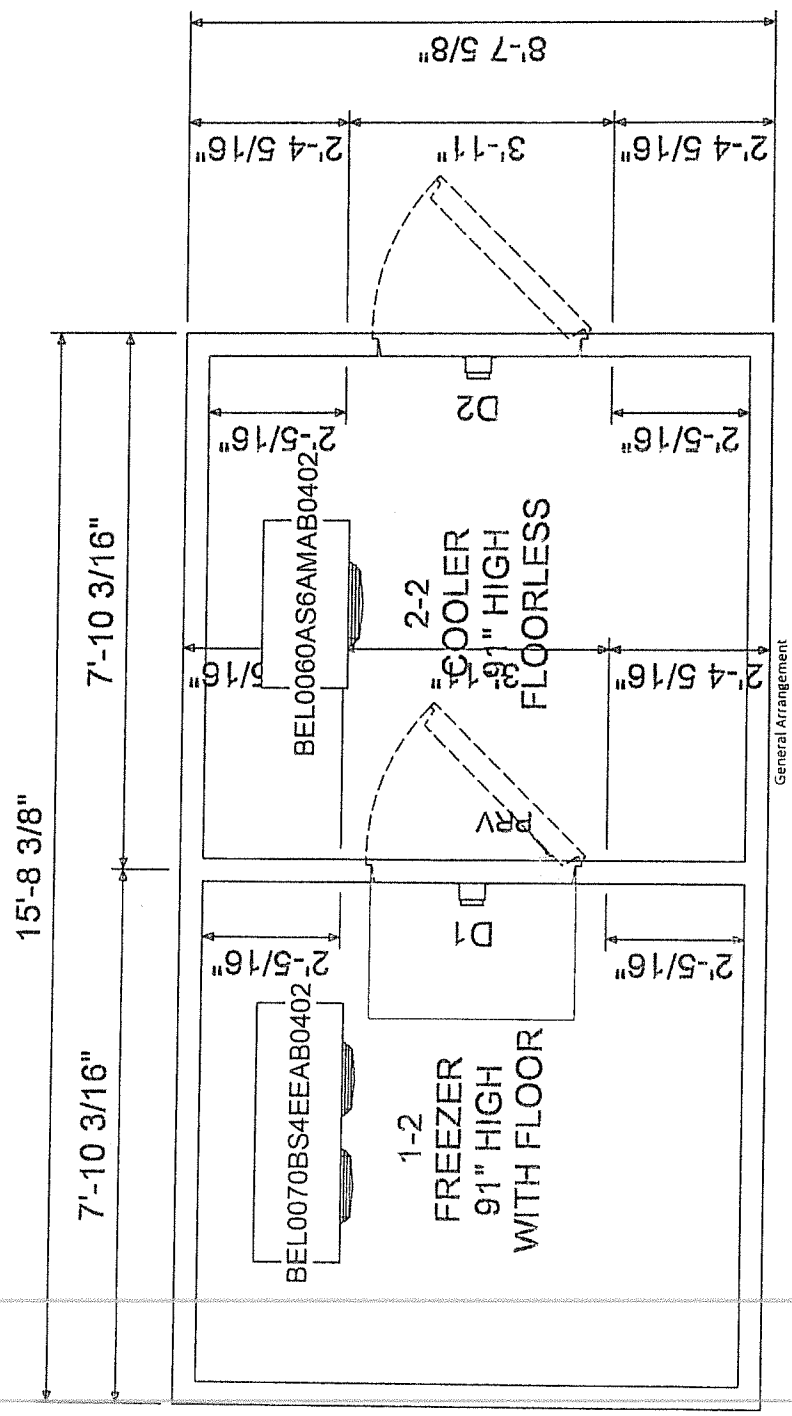
3AD Base - 3
COMBO

<p>VINYL COVE WALL PANEL</p> <p>6823-050 VINYL FLOOR SURFACED 1/2"</p>	<p>INTERIOR BASE PROFILE</p> <p>6823-050 VINYL FLOOR SURFACED 1/2"</p>	<p>RUBBER FLOOR BASE</p> <p>6823-050 VINYL FLOOR SURFACED 1/2"</p>	<p>INTERIOR PARTITION WALL</p> <p>6823-050 VINYL FLOOR SURFACED 1/2"</p>
<p>D1</p>	<p>D2</p>	<p>D3</p>	<p>D4</p>

