

ADDENDUM 1

R24-077-01

WCHA NEW STANTON MANOR EXTERIOR RENOVATIONS

ADDENDUM NO.1

DATE OF ISSUE: JANUARY 3, 2025

Notice to All Bidders:

This addendum is hereby made a part of the contract and is to be included therein. The purpose of this addendum is to amend, modify and clarify the contract documents, as follows:

Attachments:

1. Pre-Bid Meeting Minutes and sign-in sheet
2. Revised Bid Form

CHANGES TO PREVIOUS ADDENDUM:

NA

CHANGES TO SPECIFICATIONS:

00 0300 BID FORM; UNIT PRICES

ADD: UNIT PRICE GC-10

GC-10 EXISTING FROST WALL DEMOLITION AND BACKFILL

(\$ _____), for each linear foot (LF) of frost wall demolition and backfill

The General Contractor is to provide the demolition and removal of one hundred twenty (120) linear feet of concrete patio frost wall in the base bid. To remove from the contract or to provide additional demolition and removal of concrete frost wall to the contract, the contractor shall provide a unit cost per linear foot of demolition and removal. This cost shall include all labor and materials required for demolition and removal, as well as additional gravel backfill required to infill the void of the frost wall below the new concrete slab patios.

01 1270 UNIT PRICES

ADD: UNIT PRICE GC-10

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CHANGES TO DRAWINGS:

NONE

QUESTIONS AND CLARIFICATIONS:

1. If louvers are connected to an active HVAC unit, contractors are to notify WCHA, and WCHA will terminate the HVAC system connected to the louver. Refer to General Demo Note #17 and louver details 3/A5.01.
2. WCHA will secure the balcony doors prior to demolition.
3. Wage rates for the Community Building will be "Building", and wage rates for work at the apartment buildings will be "Residential" as indicated in the specifications.
4. Community Building Work: Refer to sheet A1.01 for General Demolition Notes, Numbered Demolition Notes, General Construction Notes, and Numbered General Construction Notes. Refer to sheet A8.01 for window types and window details.

All bidders on this contract shall give due consideration to the contents of this addendum in the preparation of their Bid and shall so indicate on the Bid Form in the spaces provided. Failure of a bidder to acknowledge receipt of this addendum on his Bid form may be considered sufficient cause for rejection of his bid. It shall be the responsibility of each bidder to assure that all his suppliers and subcontractors are made aware of the contents of this addendum.

Architect:

Sleighter Design

1060 Eberly Way

Lemont Furnace, PA 15456

Owner:

Westmoreland County Housing Authority

167 South Greengate Road,

Greensburg, PA 15601

END OF ADDENDUM NO. 1

Pre-Bid Meeting Report Westmoreland County Housing Authority New Stanton Manor Exterior Renovations

Date: December 20, 2024
Time: 10:00 a.m.
Location: New Stanton Manor
118 New Stanton Manor Ct, New Stanton, PA 15672

Attendance:
As indicated on the attached sign-in sheet.

Meeting Notes:

1. Sleighter Design summarized the scope of work.
The primary objective is to perform exterior renovations including cleaning and sealing the brick masonry, new balconies, install blanked off louvers at existing HVAC sleeves, building signage, new railings at entrance stairs and sidewalks, replace the roofing, gutters and downspouts, and storefront windows on the Community Building.
2. Copies of the plans and specifications are available from the Westmoreland County Housing Authority.
3. Contract length is 180 calendar days with 166 calendar days for substantial completion.
4. Contracts will be awarded for General Construction
5. Bidding Requirements
 - a. The bids are due on January 10, 2025, at 10:00 am at the Westmoreland County Housing Authority Main Office, 154 South Greengate Road, Greensburg PA 15601.
 - b. The required bid documents are:
 - i. 00 0300 - Bid Form
 - ii. 00 0730 - Equal Employment Opportunity
 - iii. 00 0840 - Non-collusive affidavit
 - iv. 00 0850 - Bid Bond
 - c. Alternate Bid Items – General Contractor

ALTERNATE BID ITEMS – Refer to Section 01 1230 Alternates. Alternate bid items will not be used in conjunction with building unit prices.

