

ADDENDUM 1

R25-077-02

**WESTMORELAND COUNTY HOUSING AUTHORITY
JEANNETTE MANOR ROOF REPLACEMENT**

ADDENDUM NO. 1

DATE OF ISSUE: October 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:

Attachments:

1. Pre-Bid Meeting Minutes and sign-in sheet
2. Drawings A1.01, A5.01

CHANGES TO PREVIOUS ADDENDUM:

N/A

CHANGES TO SPECIFICATIONS:

None

CHANGES TO DRAWINGS:

A1.01 ROOF PLAN

REVISE:

Revise the slope of tapered insulation as indicated on the attached revised drawing.

ADD:

Add flashing and coping over existing expansion joint as indicated on the attached revised drawing.

A5.01 ROOF DETAILS

ADD:

Add flashing and coping over existing expansion joint as indicated on the attached revised drawing.

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

WCHA Jeanette Manor Roof Replacement Pre-Bid Meeting

October 10, 2025

Project Team

Owner:

Westmoreland County Housing Authority
167 South Greengate Road
Greensburg, PA 15601
Erik Spiegel, Director of Architect & Engineering Services
eriks@wchaonline.com

Architect/ Engineer: Sleighter Design
1060 Eberly Way
Lemont Furnace, Pa 15456
(724) 438-4010, Fax: (724) 438-4017
Rob Sleighter, P.E. President robsleighter@sleighterdesign.com
Ken Schrock, RA, NCARB kenschrock@sleighterdesign.com

Bidding Information

Bids Due: October 23, 2025, at 10:00AM

Prime Contracts: Roofing Construction

Agenda Items

1. WCHA/Sleighter Design summarized the scope of work.

The primary objective is to replace the roof, canopy roof, and penthouse to include the following:

- Remove existing roof system to the roof deck including membrane, insulation, coping, edge metal, and flashing
- Install fully adhered polyisocyanurate insulation (minimum R-30) 4-waysloped to roof drains
- ½" fully adhered cover board
- VersaGard 90-mil fully adhered EPDM Roof (30-year warranty)
- Walking Pads for full access to rooftop exhaust fans, elevator penthouse and other maintenance areas
- New edge treatment and flashing at all roof equipment

- Modify existing equipment curbs for new insulation elevation (WCHA to modify connections to equipment)
 - New metal coping, flashing and counterflashing at all existing parapet walls along with sealants
 - New scupper & down spout at canopy roof and penthouse roof
 - Modify existing stairs to penthouse roof at new roof foot hold due to new insulation elevation
 - New roof penetration boots
 - New roof drain baskets
 - Expansion joints break metal covers with sealant
2. Documents required for submission of a Bid are contained in Section 00 040 Important Instructions to Bidders.
 3. The Bid Bond shall be 10% of the bid amount.
 4. Submittal of Bid:

One original and one copy of each of the bidding documents shall be enclosed in an envelope which shall be sealed and labeled with the name of the project.

The project name and company name, address and phone number shall be placed on the envelope.
 5. All addenda shall be acknowledged on the bid form.
 6. The contractors are encouraged to review the General Conditions and Special Conditions Sections of the specifications for details of the contract requirements.
 7. This is a Davis Bacon Wage Rate project. Wage rates are listed in the project manual. The contractor shall submit certified payrolls on a weekly basis.
 8. The successful contractor will provide a Performance Bond and a Labor and Materialmen's Bond for 100% of the contract amount.
 9. HUD forms shall be used for schedule of values and contractor pay applications.
 10. Refer to section 01 1500 for specific information regarding temporary toilets, temporary water, and temporary power. The contractors may use power and water in the apartment buildings but will need to provide portable toilet facilities.
 11. There will be bi-weekly project meetings to review project progress and to discuss any outstanding issues. The contractor must attend each project meeting and be prepared to provide a verbal and written summary of the work performed and planned for the next week.
 12. The contractor is responsible for keeping track of non-working days due to inclement weather.
 13. Scheduling and Phasing:
 - a. Final Completion indicated as 75 calendar days / Liquidated Damages \$ 250 per day in the specifications. Additional Damages – If the owner incurs additional damages as a result of the project not being complete, the responsible Contractor(s) will be liable for these costs as well.

- b. The contractor is to provide a detailed schedule with input from any subcontractor as well as the owner and architect prior to the start of any work.
 - c. The contractor is expected to include all necessary overtime, holiday, and/or additional shifts to complete the project on schedule.
 - d. Typical working times are 7AM – 4:30PM Monday-Friday. Contractors can elect to work on holidays and outside of the normal schedule but must receive approval from WCHA before doing so.
 - e. Project must be substantial complete 60 days after being given the written notice to proceed.
- 14. The contractor shall provide an updated construction schedule at each project meeting.
- 15. The owner requires a list of all subcontractors, suppliers and any other individual or entities prior to beginning construction for review and approval. The owner encourages the use of local subcontractors and suppliers.
- 16. The contractor shall submit a Quality Control Plan per section 01 4000 prior to beginning work, as well as weekly quality control reports at each project meeting.
- 17. Vehicular Access and Parking – the contractor is responsible for maintaining access of the public streets and sidewalks surrounding the project. The contractor is responsible for locating parking for workers and space for storage of materials and equipment.
- 1. Contractors will be given the opportunity to examine buildings after the pre-bid meeting. Contact Erik Spiegel, WCHA Director of A & E Services, at (724) 832-7248 x3056, or mobile (724) 640-4596, Lou 724-858-5312, to schedule additional site visits.
- 18. Contractors are responsible for leaving the site and work areas clean and safe at the end of each workday.
- 19. Contractors are responsible for maintaining a set of as-built drawings which will be given to WCHA at job completion along with 3 operations manuals containing release of liens, warranties, and cut sheets for all installed items.
- 20. Contractors need to keep track of and document any delays caused by the lack of availability of building materials.
- 21. Questions are to be submitted to Ken Schrock at Sleighter Design by email at kenschrock@sleighterdesign.com by noon on October 16. An addendum will be issued on October 17.
- 22. The bidder's vendor information is to be included on the bid form for COSTARS requirements.
- 23. The notice to proceed will be adjusted to give the contractor time to order material and to provide shop drawings.

