

ADDENDUM 1

R23-077-04

**WCHA
WEST HEMPFIELD TOWNHOUSES
EXTERIOR RENOVATIONS**

ADDENDUM NO.1

DATE OF ISSUE: JULY 23, 2024

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. Revised Bid Form
3. SKA1.1

CHANGES TO PREVIOUS ADDENDUM:

NA

CHANGES TO SPECIFICATIONS:

00 0300 BID FORM; UNIT PRICES

REVISE: Revise the quantities indicated for Unit Prices, GC-3, GC-4, GC-5, GC-6, as indicated on the attached revised Bid Form.

ADD: Add Unit Price **GC-7 5/8" CEMENT BOARD** as indicated on the attached Revised Bid Form.

ADD: Add **DEDUCT ALTERNATE GC-7:** Provide a deduct alternate for providing an architectural aluminum thermal break double hung window using Crystal Window 200A as the basis of design.

08 5413 FIBERGLASS DOUBLE HUNG WINDOWS

CLARIFICATION: Windows are to have 1/2 screens. Grilles are not required. Color is to be white exterior and white interior.

08 1113.13 STEEL DOORS

CLARIFICATION: Doors without seamless edges are acceptable.
New doors must match the existing sizes, location of hinges, and location of strikes and hardware. GC is to field very all existing conditions.

CHANGES TO DRAWINGS:

A1.00 OVERALL SITE PLAN

DETAIL 2/A1.00 – Revise this detail as indicated on the revised drawing.

DETAIL 3/A1.00 – Add this detail as indicated on the 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

Pre-Bid Meeting Report
Westmoreland County Housing Authority
West Hempfield Townhouses Exterior Renovations (PA 18-39)

Date: July 16, 2024
Time: 10:00 a.m.
Location: West Hempfield Townhouses
408 Lenhart Ave, Irwin PA 15642

Attendance:
As indicated on the attached sign-in sheet.

Meeting Notes:

1. Sleighter Design summarized the scope of work.
The primary objective is to perform exterior renovations including window and door replacement, masonry wall repair and cleaning, EIFS repair and painting, selected gutter and downspout replacement, and replacing damaged or rusting site handrails.
Windows
Replace windows with Pella double hung Impervia.
Entrance Doors
Replace entrance doors with steel doors. Existing frames to remain and will be painted.
Replace screen doors.
Replace overhead garage doors
Building Exteriors
Repair and recoat EIFS and replace existing caulking.
Repair masonry, clean and seal.
Replace damaged gutters and downspouts as indicated on drawings.
Site work
Replace site handrails as identified on drawings.
2. Copies of the plans and specifications are available from the Westmoreland County Housing Authority.
3. The project is Federally funded project and Federal Davis Bacon Wage Building Rates apply. Contractors were advised by 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 preformed by the prime bidder.
4. Contract length is 180 calendar days from notice to proceed date with 194 to Final Completion.
5. Contracts will be awarded for 1 prime contract, General Construction
6. Bidding Requirements
 - a. The bids are due on July 30, 2024, at 10:00 am at the Westmoreland County Housing Authority – Multi-Purpose Room, Administration Building. Sealed Bids shall be deposited with the WCHA Receptionist located rear of WCHA Administration Building, 167 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 1230 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 for the apartment entrance doors at each apartment.

DEDUCT ALTERNATE GC 2

STORM DOORS (\$_____)

State the amount to Deduct from the base bid, the amount for the storm doors at each apartment.

DEDUCT ALTERNATE GC3

GARAGE DOORS (\$_____)

State the amount to Deduct from the base bid, the amount for garage doors at each apartment indicated on the drawings to receive a new garage door.

DEDUCT ALTERNATE GC 4

BRICK REPOINTING (\$_____)

State the amount to Deduct from the base bid, the amount for brick repointing as indicated on the drawings.

DEDUCT ALTERNATE GC 5

BRICK REPLACEMENT (\$_____)

State the amount to Deduct from the base bid, the amount for brick replacement as indicated on the drawings.

DEDUCT ALTERNATE GC 6

BRICK SEALING (\$_____)

State the amount to Deduct from the base bid, the amount for brick sealing as indicated on the drawings.

