

ADDENDUM 1

R25-077-01

**WCHA
VALLEY MANOR
INTERIOR MODERNIZATION**

ADDENDUM NO.1

DATE OF ISSUE: JULY 8, 2025
PAGE NO. 1

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. Section 00 0300 Bid Form

CHANGES TO PREVIOUS ADDENDUM:

N/A

CHANGES TO SPECIFICATIONS:

SECTION 00 0300 Bid Form

REVISE: Bidder submits this bid with the understanding that all work shall be completed within **120** calendar days for the base bid.

SECTION 09 5100 SUSPENDED ACOUSTICAL CEILINGS; 2.02 ACOUSTICAL UNITS, B, 3

ADD: c. Material: 0.032" (min.) aluminum

CHANGES TO DRAWINGS:

N/A

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 1

Pre-Bid Meeting Report
Westmoreland County Housing Authority
PA-18-06 Valley Manor Interior Modernization

Date: June 20, 2025
Time: 11:00 a.m.
Location: Valley Manor, 331 Third Street, Monessen, PA 15062

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

Meeting Notes:

1. The primary objective is to update the finishes in all hallways, general tenant areas, elevator cabs and exterior items.
2. Copies of the plans and specifications are available from the Westmoreland County Housing Authority.
3. Total time for Final Completion of the contract is 120 calendar days from the written notice to proceed.
4. Contracts will be awarded for General Construction
5. Bidding Requirements
 - a. The bids are due on **July 15, 2025, at 10:00 am** at the Westmoreland County Housing Authority Main Office, 167 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

CEILING TILE (\$_____)

State the amount to Deduct from the base bid, the amount for new ceiling tile as indicated on the drawings.

DEDUCT ALTERNATE GC-2

WINDOW SHADES (\$_____)

State the amount to Deduct from the base bid, the amount for window shades as indicated on the drawings.

UNIT PRICES – Refer to Section 01 1270 Unit Prices

GC – 1 GWB PATCHING

(\$_____), for each SF of GWB patching

The General Contractor is to provide 200 SF of GWB patching in the base bid. To remove or add GWB patching to the contract, the contractor shall provide a unit cost per SF (square foot) . This cost shall include all labor and materials.

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. Public restroom available for workers on first floor.
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. Hours shall be between 7:00 am and 5:30 pm in the Common Area, Monday – Friday. 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 any 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 kenschrock@sleighterdesign.com (copy to Jane Doljac, Sleighter Design at janedoljac@sleighterdesign.com) by July 7, 2025 by noon.
An addendum will be issued by July 8, 2025.
21. The addendum will be posted on WCHA website. WCHA suggests all contractors register on their site.

Contractor Questions/Clarifications

1. Where to store container and dumpster on site?
Container and dumpster areas are available on site. Verify location with Owner.
2. Will the contractors have access by key/card to work areas?
Access to all common area doors will be provided through a master key, and card access will be provided for elevators.
3. Are all masonry and GWB walls to be painted?
All interior existing GWB & masonry walls are to be painted as indicated on plans.

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 the issuance of this report.

By: Kenneth Schrock, RA, NCARB
Director of Architecture
Sleighter Design

WCHA Valley Manor Interior Modernization

PREBID MEETING
JUNE 20, 2025 @ 11AM

NAME/COMPANY

Nathan Mongell Sleighter Design
KENSCHROCK SLEIGHTER DESIGN
ERIK SPIEGEL - WCHA
Daniel Pribyszchuk TIP Construction

EMAIL

Nathan Mongell@slighterdesign.com
KENSCHROCK@SLEIGHTERDESIGN.COM
eriks@wchaonline.com
ilya@tipbuild.com

DOCUMENT 00 0300

BID FORM

Westmoreland County Housing Authority
Valley Manor – Interior Modernization
331 Third Street
Monessen, PA 15062

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 120 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.

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
CEILING TILE** (\$_____)

State the amount to Deduct from the base bid, the amount for new ceiling tile as indicated on the drawings.

**DEDUCT ALTERNATE GC-2
WINDOW SHADES** (\$_____)

State the amount to Deduct from the base bid, the amount for window shades as indicated on the drawings.

UNIT PRICES – Refer to Section 01 1270 Unit Prices

GC – 1 GWB PATCHING

(\$_____), for each SF of GWB patching

The General Contractor is to provide 200 sf of GWB patching in the base bid. To remove or add GWB patching to the contract, the contractor shall provide a unit cost per SF (square foot) . This cost shall include all labor and materials.

Bidder's Name: _____

Bidder's Signature: _____

<u>Addendum No.</u>	<u>Contract No.</u>	<u>Dated</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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