24. CMK Versico will provide average R-30 tapered insulation at 1/8 inch per foot from center of roof to drains and ¼ inch per foot from each end of building to drains.
25. The successful bidder will need to coordinate with the City of Jeannette for the crane to gain access to the site.
26. The successful bidder will need to provide a crane large enough to lift HVAC equipment if needed.

General Notes

1. If any portions of this report are inaccurate or information is missing which needs to be included, please notify Sleighter Design immediately.

By Jeremy Bobish
 Construction Administrator
 Rich Halbrook
 Senior Architectural Designer
 Sleighter Design

WCHA Jeanette Manor Roof Replacement

Prebid Meeting

October 10, 2025 @ 9am

PRINTED NAME

James Solomon
Bill Strobel
Conan Klinger
Adam CRUTTENDEN
JOE DISARCIL
Jason ASHWORTH
Lou Pennesi
ERIK SPIETZ
John Likar
Jimmy Bolish
Rich HALBROOK

PRINTED COMPANY NAME

WCHA
WCHA
CMK - Versico
CMK - VERSICO
MEMBRANE ROOFING SYSTEMS
TRIANGLE ROOFING
WCHA
WCHA - ECO
LIKAR ROOFING
Sleighter Design
" "



SLEIGHTER
DESIGN

UNIVERSITY BUSINESS PARK
1060 EBERLY WAY
LEMONT FURNACE, PA 15456
724.438.4010
WWW.SLEIGHTERDESIGN.COM

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REVISION		
NO	DATE	DESCRIPTION
1	10/16/25	ADDENDUM 1
PROJECT		

JEANETTE MANOR ROOF REPLACEMENT

OWNER

**WESTMORELAND
COUNTY
HOUSING
AUTHORITY**

PROJECT NUMBER

R25-077-01

ISSUED FOR

BIDDING

ISSUE DATE

OCTOBER 7, 2025

SHEET NAME

ROOF PLAN

SHEET NUMBER

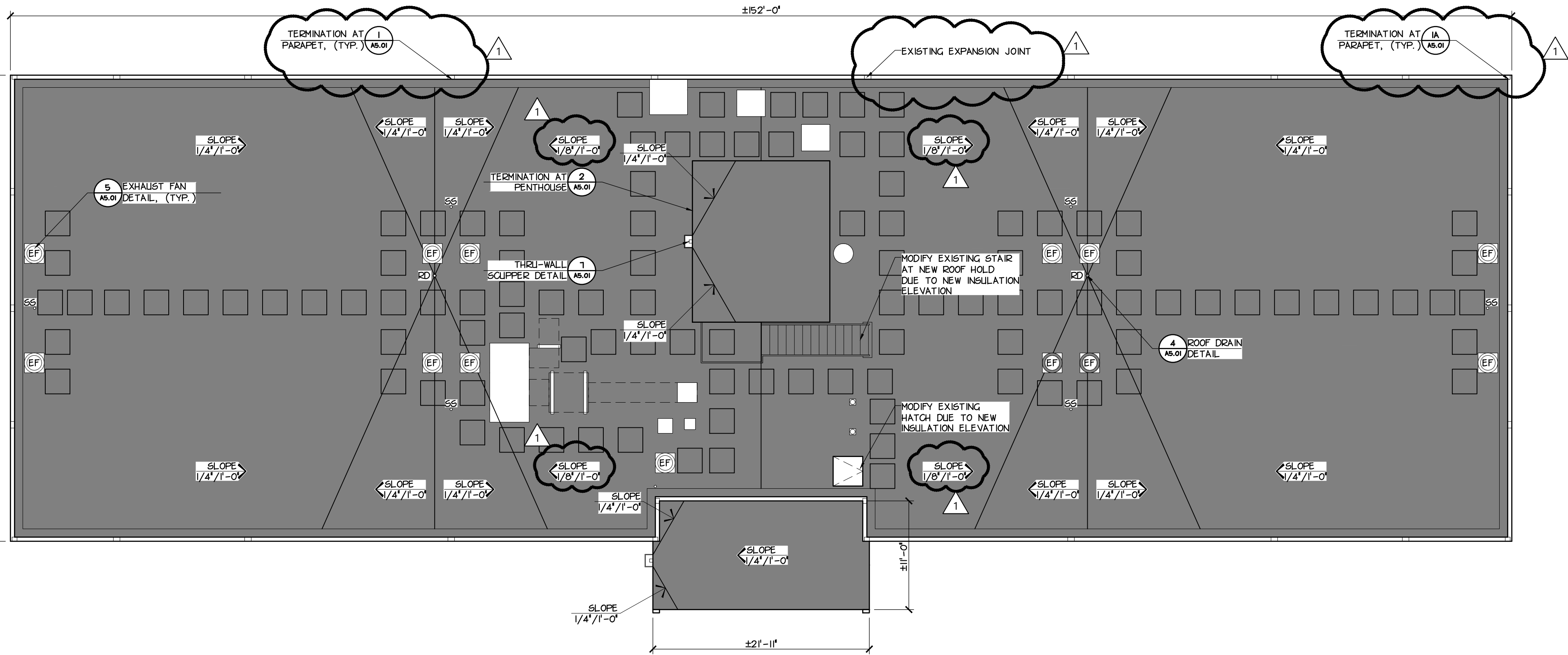
A1.01

GENERAL DEMOLITION NOTES

- ALL DEMOLITION DEBRIS, WASTE MATERIAL, RUBBISH, AND TRASH IS TO BE CONTAINERIZED ON SITE AS GENERATED.
- THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN ROLL-OFF BOX(ES) AND/OR DUMPSTER(S).
- THE GENERAL CONTRACTOR SHALL IMMEDIATELY REMOVE FROM THE SITE, TRANSPORT AND DISPOSE AT AN APPROVED OFF SITE DISPOSAL FACILITY, ALL ROLL-OFF BOX(ES) AND/OR DUMPSTER(S) WHEN FULL. THIS MAY INCLUDE BUT NOT BE LIMITED TO BUILDING DEMOLITION DEBRIS.
- THE OWNER SHALL BE GIVEN THE OPPORTUNITY TO COLLECT AND RETAIN AT THEIR FACILITY ANY ITEMS TO BE REMOVED ON THIS PROJECT. CONTRACTOR(S) SHALL COORDINATE DEMOLITION WORK WITH, AND NOTIFY THE OWNER, PRIOR TO REMOVAL OF ITEMS FROM SITE.
- EXAMINE EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK, INCLUDING, BUT NOT LIMITED TO, ELEMENTS SUBJECT TO DAMAGE OR MOVEMENT DURING REMOVAL, CUTTING AND/OR PATCHING.
- FURNISH PROTECTION FROM ELEMENTS FOR AREAS WHICH MAY BE EXPOSED BY UNCOVERING WORK, INCLUDING BUT NOT LIMITING TO ROOFING, EQUIPMENT, ETC.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR PATCHING AND REPAIRING PORTIONS OF EXISTING SURFACES WHICH ARE DAMAGED DURING THEIR DEMOLITION WORK INCLUDING CAULKING/FILLING HOLES AND OPENINGS REMAINING IN EXISTING PRE-CAST CONC. PANELS.