1st Busk - 1
Combo

-SPECIFICATION-

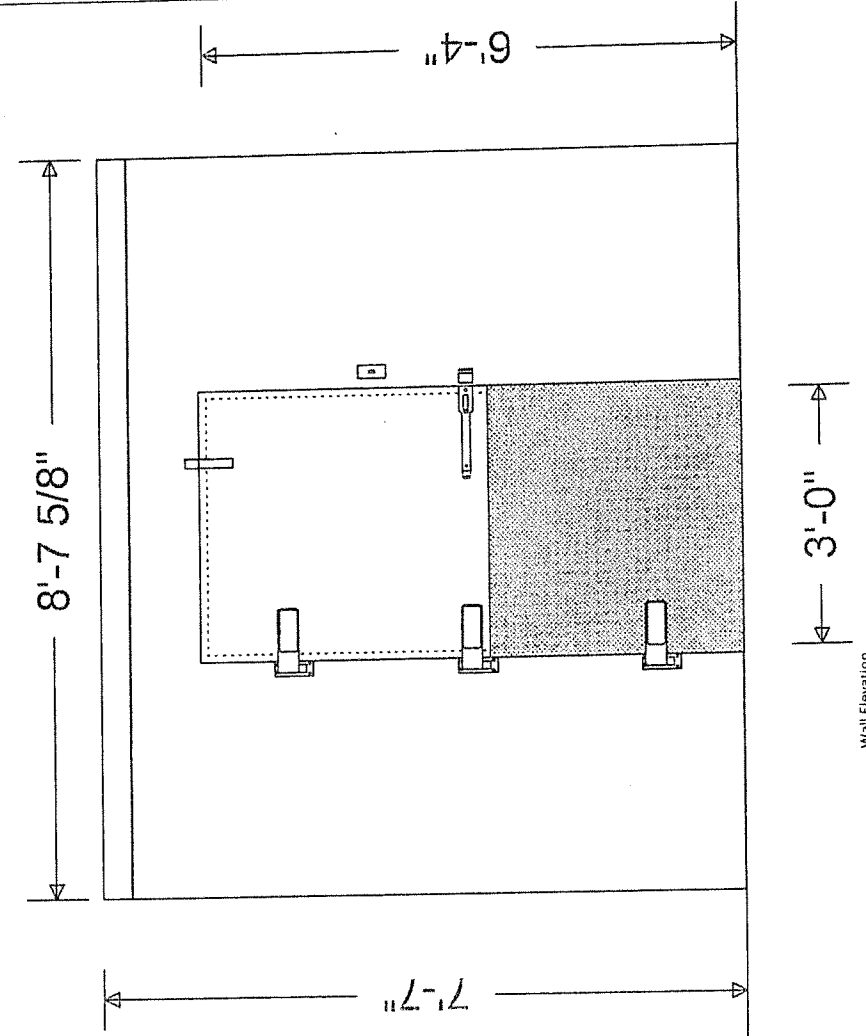
Box Height: Freezer 7'-7" (6'-11" Interior)
Cooler 7'-7" (7'-3" Interior)
Insulation: 4" thick AK-XP54 Extruded foam UL Classified core flame spread 15, Smoke rating less than 165
Compartment 1 - Freezer
D1 - (1) Standard 36" x 76" Left hinged flush door with brushed hardware, Interior & Exterior finish; 26 Ga. Stucco Embossed Acrylume. 36" kickplates to exterior of door. Energy saving temperature regulating thermostat heater wire and heated relief vent. Heavy duty deadbolt handle latch with 1/4 turn inside release. Digital LED Thermometer with pilot light switch, 1807 11w, Vapor Proof, 120V, LED fixture. 82 Lumens /watt Angled face. Requires 115vac, 2.2 amps
With third hinge, Internal Ramp 24" deep x 36" wide
Refrigeration:
(1) 2 HP Bohn DOE Compliant Outdoor Condensing Unit, Model BCH0025LCACZAD00, 208-230/3/60, MCA 28.8 Amps, Low Temperature, Scroll, Air-cooled, R-448A, This refrigeration system is designed and certified for use in walk-in freezer applications - AW6F3.12.1 (8273 Btu/hr @ -10°F room temperature and 95°F ambient)
(1) Bohn DOE Compliant BEL0070BS4EEAB0402, 208-230/1/60, Low Profile Electric Defrost, 1 Fan Amps with Fixed Speed EC motor
(1) Extended 4 year compressor Warranty



