

ADDENDUM 2

R26-077-02 – R26-077-08

**WESTMORELAND COUNTY HOUSING AUTHORITY
ROOF REPLACEMENT FOR
VALLEY MANOR, EASTGATE MANOR, WESTGATE MANOR, MONESSEN HOUSE,
TRAFFORD MANOR, LATROBE MANOR, AND SCOTTTDALE MANOR**

ADDENDUM NO. 2

DATE OF ISSUE: MAY 6, 2026

Notice to All Bidders:

This addendum applies to all of the roof projects.

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 Valley Manor, April 20, 2026
2. Pre-Bid Meeting Minutes and sign-in sheet Trafford Manor, April 21, 2026
3. Revised Bid Form

CHANGES TO PREVIOUS ADDENDUM:

N/A

CHANGES TO SPECIFICATIONS:

00 0300 BID FORM

REVISE:

Add a line for the base bid of each building.

Add a line to combine bids for:

Valley Manor, Eastgate Manor, Westgate Manor, Monessen House,

Add a line to combine bids for:

Trafford Manor, Latrobe Manor, and Scottdale Manor

Note:

The Owner will award the contract based on the most economical combination of submitted bids.

07 5323 ADHERED ROOFING SYSTEM; 2.01

ADD:

C. Other acceptable 90 mil, 30-year warranty roofing systems include:

1. Carlisle SynTec Systems, Sure-Seal EPDM Roofing System.
2. Johns Manville (JM) Fully Adhered EPDM Roofing System.

NOTE: Roofing systems and installers must be COSTARS certified.

CHANGES TO DRAWINGS:

A1.01 ROOF PLAN (ALL BUILDINGS); GENERAL CONSTRUCTION NOTES #7.

REVISE:

Change "ROOF DRAINS" to "ROOF DRAIN BASKETS"

CLARIFICATION: The roof drains are not being replaced, only the baskets and clamping ring as indicated in detail 4/A5.01

CLARIFICATIONS:

1. The base layer of insulation is to be mechanically fastened to the metal deck at Valley Manor and Monessen House.
2. The base layer of insulation is to be adhered to the existing concrete deck at Eastgate Manor, Westgate Manor, Trafford Manor, Latrobe Manor, And Scottdale Manor.
3. The base layer (mechanically fastened or adhered) and top layer of tapered insulation is to be Class I Grade 3 (25 PSI). Othe layers can be Class I Grade 2 (20 PSI).
4. An HD cover board is required at all buildings as indicated in the specifications.
5. Contract length for each building is 60 days for substantial completion and 75 days for final completion.

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. 2

DOCUMENT 00 0300

BID FORM

Westmoreland County Housing Authority
Valley Manor, Eastgate Manor, Westgate Manor, Monessen House,
Trafford Manor, Latrobe Manor, And Scottdale Manor

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 75 calendar days for the base bid of each building.

BASE BID GENERAL CONSTRUCTION

VALLEY MANOR

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)

EASTGATE MANOR

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)

WESTGATE MANOR

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)

MONESSEN HOUSE

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)

TRAFFORD MANOR

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)

LATROBE MANOR

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)

SCOTTDALE MANOR

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)

COMBINED BIDS

VALLEY MANOR, EASTGATE MANOR, WESTGATE MANOR. MONESSEN HOUSE

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)

TRAFFORD MANOR, LATROBE MANOR, SCOTTTDALE MANOR

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: _____

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

Pre-Bid Meeting Minutes

Westmoreland County Housing Authority

Roof Replacement for:

Valley Manor, Eastgate Manor, Westgate Manor, Monessen House,

Date: April 20, 2026
Time: 10:00 a.m.
Location: Valley Manor, 331 Third St. Monessen

Attendance:

As indicated on the attached sign-in sheet.