UNIT PRICES – Refer to Section 01 1270 Unit Prices

GC – 1 BRICK REPLACEMENT

(\$_____), for each brick.

The General Contractor is to provide 125 bricks for replacement as noted on the drawings in the base bid. To remove or add bricks to the contract, the contractor shall provide a unit cost per brick. This cost shall include all labor and materials.

GC – 2 BRICK REPOINTING

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

The General Contractor is to provide 2,000 SF of repointing as noted on the drawings in the base bid. To remove or add repointing to the contract, the contractor shall provide a unit cost per square foot. This cost shall include all labor and materials.

GC – 3 WALL SHEATHING

(\$_____), for each Square Foot (SF) of wall sheathing.

The General Contractor is to provide five hundred square feet of plywood wall sheathing to replace existing damaged or deleterious wall sheathing. To remove or to provide additional plywood sheathing, the contractor shall provide a unit cost per square foot. This cost shall include all labor and materials required for installation and demolition.

GC -4 WALL FRAMING

(\$ _____), for each Linear Foot (LF) of wall framing

The General Contractor is to provide four hundred linear feet of exterior wall framing area to replace damaged, rotting, deleterious wall framing material in the base bid. The framing sizes are to match the existing framing. To remove from the contract or to provide additional framing to the contract, the contractor shall provide a unit cost per linear foot of framing that matches the sizes of the existing framing. This cost shall include all labor and materials required for installation and demolition.

GC -5 BATT INSULATION

(\$ _____), for each Square Foot (SF) of batt insulation

The General Contractor is to provide four hundred square feet of batt insulation to replace existing damaged or deleterious batt insulation. To remove from the contract or to provide additional insulation to the contract, the contractor shall provide a unit cost per square foot. This cost shall include all labor and materials required for installation and demolition.

GC -6 GYPSUM WALLBOARD

(\$ _____), for each Square Foot (SF) of gypsum wallboard

The General Contractor is to provide one hundred sixty square feet of gypsum wallboard to replace gypsum wallboard over damaged, rotting, deleterious wall framing material. To remove from the contract or to provide additional gypsum wallboard to the contract, the contractor shall provide a unit cost per square foot. This cost shall include all labor and materials required for installation and demolition.

7. The contractors are encouraged to review the General Conditions in Section 00 0700 for details of the contract requirements.
8. 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.
9. The contractor will submit a Quality Control Plan per section 01 4000 as well as bi-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 and apartment access 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 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. WCHA will coordinate relocation of tenant parking and traffic flow to allow for contractor access to exterior of buildings.
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. The contractor 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 contractor 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 July 22, 2024. An addendum will be issued by July 23, 2024.
22. The addendum will be posted on WCHA website. WCHA suggest all contractors register on their site.

Contractor Questions/Clarifications

1. Contractor to provide 3 color options for EIFS (1 color per building)
- 2.

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.

WCHA -West Hempfield Townhouses Exterior Renovations

Pre-Bid Meeting
July 16, 2024 @ 10am

PRINTED NAME

Ken Filotfi

Bryan Yarne II

TRETT EDWARDS

Will Anderson

JAKE DOYAL

NATHAN MOWNEU

JEREMY BOBISH

Lou Pennesi

PRINTED COMPANY NAME

MAXIM CONSTRUCTION ^{KF Filotfi}
MAXIM CONSTRUCTION LLC
Bryan@allegheynrest.com

Allegheyn Restoration, Inc.

LMS CONSTRUCTION, Inc. tedwards@lmscontractors.com

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WCHA

DOCUMENT 00 0300

BID FORM

Westmoreland County Housing Authority
West Hempfield Townhouses Exterior Renovations
128 Lenhart Avenue
Irwin, PA 15642

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 180 calendar days for the base bid.

BASE BID GENERAL CONSTRUCTION

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: _____

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DEDUCT ALTERNATE GC-5

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DEDUCT ALTERNATE GC-6

BRICK SEALING (\$ _____)

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DEDUCT ALTERNATE GC-7

ALUMINUM WINDOWS (\$ _____)

State the amount to Deduct from the base bid, the amount for providing an architectural aluminum thermal break double hung window using Crystal Window 200A Series as the basis of design. If the change results in an additional amount, use a "+" prefix; if it is a deduct use a (-) prefix. Include window screens but not grilles.