- PROVIDE TEMPORARY SUPPORT TO ENSURE STRUCTURAL INTEGRITY OF THE WORK. PROVIDE DEVICES AND METHODS TO PROTECT OTHER PORTIONS OF PROJECT FROM DAMAGE.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND REMOVAL OF EXISTING EQUIPMENT AND MATERIALS.
- APARTMENT BUILDING WILL BE OCCUPIED DURING CONSTRUCTION. COORDINATE SCHEDULE OF ALL WORK WITH OWNER.
- GENERAL CONTRACTOR TO PROVIDE TEMPORARY BARRIER TO ENSURE THAT ALL DEMOLITION MATERIALS AND NEW PRODUCT MATERIALS DO NOT FALL FROM THE ROOF.
- GENERAL CONTRACTOR TO REMOVE EXISTING ROOF SYSTEM IN ITS ENTIRETY FROM CONCRETE ROOF DECK TO EXISTING PRE-CAST CONC. PARAPET ALONG WITH PARAPET MEMBRANE, FLASHING, BLOCKING AND RELATED FASTENERS. REMOVE ALL EXISTING RELATED ROOFING PIPE BOOTS, EQUIPMENT CURBS, ROOF DRAINS, AND EQUIPMENT MOUNTS. PREPARE EXISTING CONCRETE DECK AND PARAPET FOR ROOF SYSTEM AS PART OF NEW WORK.

GENERAL CONSTRUCTION NOTES

- FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO: DIMENSIONS, LOCATIONS OF PLUMBING VENTS, HVAC EQUIPMENT, ROOF DRAINS, COLLECTION BOXES, RAIN LEADERS, ETC. CONTRACTORS ARE RESPONSIBLE FOR REVIEWING THE COMPLETE SET OF CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS TO DETERMINE THE FULL SCOPE OF WORK REQUIRED.
- DRAWINGS ARE THE GRAPHIC AND PICTORIAL PORTIONS OF THE CONTRACT DOCUMENTS SHOWING THE DESIGN, LOCATION AND DIMENSIONS OF THE WORK. CONTRACTORS ARE TO REFER TO THE SPECIFICATIONS FOR THE WRITTEN REQUIREMENTS FOR MATERIALS, EQUIPMENT, CONSTRUCTION SYSTEMS, STANDARDS FOR WORKMANSHIP OF THE WORK, AND PERFORMANCE OF RELATED SERVICES.
- THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL.
- DO NOT SCALE DRAWINGS. ALL DIMENSIONS INDICATED ON DRAWINGS ARE TAKEN TO THE FINISHED SURFACE.
- ALL ITEMS NOTED ON DRAWINGS ARE NEW UNLESS SPECIFICALLY NOTED AS EXISTING, NO WORK OR NOT IN CONTRACT (N.I.C.).
- REFER TO SHEET A5.01, FOR ROOFING SYSTEM DETAILS.
- GENERAL CONTRACTOR TO PROVIDE VERBICARD 40-MIL FULLY ADHERED EPDM ROOFING SYSTEM ON R-30 TAPERED POLYISOCYANURATE INSULATION ALONG WITH ALL RELATED PIPE BOOTS, CURBS, ROOF DRAINS, SCUPPERS, EQUIPMENT MOUNTS AND PENTHOUSE METAL STEPS BASE PLATE CURBS, BLOCKING, FLASHING AND ROOF SEALANT OVER EXISTING CONCRETE ROOF DECK.
- INCLUDE 1/2" FULLY ADHERED CORNER BOARD.
- INSTALL WALKING PADS FOR FREE ACCESS TO ROOFTOP EXHAUST FANS, ELEVATOR PENTHOUSE, AND OTHER MAINTENANCE AREAS.
- INSTALL NEW EDGE TREATMENT, FLASHING, AND CURBS AT ALL ROOF EQUIPMENT.
- INSTALL NEW TERMINATION BAR & COUNTER FLASHING PER DETAIL AT ALL EXISTING PARAPET WALLS.
- GENERAL CONTRACTOR TO REMOVE AND RE-INSTALL EX. ROOF EXHAUST FANS ON NEW CURBS (13 TOTAL).
- DESCALE, PRIME, AND PAINT ALL MISC. METALS ON ROOF.
- EXTEND EXISTING ROOF VENTS MINIMUM 12" ABOVE NEW ROOF SURFACE.
- REPLACE EXISTING ROOF DRAIN BASKETS WITH NEW PER DETAIL 4/A5.01.
- THE ROOFING CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ROOF LAYERS DOWN TO THE CONCRETE DECK.