157-BASL-2
C-1130

SPECIFICATION-Continued

Wall Panels
Interior Finish: 26 Ga. Stucco Embossed Acrylume
Exterior Finish: 26 Ga. Stucco Embossed Acrylume
Ceiling Panels
Interior Finish: 26 Ga. Stucco Embossed Acrylume
Exterior Finish: 26 Ga. Stucco Embossed Acrylume
Floor Panels
NSF Floor panel rated for 2600 LBS/SQ. FT.
20 Ga. Stainless Steel Type 304 Textured Integral. Reinforced with
coated 0.75" plywood underlay
Reinforced with Diamond tread plate overlay .090" overlay, field
installed on top of finished floor overlapping floor panel joints
Additional load bearing capacity structural reinforcement
Application: Hand Trucks, Dummage Racks, Beer Kegs, Log Carts,
Dollie Carts, Hand Pallet Jacks
Compartment 2 - Cooler
D2 - (1) Standard 36" x 76" Left hinged flush door with brushed
hardware. Interior & Exterior finish: 26 Ga. Stucco Embossed
Acrylume. 36" kickplates to exterior of door. Heavy duty deadbolt
handle latch with 1/4 turn inside release. Digital LED Thermometer
with pilot light switch. 1807 11w. Vapor Proof. 1.20V. LED fixture. 82
Lumens /watt Angled face. Requires 115vac. 1 amps.
With third hinge



Wall Elevation

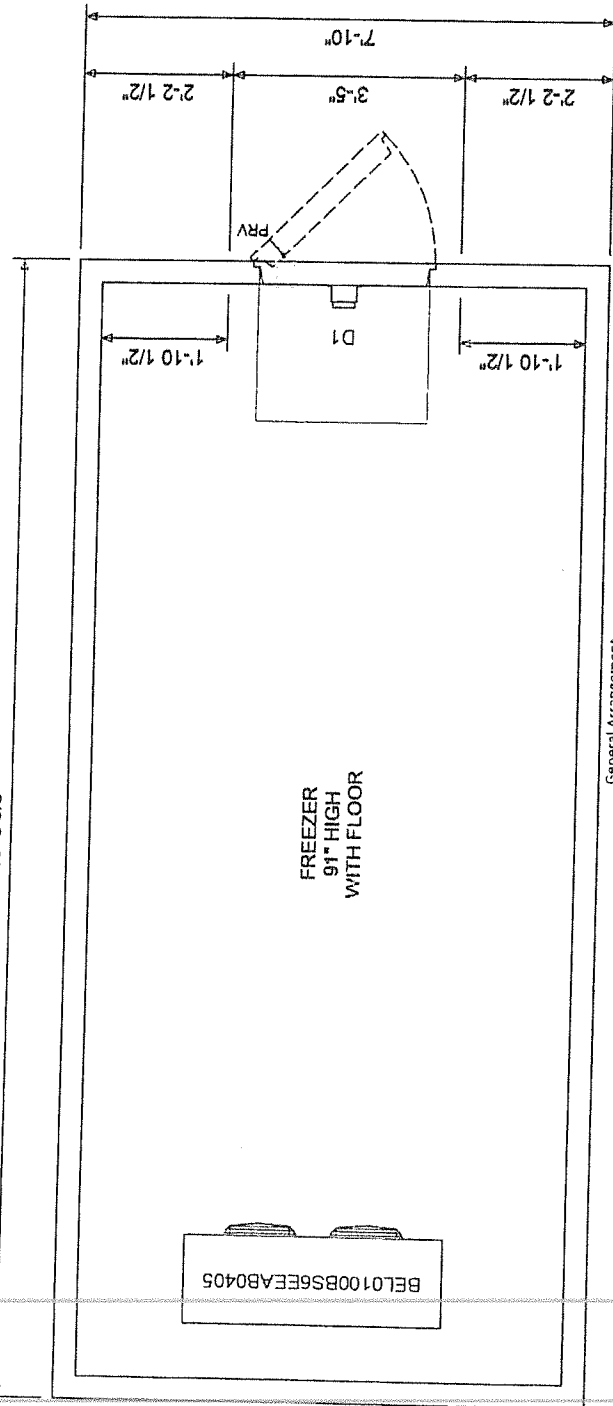
15" Deep - 3
Combs

*Warranty
Fridge*

16'-8 3/8"

BEL0100BS6EEAB0405

FREEZER
91" HIGH
WITH FLOOR



-SPECIFICATION-

Box Height: Freezer 7'-7" (6'-11" interior)
Insulation: 4" thick AK-XP54 Extruded foam UL classified core flame spread 15. Smoke rating less than 165

Compartment 1 - Freezer

D1 - (1) Standard 30" x 76" Right hinged flush door with brushed hardware. Interior & Exterior finish: 26 Ga. Stucco Embossed Acrylume. 36" kickplates to exterior of door. Energy saving temperature regulating thermostat heater wire and heated relief vent. Heavy duty deadbolt handle latch with 1/4 turn inside release. Digital LED Thermometer with pilot light switch. 1807 11w, Vapor Proof, 120V, LED fixture. 82 Lumens /watt Angled face. Requires 115vac. 2.2 amps.

