



# Archway Station, Inc.



**Administrative Offices:**  
45 Queen St.  
Cumberland, MD 21502  
301-777-1700 (2105)  
Jim.raley@archwaystation.net

## SCOPE OF WORK

Archway Station, Incorporated will accept sealed bids for the design, renovation and restoration to complete the facility which is being repurposed from an office facility into a residential facility with multiple tenants and herein is referred to as "Allegany Oxford House". The property is located at 408 North Centre Street in Cumberland, Maryland. The project includes federal funds requiring adherence to federal regulations including the Davis/Bacon Federal Labor Standards Provisions of wage requirements (attached). Further, the project includes State bond funds. All funds have been secured at this time. Archway Station further encourages Minority Business Enterprise contractor submissions. Archway will provide reasonable accommodations for those who wish to do on-site inspection of the entirety of the scope of work.

### Design Requirements

1. The installation of necessary plumbing, electrical, cabinetry (14 feet minimum), countertops, drywall, sink, and flooring in the kitchen area. The area is gutted and should include areas for all appliances to include electric stove, refrigerator, microwave and dishwasher. See Diagram # 1
2. The installation of (2) tub/shower units (none existing) into existing drain plumbing as well as water connections must be made to the units from existing plumbing. The construction of encased walls and potential removal of walls will be necessary for access. The toilets and sinks are in place but tub units were removed. See Diagram # 2
3. The resurfacing of existing pine flooring in commons areas, hallways, stairs and areas suitable for resurfacing, and installation of commercial grade laminate in all other rooms designated as potential bedrooms.
4. The installation of necessary plumbing (110 and 220), electrical and exhaust work for laundry room area. Electrical connection to the fire alarm panel, replacement of 6 emergency lights already existing, upgrades to any existing lighting units to include upgrades, and replacement of any damaged receptacles/switches. See Diagram # 4
5. The painting of all surfaces (excluding varnished wood surfaces) throughout the facility to include the patching of existing plaster surfaces and any areas that could produce lead paint hazards. Ceilings to be flat white with walls a color provided by Archway Station. Most doors and trim are stained and varnished and will require one coat to seal. See floor plan.
6. Contractor shall be insured and licensed in the State of Maryland to perform this line of work, and said contractor must be in good standing with the Maryland Department of Assessments and Taxation. Contractor must submit all required forms including HUD-4010, statement of Assurances and Certifications, and submit to wage verifications as required.

7. The contractor and vendors must conform to standards of a drug-free workplace and said requirements of such.

8. Contract must contain approximate and reasonable start and completion dates and list workers job classifications on bid documents. All wage postings and interviews must conform to the standards in the State of Maryland ARC Program Labor Standards Manual (effective 1/13/23 attached).

### **Construction Requirements**

1. The contractor shall provide all labor, equipment, materials and all other necessary components to complete the work as specified herein. Commencement of the project and estimated completion should be included in the bid documents.

2. Any electrical work to mechanical room to be provided by others unless contractor is licensed to conduct such work. Subcontractors are allowed to be retained by contractor.

### **Additional Contractor Requirements**

1. Care shall be taken not to damage existing surfaces. Existing surfaces damaged as result of construction activities shall be repaired at Contractor's expense. All reasonable measures shall be taken to minimize disruption of others accessing and working simultaneously in the building.

2. The Contractor shall minimize dust and noise pollution to the extent possible understanding such will be prevalent with the nature of the work to be completed.

3. Any work that is beyond the scope of this project shall be approved on a signed change order approved by both the Contractor and Archway Station.

### **Deliverables**

The successful Contractor will be responsible for:

1. Development of construction ready design plans and specifications with estimated times for commencement and completion of work.

2. Obtaining all federal, state and local permits and approval necessary to make said modifications including all code related inspections.

3. Construction of the project according to the approved plans and specifications.

The sealed bids must be submitted to Executive Director James Raley, 45 Queen Street, Cumberland, Maryland 21502 on or before February 23, 2023 at 1:00 PM (local EST). Sealed bids will be opened at that location at 2:00 PM on February 23, 2023. All bidders are required to submit one copy of their bid documents at the time of submission. All bids should be submitted in a sealed envelope and indicated by clearly marked "Oxford House" on the outside of the envelope. Bids may be submitted electronically marked confidential to allow for timely submissions. Any bids received after the time due will not be considered for award and shall be retained as documentation for the bid file.