ROOF LEGEND	
EF	EXISTING EXHAUST FAN
SD	NEW ROOF DRAIN
ES	SOL. STACK
NEW EPDM ROOFING	



SLEIGHTER
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PROJECT		

JEANETTE MANOR ROOF REPLACEMENT

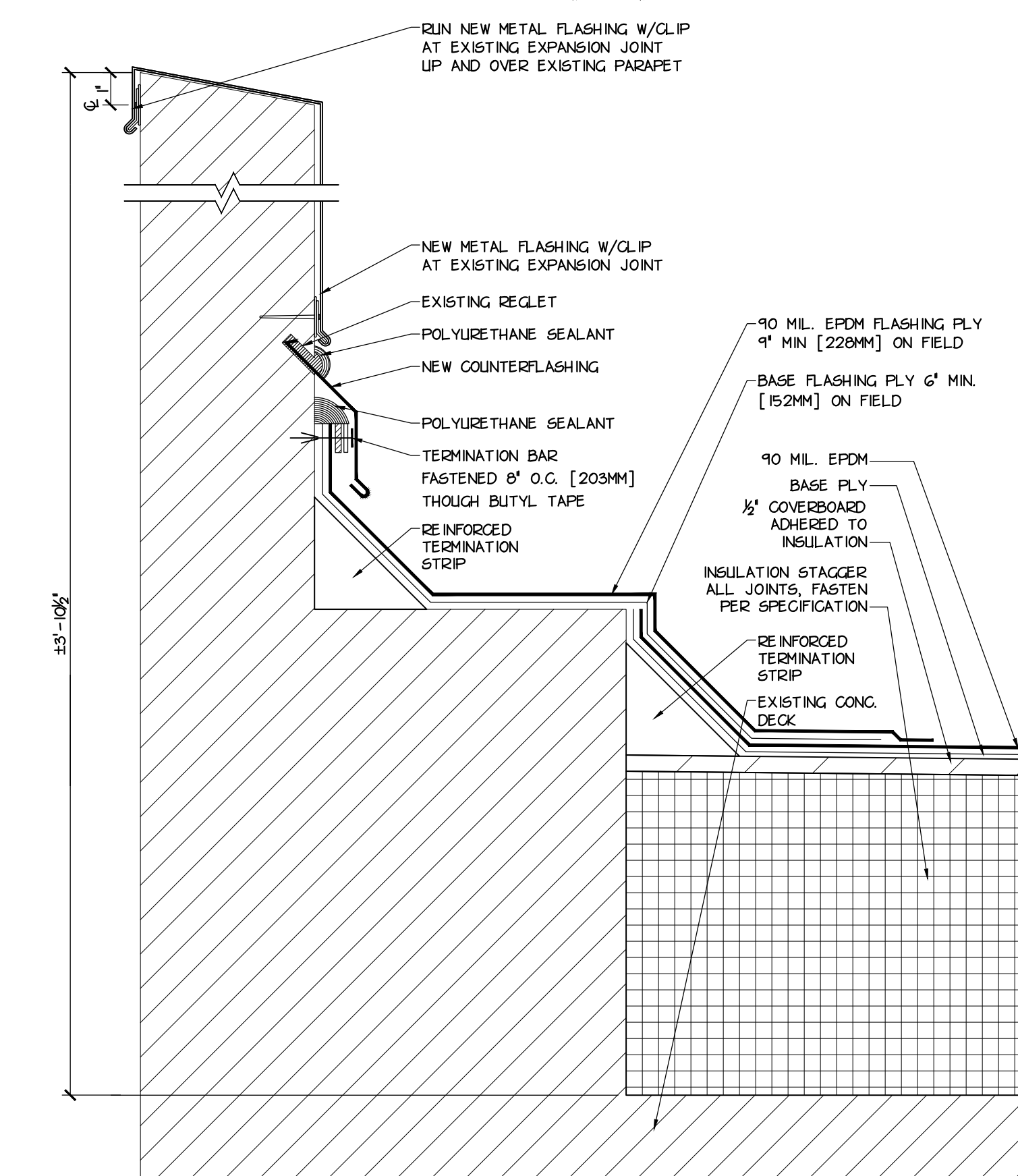
OWNER
**WESTMORELAND
COUNTY
HOUSING
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PROJECT NUMBER
R25-077-01
ISSUED FOR
BIDDING
ISSUE DATE
OCTOBER 7, 2025
SHEET NAME

