

ADDENDUM 1

R23-077-04

**WCHA
INTERIOR RENOVATIONS
AT JEANNETTE MANOR**

ADDENDUM NO.1

DATE OF ISSUE: April 23, 2024

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

CHANGES TO PREVIOUS ADDENDUM:

NA

CHANGES TO SPECIFICATIONS:

NOTICE TO BIDDERS

REVISE: Change the bid date from Monday April 29 to **Tuesday April 30**. Keep the same time and place.

SECTION 09 5100 SUSPENDED ACOUSTICAL CEILINGS; 2.02, B, 2

DELETE: Mineral Fiber Panel

ADD: Metal Panel: Reveal edge, non-perforated

CHANGES TO DRAWINGS:

A1.01, A1.02, A1.03, A1.05

DELETE: Numbered Demo Note # 6
Numbered Construction Note # 6

ADD: Add the following to Numbered Construction Note # 1:

Flooring prep to include a complete skim coat to encapsulate existing mastic after patching and repairs. The mastic that will be encapsulated contains asbestos.

ADD: Add the following to General Construction Note # 9:

Signage schedule will include roughly 130 Tactile and Visual signs (ICC/ANSI 117.1) marking all rooms and exits. Mounted to be ADA/UFAS compliant. The signage color

and verbiage to be determined by owner. Provide seamless patch and repair of existing wall to match adjacent conditions where existing sign was removed.

DELETE: Numbered Construction Note 15 -Remove "on cab side on all floors &"

DELETE: Numbered Demo Note 16 -Remove "on cab side on all floors &"

DELETE: Numbered Construction Note 26 -Delete "Carpet Tile"
ADD: "LVT"

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

Pre-Bid Meeting Report Westmoreland County Housing Authority Jeannette Manor Interior Improvements

Date: April 11, 2024
Time: 10:00 a.m.
Location: Jeannette Manor
Attendance:

Erik Spiegel WCHA-Director A&E Services
As indicated on the attached sign-in sheet.

Meeting Notes:

1. Sleighter Design summarized the scope of work.
Jeannette Manor consists of 9 floors. First floor includes WCHA office, entrance vestibule, elevator lobby, storage, mechanical & maintenance, community room with kitchenette and restrooms and 4 apartments. Floors 2 – 8 are typical floor plans with WCHA office/storage or laundry room, elevator lobby and apartments (11 on floors 6 & 8, 12 on other floors).
First Floor
 - a. New LVT flooring and cove base in Corridors, Community Room and Community Room Restrooms
 - b. Paint and skim walls in Vestibule, Lobby, Corridors, Comm Room and Restrooms
 - c. Grout existing floor tile in Vestibule and Lobby
 - d. Paint existing ceiling and bulkheads in Community Room
 - e. New Chicago Metallic ceiling tile in existing ceiling grid in Community Room and Restrooms
 - f. Paint existing doors and frames
 - g. New apartment doors and paint existing frames
 - h. New casework at Community Room kitchen and Lobby mailbox center
 - i. Replace existing Emergency Fire Equipment Signal Fixture and provide new Signal Fixture at 18" AFF below
 - j. Replace existing receptacle and cover at Vestibule, Lobby and Corridors
 - k. New stainless steel wainscot at elevator doors
 - l. New corner guards in all public spaces
 - m. Replace handrail vinyl cover, returns and corner with Owner provided materials in kindSecond – Eighth Floors
 - a. New LVT flooring and cove base in Corridors and Lobby
 - b. Paint and skim walls in Lobby, Corridors, 2nd Floor Office and Laundry Rooms (4th, 6th and 8th Floors)
 - c. Paint existing ceiling and bulkheads in Lobby and Corridors
 - d. Paint existing doors and frames
 - e. New apartment doors and paint existing frames
 - f. Replace existing Emergency Fire Equipment Signal Fixture and provide new Signal Fixture at 18" AFF below
 - g. Replace existing receptacle and cover at Lobby and Corridors
 - h. New stainless steel and vinyl wall panel wainscot at elevator doors
 - i. New corner guards in all public spaces

SLEIGHTER

ENGINEERING ▸ ARCHITECTURE ▸ SURVEYING DESIGN

- j. Replace handrail vinyl cover, returns and corner with Owner provided materials in kind
- k. Replace existing wall mounted light fixture in Corridors and Lobby

Ninth Floor

- a. New LVT flooring and cove base in Corridors and Lobby
- b. Paint and skim walls in Lobby and Corridors
- c. Paint existing ceiling and bulkheads in Lobby and Corridors. Paint existing doors and frames
- e. New apartment doors and paint existing frames
- f. Replace existing Emergency Fire Equipment Signal Fixture and provide new Signal Fixture at 18" AFF below
- g. Replace existing receptacle and cover at Lobby and Corridors
- h. New stainless steel and vinyl wall panel wainscot at elevator doors
- i. New corner guards in all public spaces
- j. Replace handrail vinyl cover, returns and corner with Owner provided materials in kind
- k. Replace existing wall mounted light fixture in Corridors and Lobby