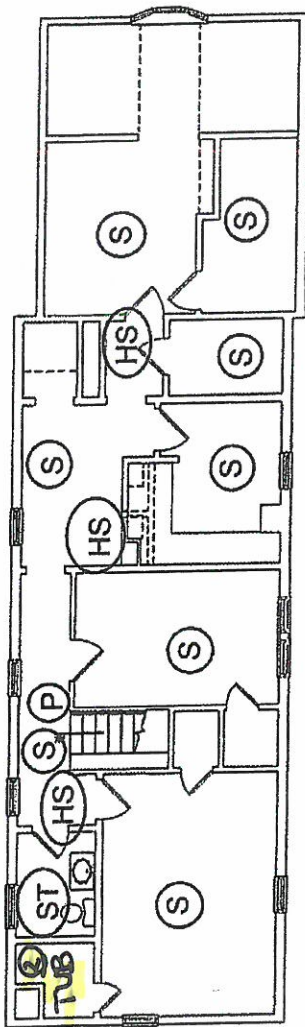
Archway Station reserves the right to accept or reject any or all bids, to cancel this invitation to bid to waive technicalities in any part deemed in the best interest of Archway Station and this project.

THIS DOCUMENT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE AUTHOR.

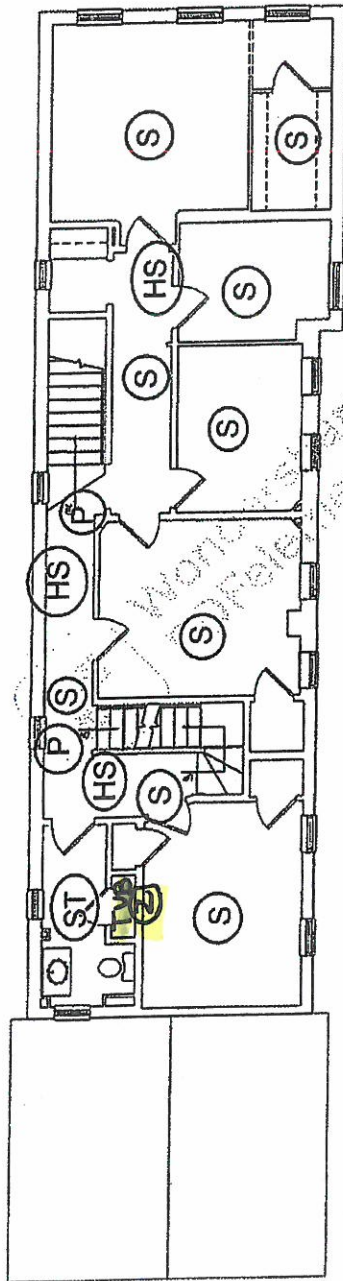
CENTRE STREET

**FIRE ALARM LEGEND**

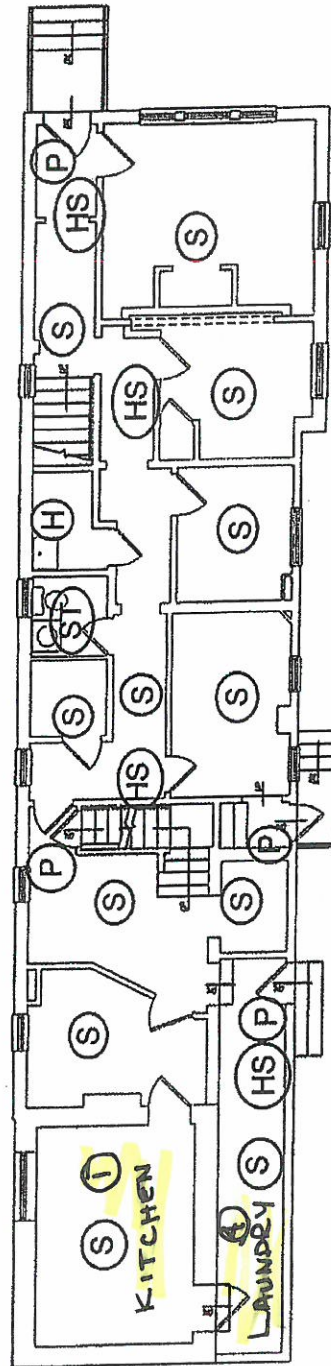
- (S) Smoke Detector
- (H) Heat Detector
- (P) Manual Pull Station
- (HS) Horn Strobe
- (ST) Strobe