With third hinge, Internal Ramp 24" deep x 30" wide

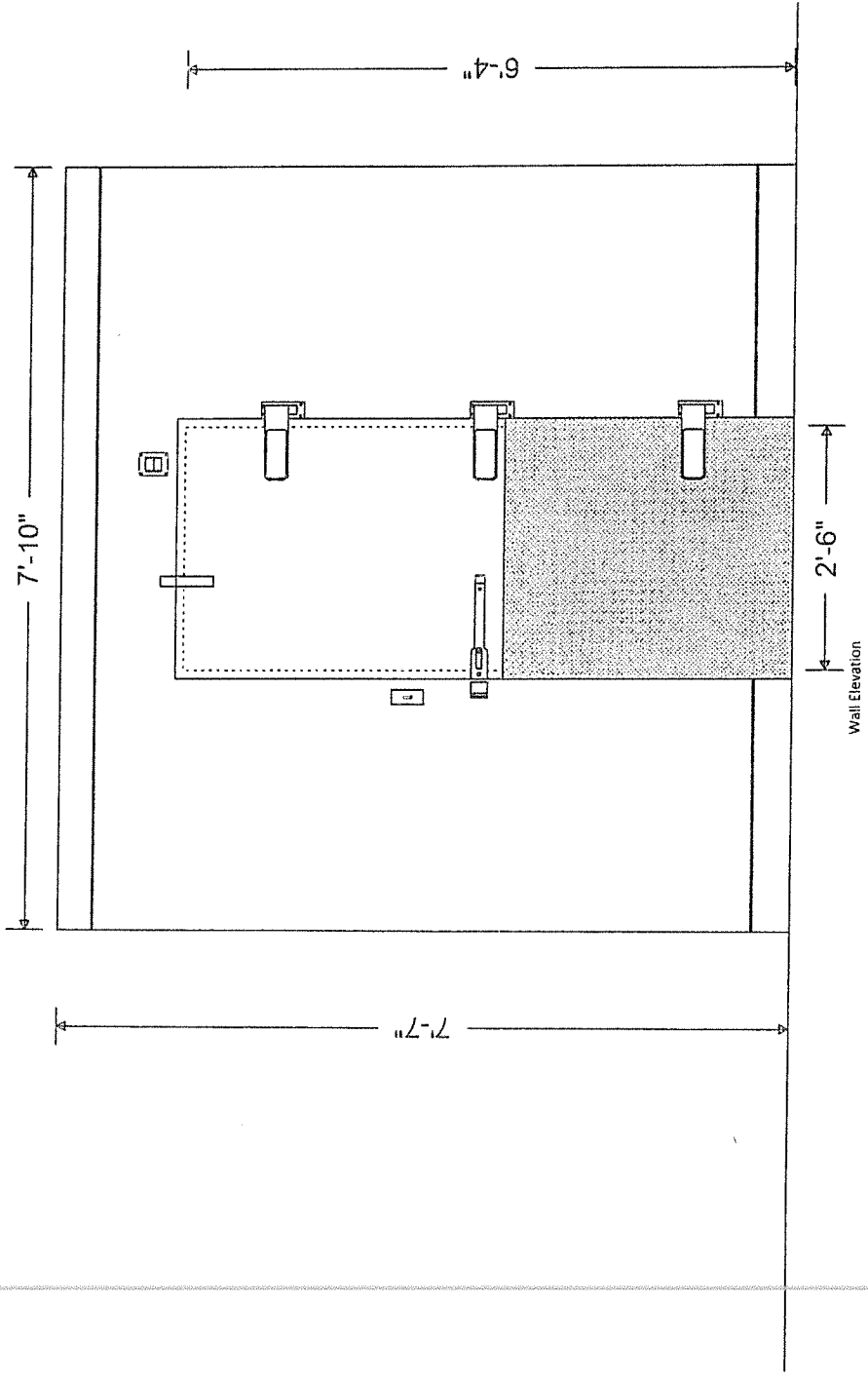
Refrigeration:

(1) 3 HP Bohn DOE Compliant Outdoor Condensing Unit, Model BCH0035LCAZ0200, 208-230/3/60, MCA 28.8 Amps, Low Temperature, Scroll, Air-cooled, R-448A, This refrigeration system is designed and certified for use in walk-in freezer applications - AWEP3.15.1 (11185 Btu/hr @ -10°F room temperature and 95°F ambient)

(1) Bohn DOE Compliant BELO100BS6EEAB0405, 208-230/1/60, Low Profile Electric Defrost, 1 Fan Amps with Fixed Speed EC motor
(1) Extended 4 year compressor Warranty

Customer Approval:

*W. Wall elevation - 2
7/10/2014*



-SPECIFICATION-Continued

Wall Panels

Interior Finish: 26 Ga. Stucco Embossed Acrylume
Exterior Finish: 26 Ga. Stucco Embossed Acrylume

Ceiling Panels

Interior Finish: 26 Ga. Stucco Embossed Acrylume
Exterior Finish: 26 Ga. Stucco Embossed Acrylume

Floor Panels

NSF Floor panel rated for 1250 LBS/ SQ. FT.

