

ADDENDUM 1

R25-077-04

**WCHA
RADON TESTING &
MITIGATION**

ADDENDUM NO.1

DATE OF ISSUE: JANUARY 5, 2026
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 90 calendar days for the base bid.

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
Radon Testing & Mitigation

Date: December 17, 2025
Time: 2:00 p.m.
Location: Westmoreland County Housing Authority Main Office
Attendance:
Erik Spiegel WCHA-Director A&E Services

Meeting Notes:

1. Sleighter Design summarized the scope of work.
The primary objective of this project is to provide radon mitigation throughout multiple areas and building types where radon threshold limits exceeded (4.0 pCi/L). The work will be completed following American National Standards Institute/American Association of Radon Scientists and Technologists (ANSI/AARST) radon testing standards for multi-family, and high-rise buildings.
2. Copies of the plans and specifications are available from the Westmoreland County Housing Authority.
3. Contract length is 90 calendar days from the written notice to proceed.
4. Contracts will be awarded for a mitigation contractor
5. Bidding Requirements
 - a. The bids are due on January 12, 2026 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. Bid Form
 - ii. Bid Bond
 - iii. Non-collusive affidavit
 - iv. Non-Discrimination affidavit
 - v. Workmen's Compensation Act
6. The contractors are encouraged to review the General Conditions in Section 00 7200 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. This is a Residential Rate project.
9. Each contractor will submit a Quality Control Plan per section 01 4000 as well as weekly quality control reports at each project meeting.

10. There will be bi-weekly project meetings to review project progress and to discuss any outstanding issues. 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.
11. The general contractor must provide and maintain Porta Johns for all workers.
12. The contractor is responsible for paying all taxes, fees etc. Contractors will need to verify the costs before bidding.
13. Working hours in the buildings shall be between 8:00 am and 4:30 pm for inside work and 7:30 am and 5:30 pm for exterior work, contractor to make limited noise until 8:00 am. 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. Contractors need to provide a 48-hour notice to WCHA for tenants to vacate the apartments.
14. The contractors 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. Contractors must store the materials in an insured facility and provide documentation to the owner. Contractors are responsible for repairing and damage they do to the lawn areas, sidewalks, or parking lots.
15. The mitigation contractor will establish a detailed construction schedule that includes when work will take place and shall be coordinated with the owner to give tenants notification 48 hours before entering the apartments.
16. All contractors shall coordinate the work schedule to maintain operation for the owner's office staff.
17. Following the contract signing, the owner will provide time for the contractors to obtain materials before issuing the notice to proceed.
18. The WCHA office staff will provide the contractors with the necessary HUD forms and detailed instructions for pay requests at the pre-construction meeting.
19. The Mitigation Contractor shall submit certified payrolls on a weekly basis even if no work is performed.
20. If contractors need to visit the sites 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.
21. Questions should be directed to Ken Schrock at Sleighter Design by email at kenschrock@sleighterdesign.com by January 2, 2026. An addendum will be issued by January 5, 2026.
22. The addendum will be posted on WCHA website. WCHA suggest all contractors register on their site.

Contractor Questions/Clarifications

1. Who is going to provide the test kits and collect the samples?
Awarded contractor is to provide the test kits needed to perform the work. Owner will collect samples and send them in for testing.

GENERAL NOTES

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

DOCUMENT 00 0300

BID FORM

Westmoreland County Housing Authority
Radon Testing & Mitigation
Multi-Family Housing & Hi-Rise Buildings

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 90 calendar days for the base bid.

BASE BID GENERAL CONSTRUCTION

Public Housing Units	
East Ken Manor - 200 Gardlock Ct. New Kensington, Pa 15068	
Unit	Item Cost
Unit 57	\$
Unit 59	\$
Unit 83	\$
Unit 101	\$
Unit 144	\$
Unit 146	\$
Unit 169	\$
Unit 252	\$
New Stanton Manor - 118 New Stanton Manor Court, New Stanton, Pa 15672	
Unit	Item Cost
Unit 25	\$
Unit 26	\$
Unit 28	\$
Unit 49	\$
Unit 50	\$
Unit 52	\$
Unit 62	\$
Park Manor - 1250 Park Manor Dr. Monessen, Pa 15062	
Unit	Item Cost
Unit 301	\$
Unit 405	\$
St. Clair Manor - 99 Kuvinka Ave. Seward, Pa 15954	
Unit	Item Cost
Unit 167	\$
New Florence Manor - 100 Osborne St. New Florence, Pa 15944	
Unit	Item Cost
Unit 103	\$
TOTAL COST OF ALL PUBLIC HOUSING UNITS - \$	

CTSS Sites	
Greenburg Townhomes - 320 Fox Hill Street, Greensburg, Pa 15601	
Unit	Item Cost
Bldg. 3 - Unit 332	\$
Jeannette Townhomes - 1020 Whiteman Street, Jeannette, Pa 15644	
Unit	Item Cost
Unit 1	\$
Unit 7	\$
Latrobe Townhomes - 2507 South Ligonier Street, Latrobe, Pa 15650	
Unit	Item Cost
2507 S Ligonier St	\$
TOTAL COST OF ALL CTSS UNITS - \$	

NTSS Sites	
Arnold Townhomes - 401 16th Street, Arnold, Pa 15068	
Unit	Item Cost
422 15th St.	\$
Lower Burrell Townhomes - 212 MacBeth Drive, Lower Burrell, Pa 15068	
Unit	Item Cost
214 MacBeth Dr.	\$
215 MacBeth Dr.	\$
220 MacBeth Dr.	\$
222 MacBeth Dr.	\$
Parnassus Apartments - 431 & 437 Freeport Street, New Kensington, Pa 15068	
Unit	Item Cost
437 Freeport St.	\$
Vandergrift Townhomes - 90 Emerson Court, Vandergrift, Pa 15690	
Unit	Item Cost
94B Emerson St	\$
91B Emerson St	\$
300B Poplar St	\$
TOTAL COST OF ALL NTSS UNITS - \$	

For all Mitigation Company work indicated on the Contract Documents herein, the total sum of all three site types:

(\$ _____), _____

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: _____

Receipt of the following addenda and due consideration of their contents in the preparation of this bid is hereby acknowledged:

<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