

ADDENDA

WESTMORELAND COUNTY HOUSING AUTHORITY GREENSBURG, PENNSYLVANIA

PA 28.8.02 - HEMPFIELD TOWERS 2025 PARKING LOT REHABILITATION PROJECT

GENERAL SITE CONSTRUCTION - CONTRACT: 28-8-02-2025.01-GSC

ADDENDUM NO. 1

DATE OF ISSUE: 10-16-2025

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:

CHANGES TO PREVIOUS ADDENDUM: Non-Applicable

CHANGES TO SPECIFICATIONS:

1. Revised Form of Proposal – Rev. 1 Attached
2. Revised Bid Proposal – Rev. 1 Attached
3. Bid Date Revision- Bids shall be due to the WCHA on October 22, 2025 at 1:30 P.M. in lieu of October 21, 2024 at 10:00 A.M.

CHANGES TO DRAWINGS:

1. No applicable changes

CLARIFICATIONS:

1. Contractors shall be advised the WCHA indicated at the Pre Bid Meeting that the WCHA may elect to add parking lot sealing and line stripping at the WCHA – South Greengate Road Campus consisting of WCHA – Administrative Office Parking Lot, Odin View Apartments, South Greengate Road Apartments, District Magistrate Office and Warehouse, attached is an aerial view of the campus.

2. Contractors shall be advised the WCHA may elect to mill and resurface parking lots and driveways if weather conditions prohibit the sealing of the parking lots and the condition of the asphalt can warrant resurfacing.

3. **Bid Date Revision- Bids shall be due to the WCHA on October 22, 2025 at 1:30 P.M.**

PRE-BID MEETING:

Contractors shall take notice the WCHA conducted a Pre-Bid Meeting in conjunction with Morris Knowles & Associates (Engineer of Record) on October 8, 2025. Attached are the meeting minutes and contractor attendance roster.

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 Form of Proposal 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.

Addendum Issued By Owner:

Westmoreland County Housing Authority
154 South Greengate Road,
Greensburg, PA 15601

END OF ADDENDUM NO. 1

WCHA - ADMINISTRATIVE CAMPUS - SOUTH GREENGATE ROAD, GREENSBURG, PA. 15601

ADMINISTRATIVE OFFICES - ADDRESS - 167 SOUTH GREENGATE ROAD





PRE-BID MEETING MINUTES:

PA 28-8-02 HEMPFIELD TOWERS:

2025 PARKING LOT REHABILITATION PROJECT

Date of Meeting: OCTOBER 8, 2025 1:30 P.M.

Minutes Prepared By: Erik Spiegel - WCHA - Director of Arch.& Engineering

1. PURPOSE OF MEETING

- To present the general scope of work to perspective bidders.
- Permit bidding contractors the opportunity to view existing conditions.
- Permit bidding contractors to ask pre-bid questions of the design team and owner.

2. ATTENDANCE AT MEETING

<i>Name</i>	<i>Department. /Division/Consultant/Title</i>
Erik Spiegel	WCHA - Director A&E
Lou Pennesi	WCHA - Director Construction Services
William Utzman, PE.	Morris Knowles and Associates (Engineer of Record)
Various	Contractor Representatives: Reference Sign In Sheet

3. MEETING NOTES

1. WCHA informed contractors the project is a Federally funded project and Federal Davis Bacon - Wage Rates - Building Classification apply. Contractors were advised HUD General Conditions will govern over the contract and to review the HUD General Conditions. In addition contractors were informed prevailing wage interviews will be conducted during the course of construction and 12% of the contract must be performed by the prime bidder.
2. WCHA informed contractors that the project will be bid using 1 Prime Contracts consisting of: General Site Construction .

3. WCHA indicated the normal building working hours are: 8:00 AM to 4:30 PM, Monday-Friday. Contractors were advised that construction can start at 7:30 AM with a normal end time of 5:30 PM. Construction is permitted Monday-Friday. Work on Saturdays will be considered at the discretion of WCHA.
4. WCHA indicated the contract is a **90 day** performance contract from the date of Notice to Proceed. WCHA indicated it is anticipated contracts will be awarded early November 2025 and contract time adjustments will be afforded to contractors if winter weather impacts the scope of work and completion in 2026 will be permitted.
5. WCHA indicated a Bid Bond in the amount of 10% of total bid shall be submitted with form of proposal. Other forms of bid security will be accepted in accordance with HUD regulations.
6. WCHA indicated the contract bid opening will occur on **October 21, 2025 at 10:00 A.M.** (E.S.T.) Bid Deposit Location will be WCHA - Administration Offices, 167 South Greengate Road, Greensburg, PA. 15601. Bid Opening will occur upon receipt of bids at the same location.
7. WCHA presented a generalized scope of work summary for the renovation of:
 - a. Reseal, resurface existing asphalt parking lot and driveways.
 - b. Concrete Pavement Repairs
 - c. Concrete Replacement
 - d. Asphalt Soft Spot Repairs
 - e. Storm Sewer Replacement
 - f. Line Stripping
8. MKN provided technical scope of work summary associated with work planned and discussed Alternate Bid Items planned.
9. WCHA indicated additional site inspections can occur during the bid process and contractors can coordinate with Lou Pennesi, 724-858-5312 or Erik Spiegel - 724-640-4596 (eriks@wchaonline.com)
10. WCHA indicated construction permits and inspections are not anticipated and if required would be provided by the local municipality and paid for by the Owner.
11. WCHA indicated 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.
12. WCHA advised the contractors that a significant amount of due diligence work had been performed to design the project and the contract documents reflect a good assessment of site conditions with proposed improvements. Changes orders are programmed to be minimal.
13. WCHA advised the contractors that regular on-site inspection will be provided by the owner, to insure the contract requirements are fulfilled.
14. WCHA indicated all Bid Addendums will be distributed via WCHA web site and an email will be sent to those who are registered on the WCHA procurement website.
15. WCHA indicated if the project is bid and within budget the project will be awarded to the lowest responsive and responsible bidder in late October - early November 2025.
16. WCHA indicated the owner would reserve the right to expand the scope of work based on Unit Prices to additional site located at WCHA Campus on South Greengate Road, Hempfield Township. Site include: WCHA Administrative Campus, Odin View Apartments, South Greengate Apartments, District Magistrate Office and WCHA Warehouse.
17. Questions regarding the Bid Documents are to be sent, in email form, to Erik Spiegel - WCHA. Questions answered will be identified via an bid addendum.

20. Applicable Contacts:

Contact	Company	Phone	Email
William Utzman PE	MKN	724-468-4622	wputzman@morrisknowles.com
Lou Pennesi	WCHA	724-858-5312	loup@wchaonline.com
Erik Spiegel	WCHA	724-832-7248. 3056	eriks@wchaonline.com

In closing, if there are any additions, corrections or exceptions to these minutes please contact the undersigned.

Regards,



By: Erik Spiegel
WCHA
Director of Arch. & Engineering Services

Cc: WCHA - Bid File
Plan Holders - via internet posting



DATE OF MEETING: OCTOBER 8, 2025@ 1:30 P.M.

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