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GC -6 GYPSUM WALLBOARD

(\$ _____), for each Square Foot (SF) of gypsum wallboard

The General Contractor is to provide one hundred sixty (160) square feet of gypsum wallboard to replace gypsum wallboard over damaged, rotting, deleterious wall framing material in the base bid. To remove from the contract or to provide additional gypsum wallboard to the contract, the contractor shall provide a unit cost per square foot. This cost shall include all labor and materials required for installation and demolition.

GC-7 5/8" CEMENT BOARD

(\$ _____), for each Square Foot (SF) of 5/8" Cement Board

The General Contractor is to provide two hundred (200) square feet of 5/8" cement board under the IFS coating to replace damaged, rotting, or deleterious 5/8" cement board. To remove from the contract or to provide additional 5/8" cement board, the contractor shall provide a unit cost per square foot. This cost shall include all labor and material required for demolition and installation. This cost shall also include all furring for the cement board installation.

| <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.

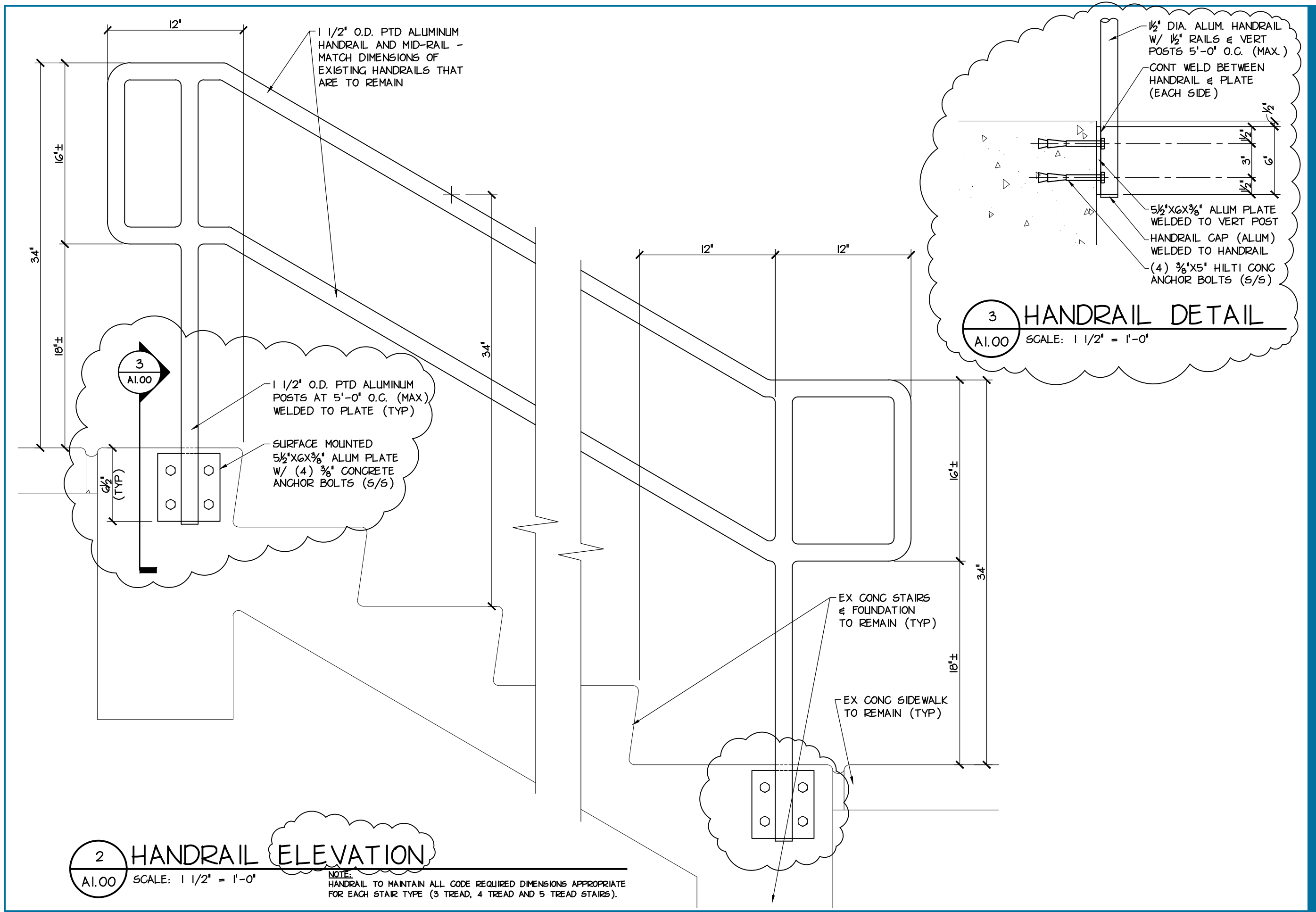
Bidder's Name: _____

Bidder's Signature: _____

Date: _____

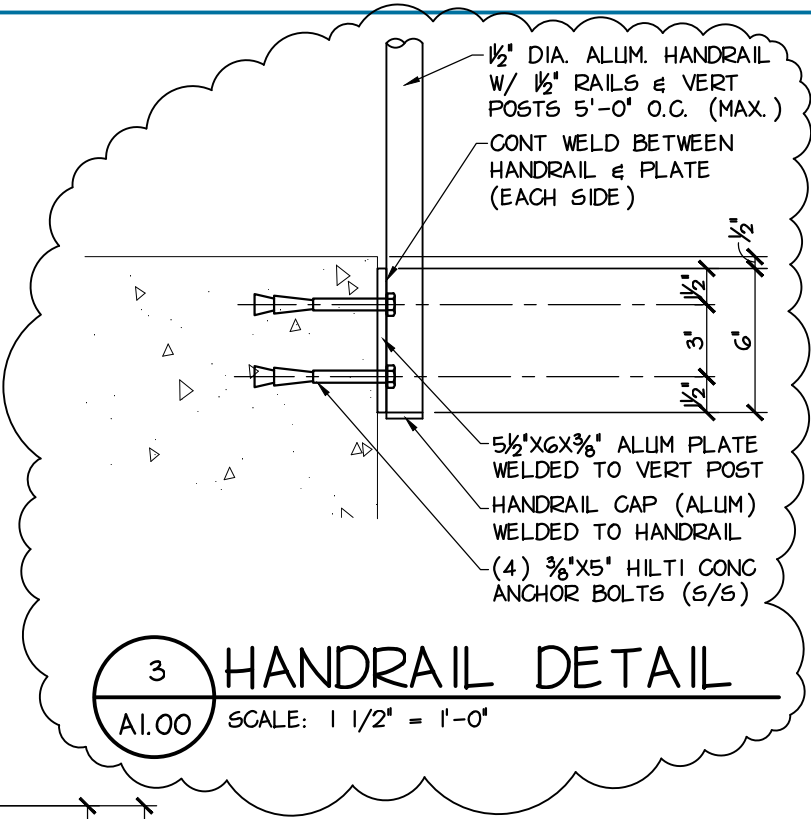
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2 HANDRAIL ELEVATION
 A1.00 SCALE: 1 1/2" = 1'-0"

NOTE:
 HANDRAIL TO MAINTAIN ALL CODE REQUIRED DIMENSIONS APPROPRIATE FOR EACH STAIR TYPE (3 TREAD, 4 TREAD AND 5 TREAD STAIRS).



3 HANDRAIL DETAIL
 A1.00 SCALE: 1 1/2" = 1'-0"



SLEIGHTER
 DESIGN

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

CONFIDENTIAL
 ALL RIGHTS RESERVED

WEST HEMPFIELD TOWNHOUSES
 EXTERIOR RENOVATIONS
 PROJECT OWNER
 WESTMORELAND COUNTY
 HOUSING AUTHORITY

SHEET NAME

HANDRAIL ELEVATION
 & DETAIL

PROJECT NUMBER
 R23-077-05

ISSUED FOR
 BIDDING

ISSUE DATE
 JULY 2024

SHEET NUMBER

SKA1.1