Meeting Notes:

1. Remove existing ballast roof system to the roof deck including ballast, membrane, insulation, coping, edge metal, and flashing
Remove roofing at two shed roofs over the stairs and elevator shaft, install standing seam metal roofing
Remove existing lightning protection to install new roofing and coping. Reinstall lightning protection after roofing is complete
Install fully adhered, tapered polyisocyanurate insulation (minimum R-30) 4-way sloped to roof drains
Provide 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 canopy roof
New roof penetration boots
New roof drain baskets
Expansion joint break metal covers with sealant
2. Copies of the plans and specifications are available from the Westmoreland County Housing Authority.
 1. Contract length is 60 calendar days with 75 calendar days for substantial completion.
 2. Contracts will be awarded for General Construction
 3. Bidding Requirements
 - a. The bids are due on May 13, 2026, 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

4. The contractors are encouraged to review the General Conditions in Section 00 0700 for details of the contract requirements.
5. 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.
6. The contractor will submit a Quality Control Plan per section 01 4000 as well as weekly quality control reports at each project meeting.
7. 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.
8. The general contractor must provide and maintain Porta Johns for all workers.
9. The contractor is responsible for paying all taxes, fees etc. Contractors will need to verify the costs before bidding. The owner will pay for the building permit if one is required. Sleighter Design to confirm if a permit is required.
10. 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.
11. 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.
12. The general contractor will establish a detailed construction schedule.
13. The contractor shall coordinate the work schedule to maintain operation for the owner's office staff.
14. Following the contract signing, the owner will provide time for the contractor to obtain materials before issuing the notice to proceed.
15. The WCHA office staff will provide the contractors with the necessary HUD forms and detailed instructions for pay requests at the pre-construction meeting.
16. The General Contractor shall submit certified payrolls on a weekly basis even if no work is performed.
17. 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.

18. Questions should be directed to Ken Schrock at Sleighter Design by email at ken.schrock@sleighterdesign.com (copy to Jeremy Bobish, Sleighter Design at jeremybobish@sleighterdesign.com) by 12:00 noon on May 6.
19. An addendum will be issued on May 6, by the end of the day.
20. The addendum will be posted on WCHA website. WCHA suggests all contractors register on their site.
21. Bidders are to submit a single bid for each building. The owner will also accept bids combined into 2 separate groups including the following:

Group 1: West Gate Manor, East Gate Manor, Valley Manor, and Monessen House
Group 2: Latrobe House, Trafford House, and Scottdale.
22. All seven roofs may be awarded to one contractor if it is the most economical combination for the owner. It is acceptable to the Owner for the contract duration of each building to proceed consecutively, one at a time, for all seven roofs.
23. The lightning protection needs to be certified after the contractor reinstalls it.
24. Sleighter Design to confirm the specifications of the rigid insulation and cover board.
25. Sleighter Design to confirm mechanical fasteners will be required to attach the rigid insulation to the roofs that are metal deck.

Contractor Questions/Clarifications

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.



PRE-BID MEETING - RECORD OF ATTENDANCE:
PA- 18 MULTI-SITE 2026 – FLAT ROOF REPLACEMENTS

DATE OF MEETING: APRIL 20, 2026 @ 10:00 AM

[illegible]

Pre-Bid Meeting Minutes

Westmoreland County Housing Authority

Roof Replacement for Trafford Manor, Latrobe Manor, and Scottdale Manor

Date: April 21, 2026
Time: 10:00 a.m.
Location: Trafford Manor 534 Brinton Ave, Trafford

Attendance:

As indicated on the attached sign-in sheet.

Meeting Notes:

1. Remove existing ballast roof system to the roof deck including ballast, membrane, insulation, coping, edge metal, and flashing
Remove roofing at two shed roofs over the stairs and elevator shaft, install standing seam metal roofing
Remove existing lightning protection to install new roofing and coping. Reinstall lightning protection after roofing is complete
Install fully adhered, tapered polyisocyanurate insulation (minimum R-30) 4-way sloped to roof drains
Provide 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)
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New roof penetration boots
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WCHA Roof Replacement

Pre-Bid Meeting

April 21, 2026 @ 10am

PRINTED NAME

FRANK SAWAS

Sarah Shields

Matt Maletta

John L. Lark

Corey Klinger

RANDY SPIELMEYER

JAMES SOLOMON

JEFF DEIVVIZIO

Jeremy Bobish

ERIK SPIEGEL

TJ Miller

KEN SCHROCK

PRINTED COMPANY NAME

GHISE ASSOCIATES

SAN INDUSTRIES, LLC.

RAMP CONSTRUCTION CO.

L. K. K. ROOFING INC

CMK REPS

TRS ROOFING

WCHA

WCHA

Sleight Design jeremybobish@sleightdesign.com

WCHA

Redwood Construction

SLEIGHTER DESIGN