20 Ga. Stainless Steel Type 304 Smooth Integral. Reinforced with coated 0.5" plywood underlay

Application: Hand Trucks, Dunnage Racks, Beer Kegs, Log Carts, Dollie Carts

Accessories Shipped Loose

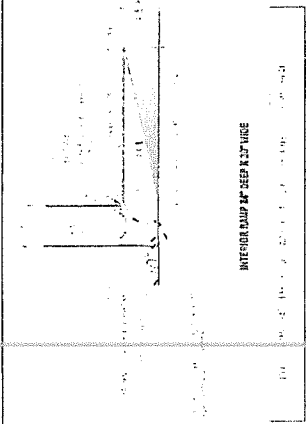
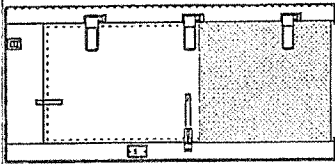
(1)

(1) 48" LED LIGHT STRIP FIXTURE 96 LUMENS /WATT 120VAC, 0.33 AMPS - TEMP RANGE: -30°F-104°F. SHIP LOOSE RECOMMENDED ONE FIXTURE EVERY 144 SQ. FT. AT 12" HIGH

Notes:

* Allow a minimum of 2" clearance around all sides of the walk-in for proper air circulation