① THIRD FLOOR PLAN - EXISTING  
1/4" = 1'-0"



② SECOND FLOOR PLAN - EXISTING  
1/4" = 1'-0"



③ FIRST FLOOR PLAN - EXISTING  
1/4" = 1'-0"

"General Decision Number: MD20230029 01/13/2023

Superseded General Decision Number: MD20220029

State: Maryland

Construction Type: Building

County: Allegany County in Maryland.

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(2)-(60).

<p>If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:</p>	<ul style="list-style-type: none"> <li>. Executive Order 14026 generally applies to the contract.</li> <li>. The contractor must pay all covered workers at least \$16.20 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2023.</li> </ul>
<p>If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:</p>	<ul style="list-style-type: none"> <li>. Executive Order 13658 generally applies to the contract.</li> <li>. The contractor must pay all covered workers at least \$12.15 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2023.</li> </ul>

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker



protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number	Publication Date
0	01/06/2023
1	01/13/2023

ASBE0002-007 08/01/2022

	Rates	Fringes
ASBESTOS WORKER/HEAT & FROST INSULATOR.....	\$ 44.50	28.43

Includes application of all insulating materials, protective coverings, coatings and finishes to all types of mechanical systems. Also the application of firestopping material for wall openings and penetrations in walls, floors, ceilings and curtain walls.

-----  
BRMD0006-005 06/01/2022

	Rates	Fringes
BRICKLAYER.....	\$ 29.22	24.91

-----  
CARP0219-012 05/01/2022

	Rates	Fringes
MILLWRIGHT.....	\$ 31.98	19.52

-----  
CARP0423-017 05/01/2022

	Rates	Fringes
CARPENTER (Including Acoustical Ceiling Installation, Drywall Hanging and Finishing and Form Work).....	\$ 29.40	20.25

-----  
\* ELEC0307-010 11/28/2022

	Rates	Fringes
ELECTRICIAN.....	\$ 37.00	18.77

-----  
ENGI0037-025 05/01/2022

	Rates	Fringes
POWER EQUIPMENT OPERATOR: Backhoe, Excavator, Paver...	\$ 34.97	15.20+a
Crane.....	\$ 35.57	15.20+a

a. PAID HOLIDAYS: New Year's Day, Memorial Day, Independence

Day, Labor Day, Thanksgiving Day and Christmas Day.

-----  
IRON0568-015 05/01/2022

	Rates	Fringes
IRONWORKER, STRUCTURAL AND REINFORCING.....	\$ 28.46	23.31

-----  
LABO0616-008 11/01/2021

	Rates	Fringes
LABORER: Blaster, Demolition....	\$ 21.94	21.40
LABORER: Common or General.....	\$ 21.76	21.40
LABORER: Mason Tender (Brick, Cement/Concrete).....	\$ 21.94	21.40

-----  
PAIN0804-005 12/01/2022

	Rates	Fringes
PAINTER (Brush and Roller).....	\$ 29.91	17.69

-----  
PAIN1195-008 12/01/2021

	Rates	Fringes
GLAZIER.....	\$ 31.50	11.38

-----  
PLAS0926-003 07/01/2019

	Rates	Fringes
CEMENT MASON/CONCRETE FINISHER...	\$ 26.68	18.72

-----  
PLUM0489-006 11/01/2022

	Rates	Fringes
PIPEFITTER (Including HVAC Pipe and System Installation)....	\$ 34.28	18.78
PLUMBER.....	\$ 34.28	18.78