DEDUCT ALTERNATE GC-1

BRICK REPOINTING (\$ _____)

State the amount to Deduct from the base bid, the amount for brick repointing as indicated on the drawings.

DEDUCT ALTERNATE GC-2

BRICK REPLACEMENT (\$ _____)

State the amount to Deduct from the base bid, the amount for brick replacement as indicated on the drawings.

DEDUCT ALTERNATE GC-3

BRICK SEALING (\$ _____)

State the amount to Deduct from the base bid, the amount for brick sealing as indicated on the drawings.

DEDUCT ALTERNATE GC-4

ALUMINUM WINDOWS (\$)

State the amount to Deduct from the base bid, the amount for thermal break double hung windows.

DEDUCT ALTERNATE GC-5

GUTTERS AND DOWNSPOUTS (\$)

State the amount to Deduct from the base bid, the amount for gutters and downspouts.

UNIT PRICES – Refer to Section 01 1270 Unit Prices**GC – 1 BRICK REPLACEMENT**

(\$ _____), for each brick.

The General Contractor is to provide 48 bricks for replacement as noted on the drawings in the base bid. To remove or add bricks to the contract, the contractor shall provide a unit cost per brick. This cost shall include all labor and materials.

GC – 2 BRICK REPOINTING

(\$ _____), for each Square Foot (SF) of REPOINTING.

The General Contractor is to provide 103 SF of repointing as noted on the drawings, and an additional 20 SF of repointing in the base bid. To remove or add repointing to the contract, the contractor shall provide a unit cost per square foot. This cost shall include all labor and materials.

GC – 3 WALL SHEATHING

(\$ _____), for each Square Foot (SF) of wall sheathing.

The General Contractor is to provide 160 square feet of plywood wall sheathing to replace existing damaged or deleterious wall sheathing. To remove or to provide additional plywood sheathing, the contractor shall provide a unit cost per square foot. This cost shall include all labor and materials required for installation and demolition.

GC –4 WALL FRAMING

(\$ _____), for each Linear Foot (LF) of wall framing

The General Contractor is to provide 50 linear feet of exterior wall framing area to replace damaged, rotting, deleterious wall framing material in the base bid. The framing sizes are to match the existing framing. To remove from the

contract or to provide additional framing to the contract, the contractor shall provide a unit cost per linear foot of framing that matches the sizes of the existing framing. This cost shall include all labor and materials required for installation and demolition.

GC –5 BATT INSULATION

(\$ _____), for each Square Foot (SF) of batt insulation

The General Contractor is to provide 140 square feet of batt insulation to replace existing damaged or deleterious batt insulation. To remove from the contract or to provide additional insulation to the contract, the contractor shall provide a unit cost per square foot. This cost shall include all labor and materials required for installation and demolition.

GC -6 GYPSUM WALLBOARD

(\$_____), for each Square Foot (SF) of gypsum wallboard

The General Contractor is to provide 32 square feet of gypsum wallboard to replace gypsum wallboard over damaged, rotting, deleterious wall framing material. To remove from the contract or to provide additional gypsum wallboard to the contract, the contractor shall provide a unit cost per square foot. This cost shall include all labor and materials required for installation and demolition.

GC -7 ROOF SHEATHING

(\$_____), for each Square Foot (SF) of roof sheathing

The General Contractor is to provide 64 square feet of plywood roof sheathing to replace existing damaged or deleterious roof sheathing. To remove or to provide additional plywood roof sheathing, the contractor shall provide a unit cost per square foot. This cost shall include all labor and materials required for installation and demolition.

GC -8 ROOF FRAMING

(\$_____), for each Linear Foot (SF) of roof framing

The General Contractor is to provide sixty four (64) linear feet of roof framing to replace damaged, rotting, deleterious roof framing material in the base bid. The framing sizes are to match the existing framing. To remove from the contract or to provide additional roof framing to the contract, the contractor shall provide a unit cost per linear foot of roof framing that matches the sizes of the existing roof framing. This cost shall include all labor and materials required for installation and demolition.