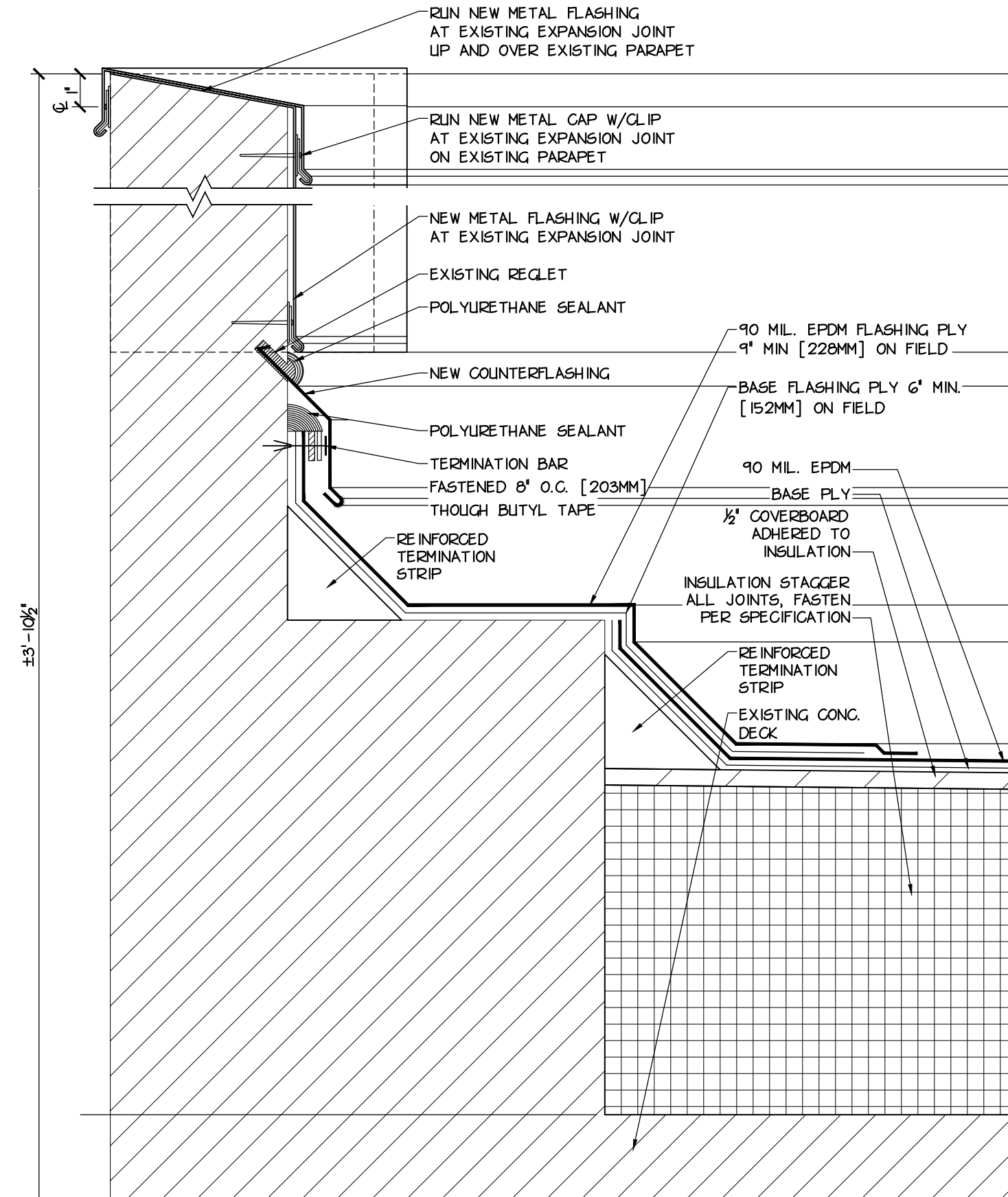
ROOF DETAILS

SHEET NUMBER

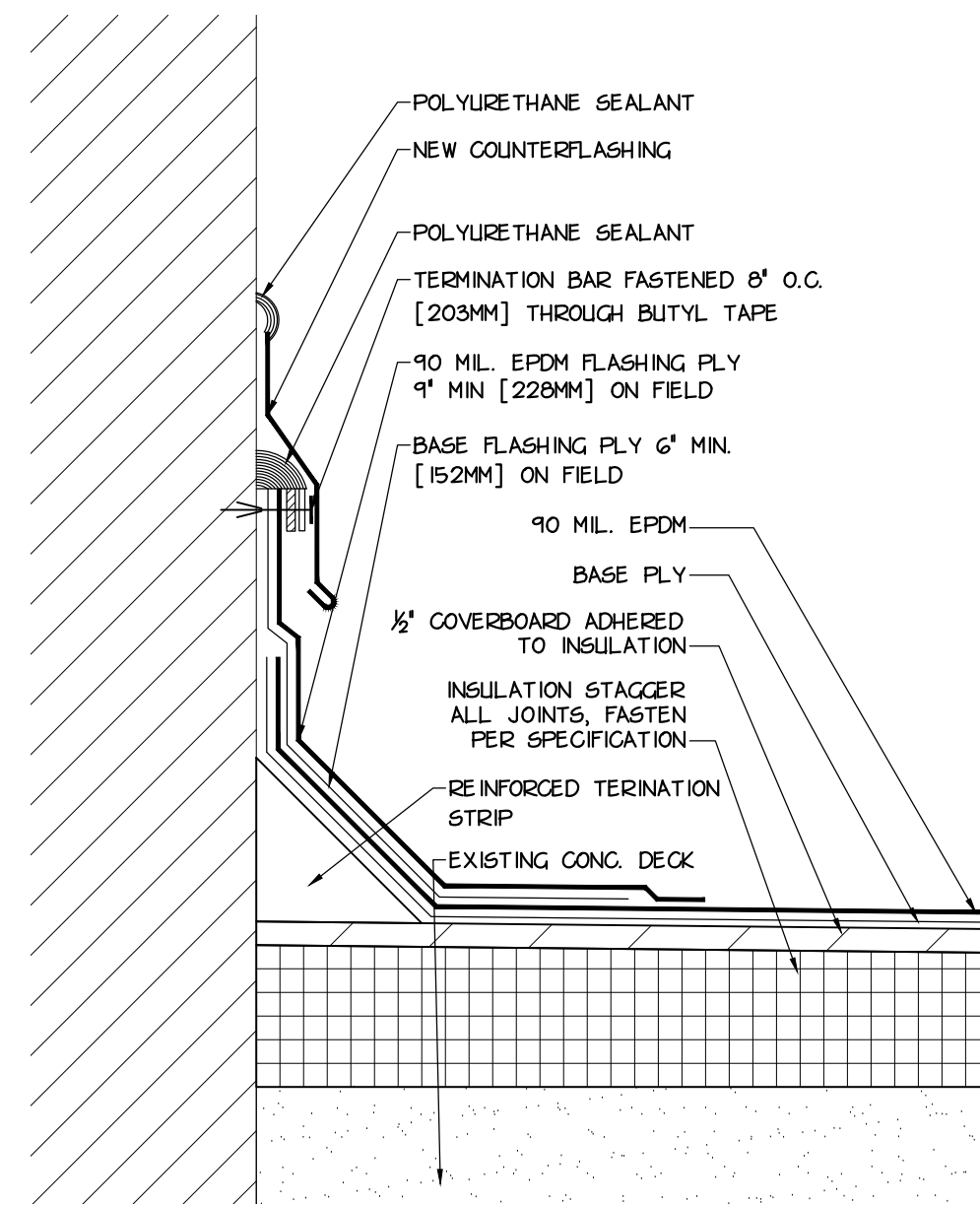
A5.01



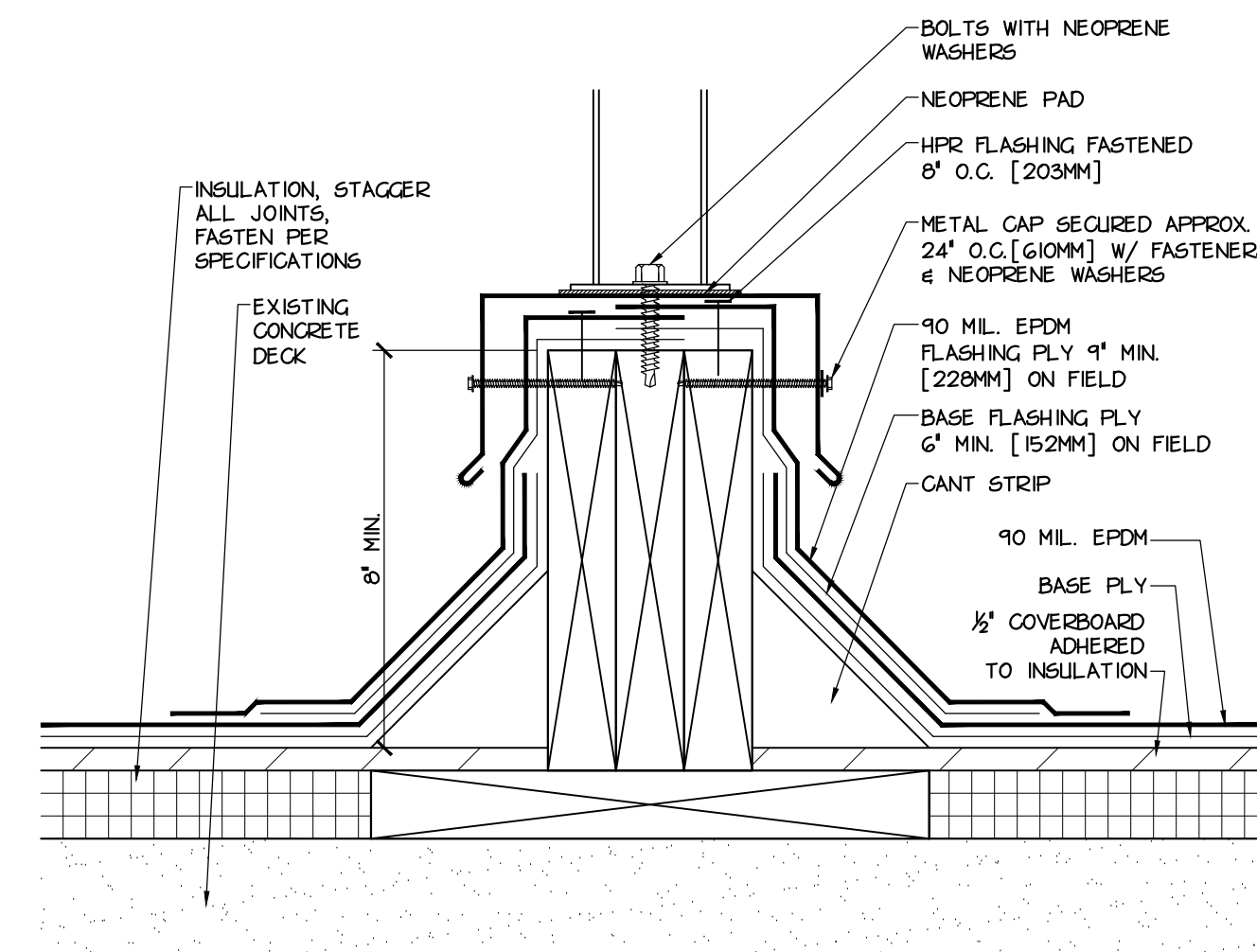
