

LEGAL AD

The County of Franklin (PA) is seeking letters of interest for a new or remodel of an existing structure for District Justice Office space. Facility must be located in one of the following municipalities: St. Thomas Township, Peters Township, Montgomery Township, Borough of Mercersburg, Warren Township or Metal Township. Request for Information (RFI) packets can be obtained at the Franklin County Commissioners' Complex located at 14 North Main Street, Chambersburg, PA 17201 or vendors can obtain an electronic copy of the RFI at the Franklin County website www.franklincountypa.gov. All proposals must be received by 4:30 pm, October 16, 2015. Any questions should be directed to John A. Hart at commissioners@franklincountypa.gov or by telephone at 717-261-3812.

Franklin County Commissioners

David S. Keller, Chairman

Robert L. Thomas

Robert G. Ziobrowski

Legal Ad

Please Publish: September 21, 2015

District Justice Lease Space
Franklin County Commissioners' Office
Request for Information

September 21, 2015

County of Franklin, Pennsylvania

Office of County Administrator

14 North Main Street

Chambersburg, PA 17201

Direct all inquiries to:

John A. Hart

County Administrator

County of Franklin, Pennsylvania

Commissioners Office

14 North Main Street

Chambersburg, PA 17201

Phone: (717)261-3812

Email: commissioners@franklincountypa.gov

- 1. Objective**
- 2. New or Remodeled Building Preliminary Scope of Work**
- 3. Preliminary Mechanical Narrative**
- 4. Preliminary Electrical Narrative**

1. Franklin County Government (the County) is seeking a Request for Information (RFI) to construct a new or remodel an existing structure for District Justice 39-3-06 Office space. Facility must be located in one of the following municipalities: St. Thomas Township, Peters Township, Montgomery Township, Borough of Mercersburg, Warren Township, or Metal Township. Preliminary scope of work, mechanical narrative and electrical narrative are provided for the general understanding of required building construction and the quality desired by the tenant. A twenty (20) year lease is anticipated for this facility.

Interested parties are required to submit a letter of interest that includes facility location, availability of public utilities and willingness to build or accommodate the County's needs as set forth herein. Letters of interest are due by October 16, 2015 and should be sent to:

John A. Hart

County Administrator

County of Franklin, Pennsylvania

Commissioners Office

14 North Main Street

Chambersburg, PA 17201

2. Building must be approximately 2,900-3,000 square feet; construction should be slab on grade. Interior finishes should consist of suspended acoustical ceilings with recessed lighting, painted 5/8" drywall wall finishes and the following flooring: Lobby: ceramic tile; vestibule: recessed walk-off mat; Bathroom, storage and break rooms: vinyl composition or linoleum tile; and, remainder of office space: glue-down 28oz. carpet. Contractor will build casework for the reception desk and break room cabinetry. All furnishings will be provided by the County.
3. Mechanical, electrical, wiring, get rest of heading quantities are estimated numbers and are to only be used as a guide when submitting the proposal.
4. Preliminary Mechanical Narrative:

Several single zone HVAC units will be supplied. Assuming natural gas service is available at all sites, HVAC units are to be gas fired and have insulated and ducted galvanized steel supply ducts with flex duct supply runouts. Return ducts shall be galvanized steel. If a flat roof is used, light commercial rooftop units will be supplied. If a peaked roof is used, gas fired residential furnaces will be supplied with fresh air ducted in from outside to meet the mechanical code requirements for outdoor air. The HVAC units proposed should be adequate for the facility size, occupancy load and use. Thermostats are to be programmable digital type. Diffusers and grilles will be square cone supply diffusers and perforated return grilles. Several exhaust fans will be supplied, the exhaust fans will be roof-mounted if a flat roof is used and shall be ceiling-mounted if a peaked roof is used. Between two (2) and four (4) exhaust fans will be required with uninsulated galvanized steel duct. Electric resistance heaters will be supplied at outside doors and restrooms. Electric resistance heaters will be required..

The plumbing system will be standard for light commercial construction. The gas piping will be black steel serving a low pressure system. The domestic waste and vent piping is to be solvent welded solid core schedule 40 PVC. The domestic water piping will be type L hard copper with a type K soft copper service. The water heater will be a sealed combustion PVC vented standard efficiency gas fired water heater or a tank type electric. The plumbing fixtures will be name brand manufacturers and fixtures shall be flush valve for budgetary purposes. We estimate a 3/4" domestic water service, 1-1/2" gas entry and 4" sewer service. A water meter, backflow protection and gas meter will be supplied by the contractor.

5. Preliminary Electrical Narrative:

A. Electrical Service:

1. One (1) 400 amp Square D QO electric service panel
2. Main disconnect
3. Bolted Breakers
4. Exterior meter cabinet
5. Minimum 20 amp breakers
6. One (1) lighting enclosure with mechanically held lighting contractor, three (3) lighting circuits, photocell, digital time clock, and bypass switch

B. Wiring:

1. THHN wire
2. Above Ground: EMT conduit or MC Cable (NM cable not acceptable)
3. Below Ground: Schedule 40 PVC

C. Receptacles:

1. Five (5) receptacles per private office with individual circuit
2. Maximum of seven (7) receptacles per circuit

3. Two (2) floor boxes in Court Room
4. Provide rough-in for video conferencing in Hearing Room

D. Lighting:

1. Lithonia model lighting system as required
2. Assume 1 watt per square foot
3. Individual room control
4. Switch mounted occupancy sensors as required
5. Lithonia model emergency lighting.
6. Lithonia system exit lights with high output battery and remote lamp heads on the outside of building.
7. Lithonia system metal halide exterior lights as required.

E. Phone and Data

1. Two (2) floor boxes in court room that are terminated with 4 port (quad) outlets terminated in RJ45, CAT 6 cabling for phone and data use
2. One (1) 4 port (quad) outlet terminated in RJ45, CAT 6 cabling for phone and data use per private office
3. One (1) 2 port (dual) outlet terminated in RJ45, CAT 6 cabling for phone and data use per workstation location
4. Twenty (20) additional outlets terminated in RJ45, CAT 6 cabling for phone and data use to be placed throughout the building
5. All cabling must be CAT 6 cable
6. All cabling should be terminated in a secure point of demarcation (PoD) where the physical point of entry for the telecommunication company provided network is supplied. Wall mounted patch panels for networking equipment (network equipment to be customer provided) will be located in the PoD.

F. Fire Alarm and Security:

1. Fire alarm and security system will be bought by the County.
2. Provide rough-in and allowance for approximately seven (7) swipe card door entry access control locations
3. Provide rough-in and allowances for approximately five (5) security cameras and recording device.
4. Provide rough-in and allowance for control panel for wireless duress system.