-----  
\* SFMD0669-001 01/01/2023

	Rates	Fringes
SPRINKLER FITTER (Fire Sprinklers).....	\$ 38.67	25.22

-----  
SHEE0100-022 11/01/2021

	Rates	Fringes
SHEET METAL WORKER (Including HVAC Duct Installation)		

0-41 miles from City Hall, Cumberland, Maryland.....	\$ 28.73	24.03
41-65 miles from City Hall, Cumberland, Maryland..	\$ 30.23	24.03
66+ miles from City Hall, Cumberland, Maryland.....	\$ 30.73	24.03

-----  
TEAM0453-005 05/01/2022

	Rates	Fringes
TRUCK DRIVER: Dump Truck		
10 to 15 yard capacity.....	\$ 24.27	22.33
9 to 10 yard capacity.....	\$ 24.02	22.33
Over 15 yard capacity.....	\$ 24.62	22.33
Under 5 yard capacity.....	\$ 23.74	22.33
TRUCK DRIVER: Tractor Haul Truck.....	\$ 24.62	22.33

-----  
\* SUMD2010-060 04/30/2010

	Rates	Fringes
IRONWORKER, ORNAMENTAL.....	\$ 23.80	11.63
LABORER: Grade Checker.....	\$ 16.00 **	2.90
LABORER: Landscape.....	\$ 10.00 **	0.00
LABORER: Mason Tender - Stone..	\$ 14.03 **	0.00
LABORER: Mortar Mixer.....	\$ 16.61	9.08
LABORER: Pipelayer.....	\$ 15.18 **	5.58
OPERATOR: Asphalt Roller.....	\$ 21.35	5.38
OPERATOR: Bobcat/Skid Steer/Skid Loader.....	\$ 18.63	8.78
OPERATOR: Boom.....	\$ 21.44	8.29
OPERATOR: Bulldozer.....	\$ 18.89	8.60
OPERATOR: Forklift.....	\$ 17.08	2.69
OPERATOR: Gradall.....	\$ 20.50	8.74
OPERATOR: Grader/Blade.....	\$ 16.75	5.79
OPERATOR: Loader.....	\$ 19.32	7.68
OPERATOR: Roller excluding Asphalt.....	\$ 18.60	8.10
PAINTER: Spray.....	\$ 21.71	6.77

ROOFER, Excludes Installation

of Metal Roofs.....	\$ 20.30	4.70
SHEET METAL WORKER (Metal Roofs Installation).....	\$ 20.71	6.23
TILE FINISHER.....	\$ 17.32	0.00
TILE SETTER.....	\$ 21.38	4.65

-----

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

=====

\*\* Workers in this classification may be entitled to a higher minimum wage under Executive Order 14026 (\$16.20) or 13658 (\$12.15). Please see the Note at the top of the wage determination for more information.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (ii)).

-----

The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of ""identifiers"" that indicate whether the particular rate is a union rate (current union negotiated rate for local), a survey rate (weighted average rate) or a union average rate (weighted union average rate).

Union Rate Identifiers



A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than ""SU"" or ""UAVG"" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1, 2014.

Union prevailing wage rates are updated to reflect all rate changes in the collective bargaining agreement (CBA) governing this classification and rate.

#### Survey Rate Identifiers

Classifications listed under the ""SU"" identifier indicate that no one rate prevailed for this classification in the survey and the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As this weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SULA2012-007 5/13/2014. SU indicates the rates are survey rates based on a weighted average calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

Survey wage rates are not updated and remain in effect until a new survey is conducted.

#### Union Average Rate Identifiers

Classification(s) listed under the UAVG identifier indicate that no single majority rate prevailed for those classifications; however, 100% of the data reported for the classifications was union data. EXAMPLE: UAVG-OH-0010 08/29/2014. UAVG indicates that the rate is a weighted union average rate. OH indicates the state. The next number, 0010 in the example, is an internal number used in producing the wage determination. 08/29/2014 indicates the survey completion date for the classifications and rates under that identifier.

A UAVG rate will be updated once a year, usually in January of each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

-----  
WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- \* an existing published wage determination
- \* a survey underlying a wage determination
- \* a Wage and Hour Division letter setting forth a position on a wage determination matter
- \* a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour National Office because National Office has responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

=====

END OF GENERAL DECISIO"