1 TERMINATION AT PARAPET
A5.01 SCALE: 3\"/>



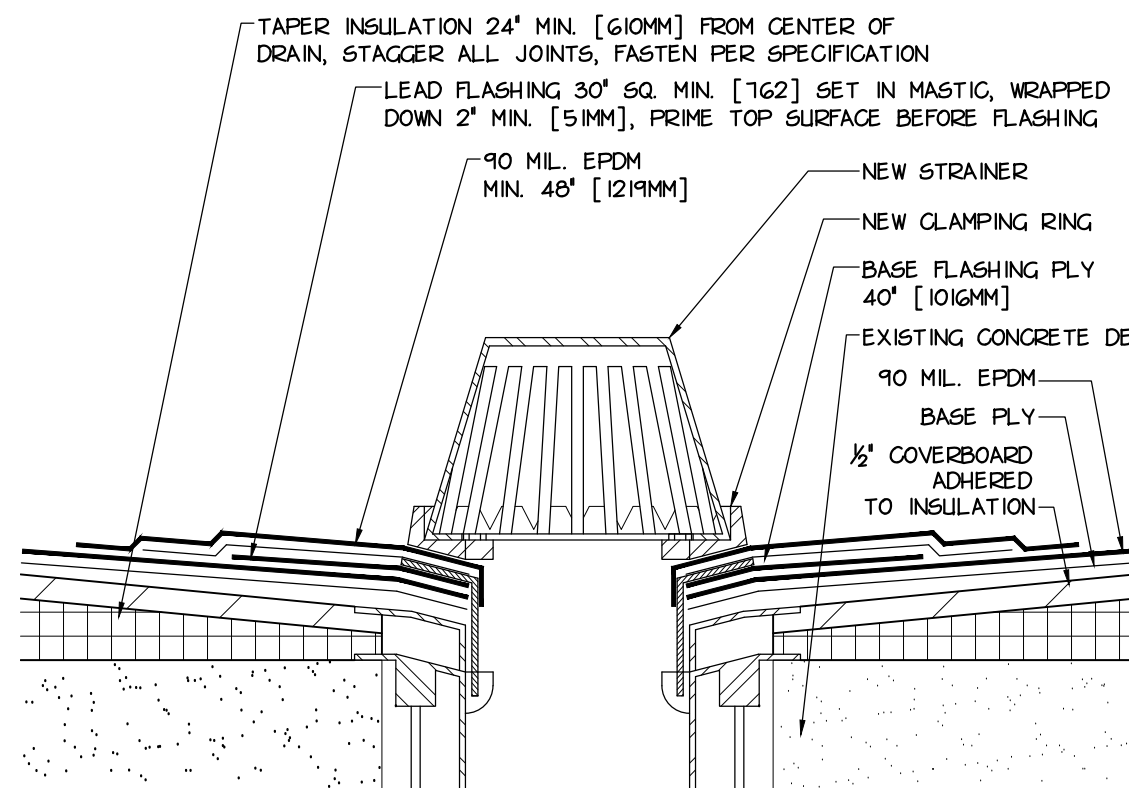
1A TERMINATION AT PARAPET
A5.01 SCALE: 3\"/>