GC -9 CONCRETE SIDEWALKS

(\$_____), for each square foot (SF) of concrete sidewalks

The General Contractor is to provide concrete sidewalks as indicated on the drawings in the base bid. To remove from the contract or to provide additional concrete sidewalks to the contract, the contractor shall provide a unit cost per square foot of concrete sidewalks. This cost shall include all labor and materials required for installation and demolition.

6. The contractors are encouraged to review the General Conditions in Section 00 0700 for details of the contract requirements.
7. The Bid Bond shall be 10% of the bid amount. Bonds for Performance and Payment for 100% of the contract amount will be required as well as a one-year maintenance bond.
8. The contractor will submit a Quality Control Plan per section 01 4000 as well as weekly quality control reports at each project meeting.
9. There will be bi-weekly project meetings to review project progress and to discuss any outstanding issues. Each contractor will provide a Daily Sign-in sheet of the workers at the project meeting. Sub-contractors are to attend all meetings immediately before and while their work is ongoing.
10. The general contractor must provide and maintain Porta Johns for all workers.

11. The contractor is responsible for paying all taxes, fees etc. Contractors will need to verify the costs before bidding.
12. Working hours shall be between 8:00 am and 4:30 pm, Monday – Friday with contractors permitted to work 7:00 am – 5:30 pm. Work on Saturdays is acceptable with prior notification to the owner. No work is permitted on Sundays or holidays observed by the WCHA. The contractors may request alternate working hours from the owner. Requests for alternate work hours are subject to approval by the owner.
13. The contractor must coordinate the location of storage areas and construction trailers with the owner. No materials or equipment may be stored in the buildings. The authority will pay for stored materials. Contractor must store the materials in an insured facility and provide documentation to the owner. Contractor is responsible for repairing and damage they do to the lawn areas, sidewalks, or parking lots.
14. The general contractor will establish a detailed construction schedule.
15. The contractor shall coordinate the work schedule to maintain operation for the owner's office staff.
16. Following the contract signing, the owner will provide time for the contractor to obtain materials before issuing the notice to proceed.
17. The WCHA office staff will provide the contractors with the necessary HUD forms and detailed instructions for pay requests at the pre-construction meeting.
18. The General Contractor shall submit certified payrolls on a weekly basis even if no work is performed.
19. If contractors need to visit the site for further inspection, please contact Erik Spiegel, WCHA Director of A & E Services, at (724) 832-7248 x3056, or mobile (724) 640-4596, Lou 724-858-5312.
20. Questions should be directed to Ken Schrock at Sleighter Design by email at [ken schrock@sleighterdesign.com](mailto:kschrock@sleighterdesign.com) (copy to Jane Doljac, Sleighter Design at janedoljac@sleighterdesign.com) by January 2, 2025 by noon. An addendum will be issued by January 3, 2025.
21. The addendum will be posted on WCHA website. WCHA suggests all contractors register on their site.

Contractor Questions/Clarifications

1. If louvers are connected to an active HVAC unit, contractors are to notify WCHA, and WCHA will terminate the HVAC system connected to the louver. Refer to General Demo Note #17 and louver details 3/A5.01.
2. WCHA will secure the balcony doors prior to demolition.

3. Wage rates for the Community Building will be "Building", and wage rates for work at the apartment buildings will be "Residential" as indicated in the specifications.
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GENERAL NOTES

1. If there are any portions of this report that are inaccurate or any information is missing from this report which needs to be included, please notify the Architect within one week of issuance of this report.

WCHA New Stanton Manor - Exterior Renovations

Pre-Bid Meeting

December 20, 2024 @ 10am

PRINTED NAME

Tony Moss

JAMES Solomon

VINCE FONTANA

H.J. Overdorff

Jimmy British

VALE Doyle

Lou Pennesi

ERIK SPIELER

PRINTED COMPANY NAME

Moss

W.C.H.A.