WPA House - 3
Phase 2

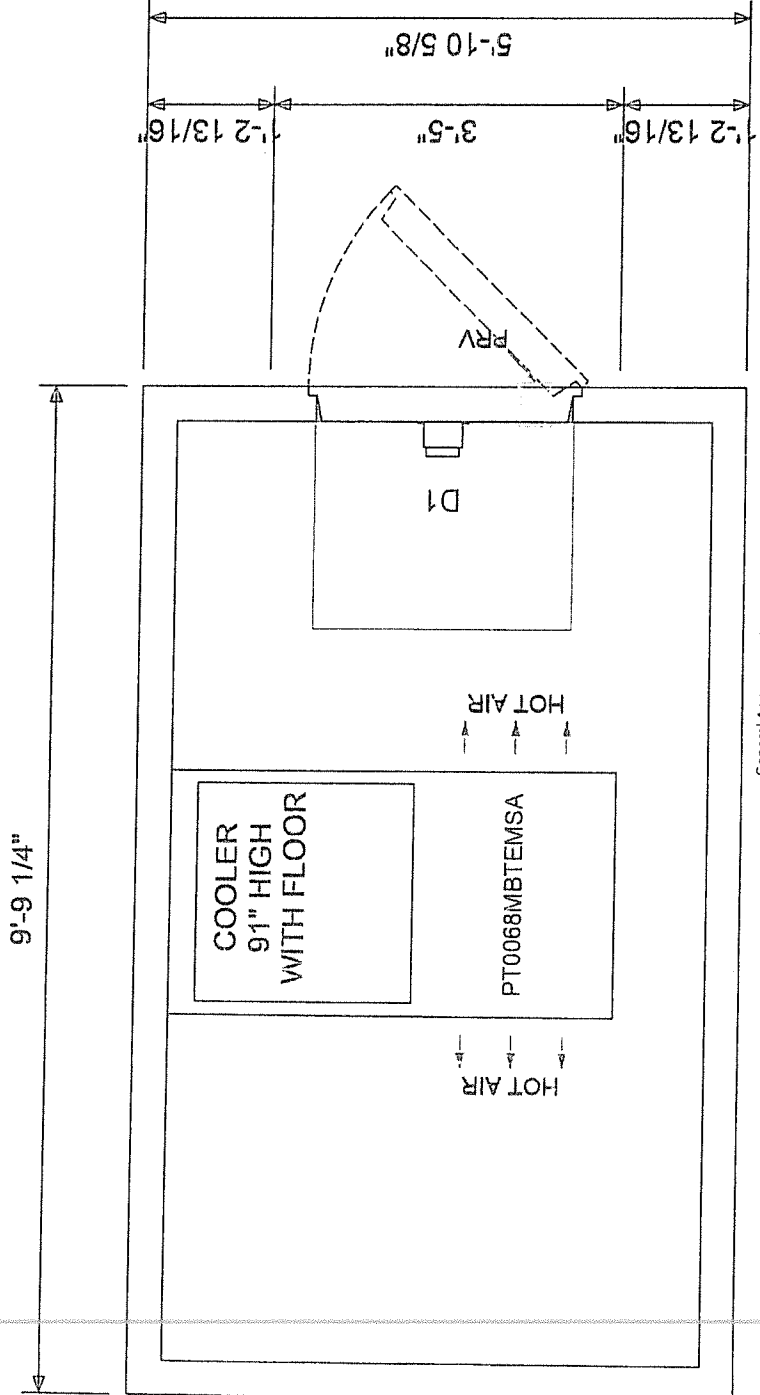


D1

OUTDOOR COOLER - 1

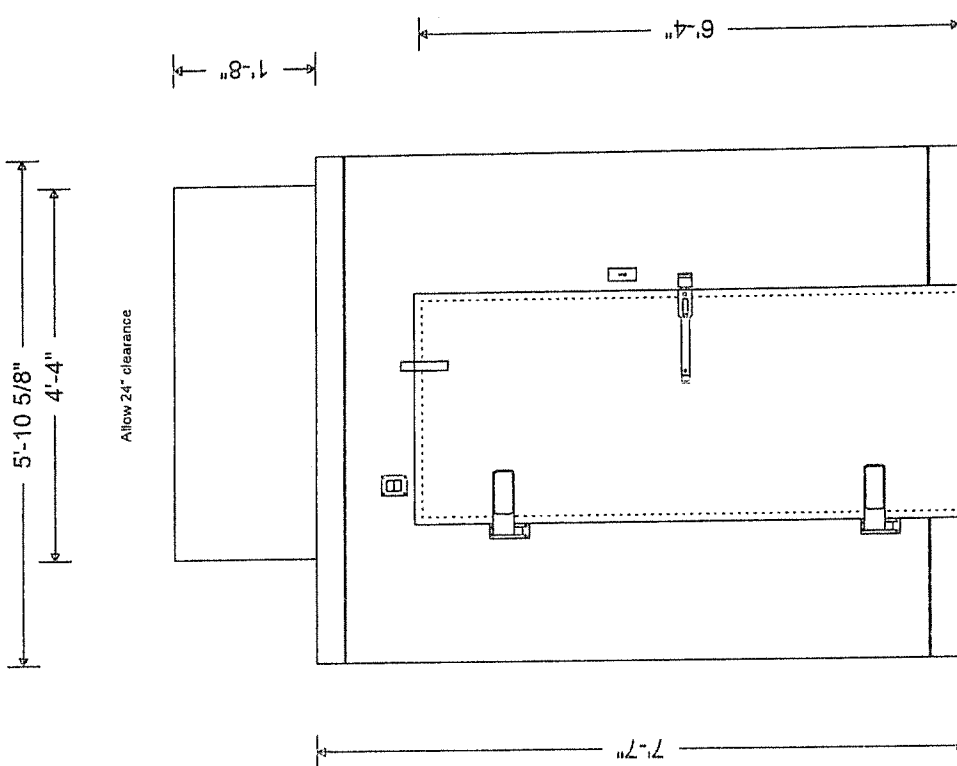
-SPECIFICATION-
 Box Height: Cooler 7'-7" (6'-11" Interior)
 Insulation: 4" thick AK-XPS4 Extruded Foam UL classified core flame spread 15, Smoke rating less than 165
 Compartment 1 - Cooler
 D1 - (1) Standard 30" x 76" Left hinged flush door with brushed hardware. Interior & Exterior finish: 26 Ga. Stucco Embossed Acrylume. Heavy duty deadbolt handle latch with 1/4 turn inside release. Digital LED Thermometer with pilot light switch. 1807 11w, Vapor Proof, 120V, LED fixture. 82 Lumens /watt Angled face. Requires 115vac, 1 amps.
 With Internal Ramp 24" deep x 30" wide
 Refrigeration:
 (1) Bohn Pro3 - DOE Compliant Outdoor Top Mount Self-contained Refrig. Unit. Model PT0068MBTEMSA, 208-230/1/60, MICA 9.3 Amps, 8TUH 6770, Medium Temperature, R-448A, 2 years compressor and parts warranty from date of shipment within Continental USA.
 (1) Extended 3 year compressor Warranty for PT0068MBTEMSA Wall Panels
 Interior Finish: 26 Ga. Stucco Embossed Acrylume
 Exterior Finish: 26 Ga. Stucco Embossed Acrylume

Customer Approval:



General Arrangement

OUTDOOR
Cabinet



-SPECIFICATION-Continued

- Ceiling Panels
 - Interior Finish: 26 Ga. Stucco Embossed Acrylume
 - Exterior Finish: 26 Ga. Stucco Embossed Acrylume Floor Panels
 - NSF Floor panel rated for 1250 LBS/50. FT.
 - 20 Ga. Stainless Steel Type 304 Smooth Integral. Reinforced with coated 0.5" plywood underlay
 - Application: Hand Trucks, Dummage Racks, Beer Kegs, Log Carts, Dollie Carts
 - Accessories Shipped Loose
 - (1)
 - (60) Rain roof membrane w/ 10 ft. long with termination bars with 1 screw every 12 inch. (per sq.ft.)
 - (7) DRAIN HOOD FOR DOORS 20 GA. STAINLESS STEEL WITH 15 TEK SCREWS
 - (8) PERIMETER REINFORCEMENT FLOOR ANGLE (0.50 THICK ALUMINUM) 1 1/2" X 6" X 48" EACH SECTION - SUPPLIED WITH STAINLESS STEEL TEK SCREWS TO SECURE WALL AND FLOOR CONCRETE ANCHORS (BY OTHERS)
- Notes:
- * Allow a minimum of 2" clearance around all sides of the walk-in for proper air circulation
 - * Allow a minimum of 24" clearance above top mounted refrigeration for installation

WTD 13
 C. D. ...

	<p>336- TOP MOUNT SELF-CONTAINED UNIT WITH EXTERIOR WOOD FRAME</p> <p>336- TOP MOUNT SELF-CONTAINED UNIT WITH EXTERIOR WOOD FRAME</p>	<p>INTERIOR RAMP AT DEEP N 30" WIDE</p>	<p>336- TOP MOUNT SELF-CONTAINED UNIT WITH EXTERIOR WOOD FRAME</p>					<p>D1</p>
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-SPECIFICATION-

Box Height: Cooler 7'-7" (7'-3" Interior)
Insulation: 4" thick AK-XP54 Extruded foam UL Classified core flame spread 15, Smoke rating less than 165

Compartment 1 - Cooler

DP1 - (1) Plug Door - No Floor: 50" x 78" Door opening, 26 Ga. Stucco Embossed Acrylume finish, (COOLER)

With Lights, switch & thermometer, 36" kickplates to Exterior door

Refrigeration:

(1) 3 HP Bohn DOE Compliant Outdoor Condensing Unit, Model BCH003DMCACZA0000, 208-230/3/60, MCA, 20.6 Amps, BTUH 27410, Medium Temperature, Scroll, Air-cooled, R-448A, This refrigeration system is designed and certified for use in walk-in cooler applications -

(2) Bohn DOE Compliant BELO105AS6AMA B0402, 115/7/60, Low Profile Air Defrost, 1.8 Fan Amps with 2 Speed EC motor

(1) Extended 4 year compressor Warranty

Wall Panels

Interior Finish: 26 Ga. Stucco Embossed Acrylume

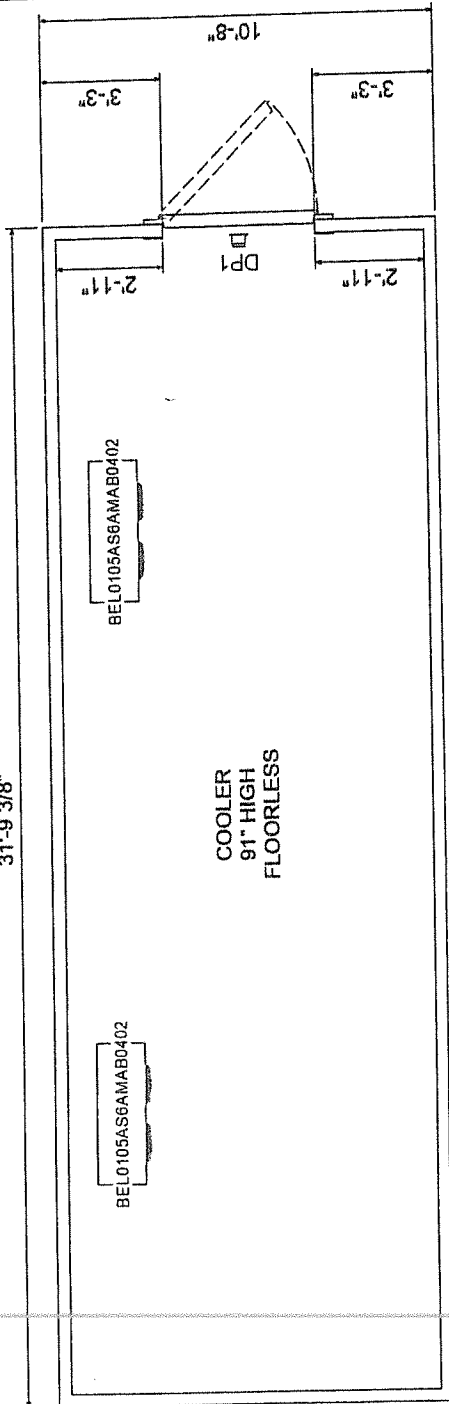
Exterior Finish: 26 Ga. Stucco Embossed Acrylume

Ceiling Panels

Interior Finish: 26 Ga. Stucco Embossed Acrylume

White Wash - 1
CS Wash - 1

31'-9 3/8"