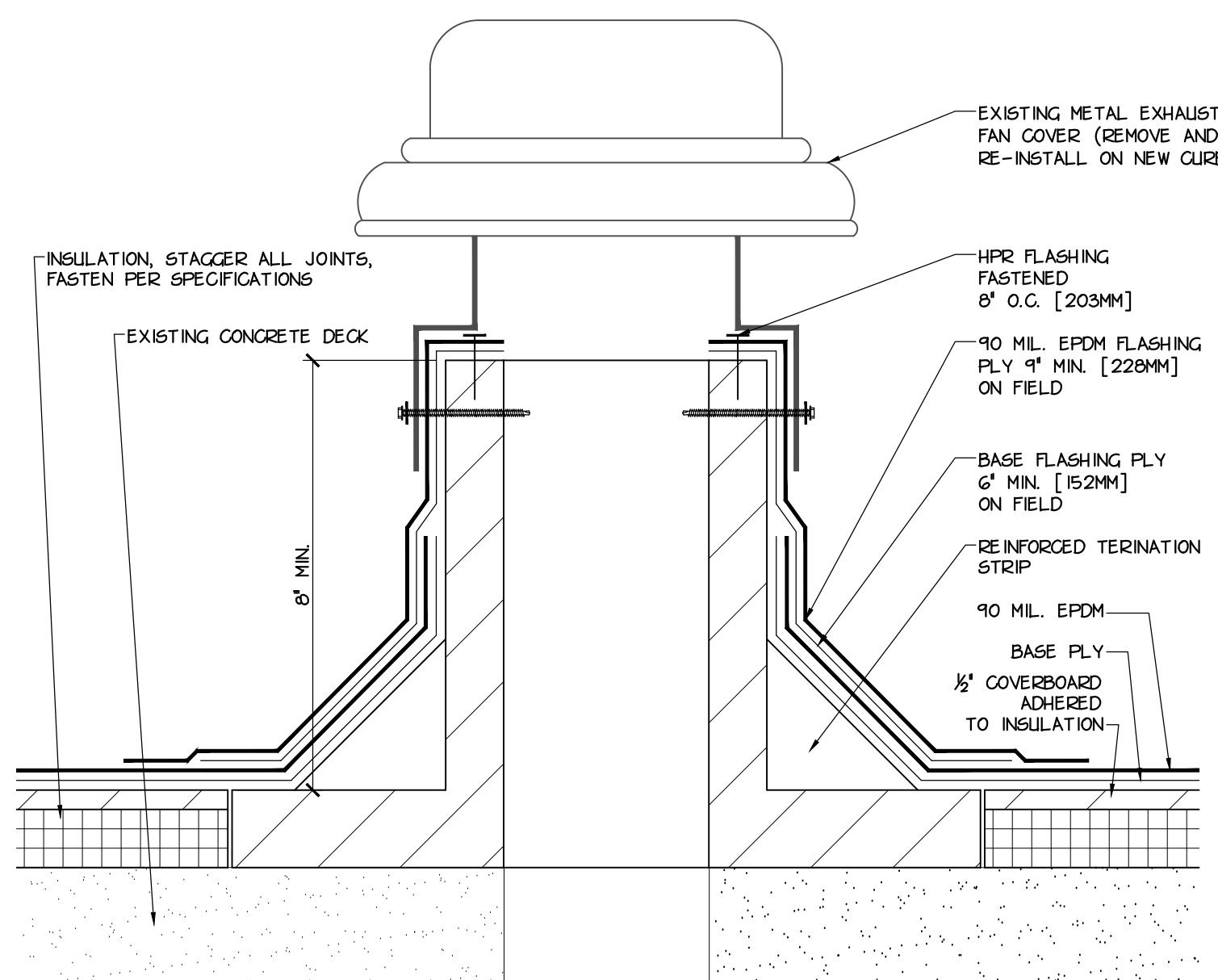
2 TERMINATION AT PENTHOUSE
A5.01 SCALE: 3\"/>



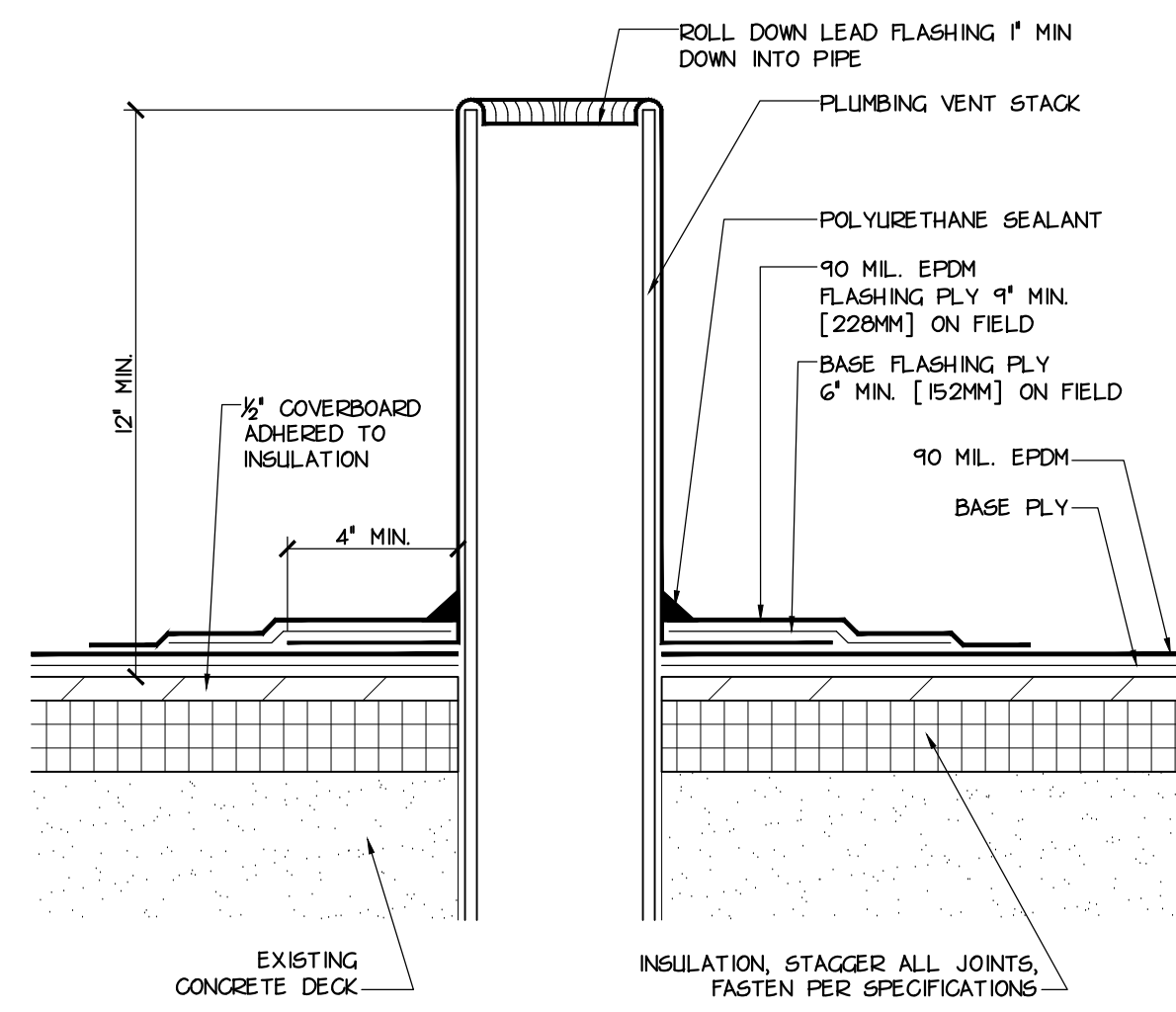
3 EQUIPMENT SUPPORT DETAIL
A5.01 SCALE: 3\"/>