VINCE BUILDING CO

Greensburg Restoration

Sleighter Design

SLEIGHTER Design

WCHA

WCHA

DOCUMENT 00 0300

BID FORM

Westmoreland County Housing Authority
New Stanton Manor Court Exterior Renovations
118 New Stanton Manor Ct
New Stanton, PA 15672

Proposal from _____, hereinafter called "Bidder".

Sirs:

Having examined the site of the work and the Contract Documents as prepared by Sleighter Design including the Drawings, Advertisement for Bid, Instructions to Bidders, Representations, Certifications and Other Statements of Bidders, Statement of Bidders Qualifications, this Bid Form, Bid/Performance/Labor and Material Bonds; Insurance Certificate, General Conditions, Supplemental Conditions of the Contract for Construction, Non-Collusive Affidavit, Supplemental General Conditions, Form of Contract, and the Technical Specifications, the undersigned submits this bid and encloses herewith a Bid Guarantee in the proper amount of 10% of the bid and payable to the Westmoreland County Housing Authority. Failure to furnish approved bonds and execute the contract within ten (10) calendar days from issuance of the award, the bid guarantee will be forfeited. Should the owner fail to make an award on this contract through no fault or failure on the part of this bidder, then the owner will return the Bid Guarantee to the Bidder.

It is hereby certified that the undersigned is the only person(s) interested in this bid as principal, and that the bid is made without collusion with any person, firm or corporation. Bidder hereby agrees to execute the contract and furnish surety company bonds in the following amounts within ten (10) calendar days after mailing by the owner of notice of award.

- a. Performance Bond in the amount of one hundred percent (100%) of the contract price.
- b. Labor and Materialmen's/Payment Bond in the amount of one hundred percent (100%) of the contract price, conditioned that the contractor will promptly pay for all material and labor supplied or performed in the prosecution of all work, whether or not the material and labor enter into and become component parts of the project.

Bidder further agrees to begin paperwork and site organization work, scheduling, assembling shop drawings and all other work possible within ten (10) calendar days after date of receipt of the executed contract. It is understood and agreed that this proposal is effective for acceptance by the Owner for a period of sixty (60) days.

Bidder agrees that, if awarded the contract, he will furnish and deliver all materials, tools, equipment, tests and transportation, secure all permits and licenses, do and perform all labor, superintendence, and all means of construction; pay all fees and do incidental work; and to execute, construct and finish in an expeditious, substantial, and workmanlike manner, in accordance with the drawings and specifications to the complete satisfaction and acceptance of the owner for the above captioned contract, and for the price hereinafter stated.

Bidder submits this bid with the understanding that all work shall be completed within 180 calendar days for the base bid.

BASE BID GENERAL CONSTRUCTION

For all General Construction work indicated on the Contract Documents herein, the sum of:

(\$ _____), _____

Wage Rate Determination Used for Bid: _____
(bidder to enter wage rate determination used)

Schedule of Values – note that the Schedule of Values HUD Form 51000 is required to be submitted with the bid documents. Reference Section 00 0040 and Section 01 2000.

Bidder's Name: _____

Bidder's Signature: _____

ALTERNATE BID ITEMS – Refer to Section 01 1230 Alternates. Alternate bid items will not be used in conjunction with building unit prices.

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GC –5 BATT INSULATION

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The General Contractor is to provide one hundred forty (140) square feet of batt insulation to replace existing damaged or deleterious batt insulation. To remove from the contract or to provide additional insulation to the contract, the contractor shall provide a unit cost per square foot. This cost shall include all labor and materials required for installation and demolition.

GC –6 GYPSUM WALLBOARD

(\$_____), for each square foot (SF) of gypsum wallboard

The General Contractor is to provide thirty two (32) square feet of gypsum wallboard to replace gypsum wallboard over damaged, rotting, deleterious wall framing material in the base bid. To remove from the contract or to provide additional gypsum

wallboard to the contract, the contractor shall provide a unit cost per square foot. This cost shall include all labor and materials required for installation and demolition.

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Addendum No.

Contract No.

Dated

Failure of Bidder to acknowledge receipt of addenda may be sufficient cause for rejection of his bid.

Bidder's Name: _____

Bidder's Signature: _____

Date: _____

END OF DOCUMENT 00 0300