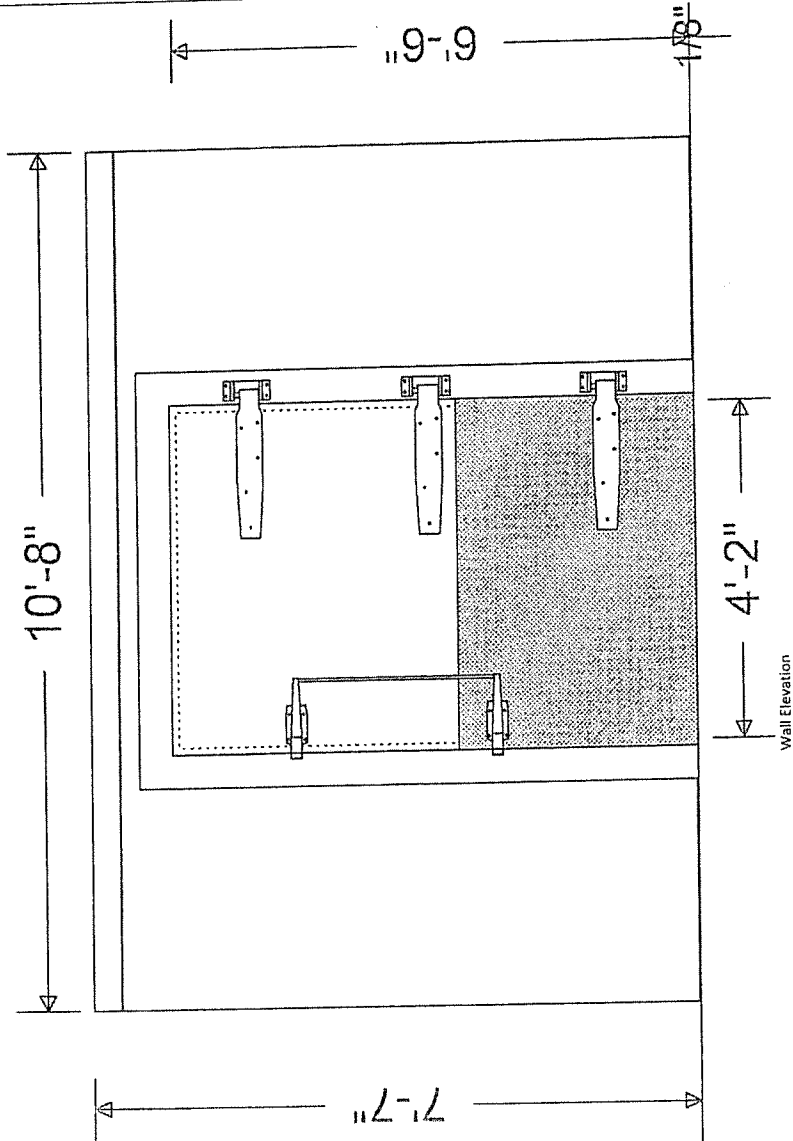
General Arrangement

WALKWAY
CLOSER → 2

-SPECIFICATION-Continued
Exterior Finish: 26 Ga. Stucco Embossed Acrylume
Accessories Shipped Loose

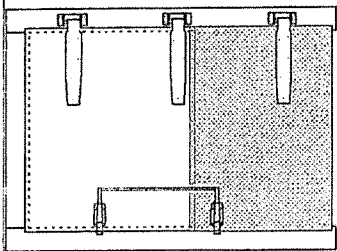
- (1) 1094-SHIM - Door Closer Block
- (1) 11094000027 - Off Set Hook
- (1) 11095000013 - Spring Action Door Closer
- (1) 11097000004 - Spring Action Door Closer
- (4) 48" LED LIGHT STRIP FIXTURE 96 LUMENS /WATT 120VAC, 0.33 AMPS - TEMP RANGE -30°F-104°F, SHIP LOOSE RECOMMENDED ONE FIXTURE EVERY 144 SQ. FT. AT 12" HIGH
- (1) Door Installation
- (14) NSF VINYL FLOOR SCREED 72"

Notes:
* Allow a minimum of 2" clearance around all sides of the walk-in for proper air circulation

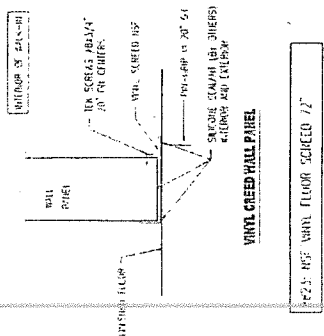


Wall Elevation

W.M. Howell - 3
C. Caldwell



DP1



WOOD SCREWS 3/8x1 1/4"

2x2 REF WOOD FLOOR SCREED 1/2"