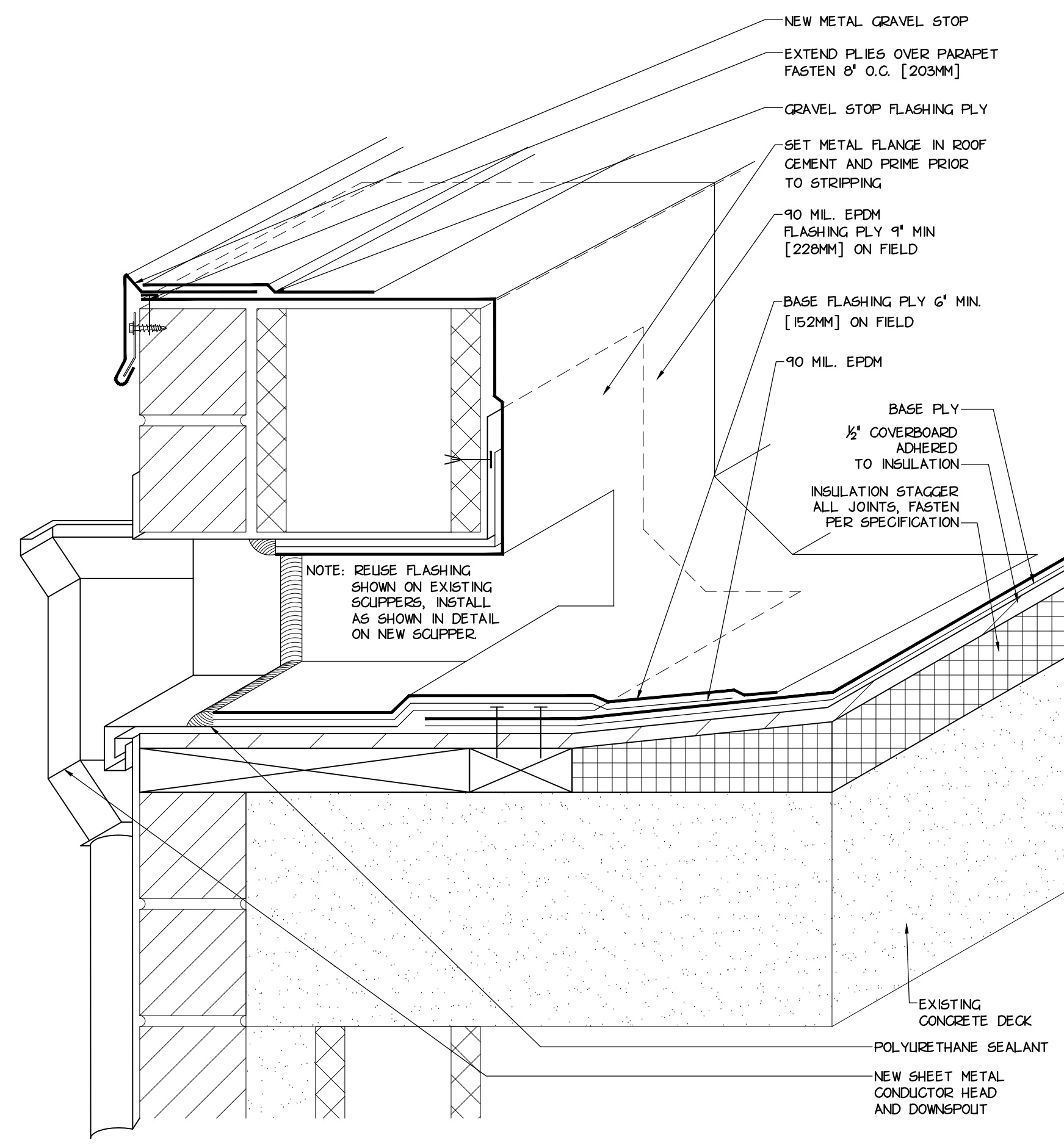
4 ROOF DRAIN DETAIL
A5.01 SCALE: 3\"/>



5 EXHAUST FAN DETAIL
A5.01 SCALE: 3\"/>



6 VENT PIPE PENETRATION DETAIL
A5.01 SCALE: 3\"/>



7 THRU-WALL SCUPPER DETAIL
A5.01 SCALE: 3\"/>