Elevators

- a. Paint elevator doors (both sides) at Second through Ninth Floors
- b. Paint elevator doors on cab side at First Floor
- c. New LVT flooring in both elevator cars
- d. New wall panels in both elevator cars

- 2. Copies of the plans and specifications are available from the Westmoreland County Housing Authority.
- 3. Contract length is 120 calendar days.
- 4. Contracts will be awarded for General and Electrical
- 5. Bidding Requirements
 - a. The bids are due on April 29, 2024 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
 - c. Alternate Bid Items – General Contractor

ALTERNATE BID ITEMS – Refer to Section 01 2300 Alternates. Alternate bid items will not be used in conjunction with building unit prices.

DEDUCT ALTERNATE GC 1
APARTMENT ENTRANCE DOORS (\$_____)

State the amount to Deduct from the base bid, the amount to deduct the new solid core wood doors at each apartment entrance. In lieu of the new wood doors, clean, sand and re-stain the existing wood doors. Provide new door hardware for the existing doors.

DEDUCT ALTERNATE GC 2
COMMUNITY ROOM EXTERIOR ENTRANCE DOOR (\$ _____)

State the amount to Deduct from the base bid, the amount to deduct the new aluminum entrance door at the community room.

UNIT PRICES – Refer to Section 01 1270 Unit Prices

GC – 1 SKIM COATING

(\$ _____), for each Square Foot (SF) of Skim Coating.

The General Contractor is to provide skim coating on all the walls noted on the drawings. To remove skim coating, the contractor shall provide a unit cost per square foot. This cost shall include all labor and materials required for skim coating.

GC – 2 GYPSUM WALLBOARD

(\$ _____), for each Square Foot (SF) of Gypsum Wallboard.

The General Contractor is to provide 50 square feet of gypsum wallboard patching in the base bid. To add or to remove gypsum wallboard patching, the contractor shall provide a unit cost per square foot. This cost shall include all labor and materials required for gypsum wallboard.

GC – 3 TIMELY DOOR FRAMES (\$ _____), per door opening

The General Contractor is to provide the labor to remove ten (10) existing door frames and install ten (10) new Timely door frames as part of the base bid. The owner will furnish the new door frames. To add or to remove labor costs, the contractor shall provide a unit cost for each door opening. This cost shall include labor only, door frames will be furnished by the owner.

d. Alternate Bid Items – Electrical Contractor

ALTERNATE BID ITEMS – Refer to Section 01 2300 Alternates. Alternate bid items will not be used in conjunction with building unit prices.

DEDUCT ALTERNATE EC 1
LIGHTING (\$ _____)

State the amount to Deduct from the base bid, the amount to deduct all corridor wall-mounted lights (excluding the emergency lights) on 2nd through 9th floors from the scope of work. Emergency lighting is to remain as part of Alternate EC1.

6. The contractors are encouraged to review the General Conditions in Section 00 7200 for details of the contract requirements. GC must perform 12% of contract value.
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 Davis Bacon Prevailing Wage Building 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. 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.
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 building shall be between 7:00 am and 5:30 pm. with 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 general 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 General Contractor shall submit certified payrolls on a weekly basis even if no work is performed.
20. 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.
21. Questions should be directed to Ken Schrock at Sleighter Design by email at ken.schrock@sleighterdesign.com by April 19, 2024. An addendum will be issued by April 22, 2024.

22. The addendum will be posted on WCHA website. WCHA suggest all contractors register on their site.

Contractor Questions/Clarifications

1. WCHA to issue Sign schedule – See Addendum
2. Clarifications:
Ceiling tile in Community Room and Restrooms to be Chicago Metallic – See Addendum
3. Work to commence from top floors down.

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.

Westmoreland County Housing Authority Jeannette Manor Interior Improvements

Pre-bid Meeting
April 11, 2024 10:00 am

PRINTED NAME

VINCE FONTANA

TRENT EDWARDS

JEFF COMFORT

Jack Kostuch

Low Pennesi III

John Glesky

Jonathan Miller

KEN FILOTEI

Russ Stegman

SCOTT SMITH

JAKE DOYAC

Tommy Bobish

ERIK SPIETZER

PRINTED COMPANY NAME

VINCE BUILDING CO.

LMJ CONSTRUCTORS, INC.

WALLER CORP.

The K. Group P51 LLC

WCHA

MASCO

Miller Co. Electrical Contractors

MAXIM CONSTRUCTION LLC

3 Rivers Electric

LAUREL DESIGN & CONST.

SLEIGHTER DESIGN

Sleighter Design

WCHA