



June 16, 2025

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CONTRACT NO. 1810

MISCELLANEOUS ROOF REPAIRS (2024 - 2025)

ADDENDUM NO. 1

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*Director
Operations & Maintenance*

Michelle M. Buys, P.E.
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Julie Motley-Williams
*Director
Administration*

Erica LaMar Motley
*Director
Scholastic Programs*

All bidders bidding **Contract No. 1810** shall read and take note of this **Addendum No. 1**. The Contract Documents for **Contract No. 1810 Miscellaneous Roof Repairs (2024 – 2025)** are hereby revised and/or clarified as stated below.

Acknowledgement of Contract No. 1810 Addendum No. 1

The Acknowledgement attached to **Addendum No. 1** is to be signed and returned immediately via **email** to **Judith Bonner** at Contract.clerks@alcosan.org **and** acknowledged with Bidder's Proposal.

Kimberly Kennedy, P.E.
Director – Engineering and Construction

ACKNOWLEDGEMENT OF
CONTRACT NO. 1810
MISCELLANEOUS ROOF REPAIRS (2024 – 2025)

ADDENDUM NUMBER 1

FIRM NAME: _____

SIGNATURE: _____

TITLE: _____

DATE: _____

JUNE 16, 2025

CONTRACT NO. 1810

MISCELLANEOUS ROOF REPAIRS (2024 – 2025)

ADDENDUM NO. 1

JUNE 16, 2025

**CONTRACT NO. 1810
MISCELLANEOUS ROOF REPAIRS (2024 – 2025)**

ADDENDUM NO. 1

A. Questions & Clarifications:

1. Question: What is the timeline for completion of this contract?

Response: Substantial Completion is set at 90 days from issuance of Notice to Proceed. We anticipate award of Contract 1810 at the June 26th Board meeting, with Notice-to-Proceed to be issued in late July, so work would take place in August, September, and October of this year.

2. Question: What is the square footage (SF) of each of the roofs that is being replaced?

Response: The following are estimates provided as a courtesy to the Bidder:

- A. Building 410, Energy Recovery Facility – Penthouse Roof and adjacent Stair Tower Roof: Total area is approximately 2,335 SF
- B. Building 510, Rack & Chlorination Building Roof: Total area is approximately 3,286 SF
- C. Building 512, Git Handling Building Roof: Total area is approximately 2,279 SF
- D. Building 711, Paint Shop Roof: Total area is approximately 903 SF

Please refer to Article 2.14 on page 2-10 in the Information for Bidders that any estimate of quantities of work is an approximation, and the Owner does not assume any responsibility for the quantities.

3. Question: The low flashing height conditions at the Rack & Chlorination Building will not allow use of the 1/8"/ft, minimum R-25 insulation system that was specified. How are we to proceed?

Response: ALCOSAN acknowledges that a R-25 insulation system will not be possible at Building 510 (Rack & Chlorination Building) due to the existing low

flashing height conditions. Therefore, use maximum thickness of insulation at the perimeters of the roof, and taper to the roof drains.

Attachments:

- Pre-bid Meeting Agenda
- Pre-Bid Meeting Sign-in sheet

*** * * * END OF ADDENDUM NO. 1 * * * ***

CONTRACT 1810

MISCELLANEOUS ROOF REPAIRS (2024-2-25)

PRE-BID MEETING AGENDA

Wednesday, June 4, 2025 at 10:00 AM

Meeting Location: Engineering Conference Room, O&M Building

Beth Joyce – ALCOSAN Project Engineer and Project Manager for Contract 1810

E-mail: beth.joyce@alcosan.org; Phone: (412) 734-8719

1. Introduction

- A. All attendees are asked to sign the pre-bid meeting attendance sheet
- B. Opening comments from ALCOSAN Project Manager.
- C. Pre-Bid Meeting: conducted for informational purposes, and attendance is not mandatory. Contractor to Bid according to information in the Contract Documents (Specifications, Drawings, Addenda).

2. Legal Notice and Bid Package

- A. Contract Documents: cost is \$100 to purchase a copy of the Contract Bid Documents Package (all documents are on a flash drive).
- B. Submittal of Bids: Bids are to be submitted to Engineering Department, ALCOSAN, 3300 Preble Avenue, Pittsburgh, PA 15233. If using a delivery service (FedEx, UPS, U.S. Mail, etc.), please allow sufficient time for delivery prior to the bid opening date and time. **Please clearly mark the envelope “Sealed Bid enclosed for Contract 1810.”**
- C. Bid Opening: **Thursday, June 19, 2025 at 11:00 A.M.** Late Bids will not be accepted, and will be returned unopened to the Bidder.
- D. Questions during Bid Period. All questions about the Contract Documents shall be submitted in writing to Beth Joyce at beth.joyce@alcosan.org. Any questions answered verbally by phone or in-person are considered informal and without legal or binding effect on the Contract or to the Owner.
- E. **Deadline for Questions: Questions shall be submitted no later than 4:30 P.M. EST on Thursday, June 12, 2025.** Responses will be distributed as Addenda, if necessary.

3. Bidding Documents (Article One)

- A. Bidders should review Article I (the Bid Form) thoroughly.
- B. Submittal of Bids:
 - 1. All Article I Bid pages must be completed and signed by authorized representatives of the company:

Addenda (page 2)

Bid Prices (on pages 2 and 3 (Lump Sums, Unit Prices, Total Base Bid))

Surety (page 4)

Bidder (pages 4-5)

Company and Bid Contact Information (page 6)

Bid Security (Bid Bond section starts on page 7)

Certificate of MBE/WBE Participation and statements (pages 15 – 19)

Non-collusion Affidavit (pages 20-21)

Certificate of Compliance with the PA Steel Products Procurement Act (pages 22-23)

Contractor's Qualification Statement (pages 24 – 25; plus attached info)

Certificate of Safety Procedures Compliance (page 26)

- C. Bid Security: either a Certified Check or Bid Bond in the amount of 10% of the total bid price. Failure to submit Bid Security with the Bid is reason for automatic rejection of Bid (i.e., a Non-responsive Bid).
- D. Certificate of MBE/WBE Participation: Bidders strongly urged to meet ALCOSAN's 10 - 25% commitment goal. ALCOSAN's DBE Coordinator is Suzanne Thomas, Suzanne.Thomas@alcosan.org.
- E. The Article I Bid forms (pages 1 – 26) including Bid Security, and supporting documents, plus Article II, Attachment A (Project Labor Agreement and Letter of Assent) need to be submitted in the Bid envelope. Any missing or incomplete items may render a Bid as "Non-Responsive" and may be grounds for rejection of the Bid.

4. Information for Bidders (Article Two)

- A. Bidders are urged to review Article 2 in preparing their Bids.
- B. Location and Description of Work (2.03): work is at the ALCOSAN Wastewater Treatment Plant at 4 locations within the plant: Building 410-Energy Recovery Facility Penthouse and Stair Tower roofs, Building 510-Rack and Chlorination Building roof, Building 512-Grit Handling Building roof, Building 711-Paint Shop roof. Work at all locations are roof replacements. Scope of work to be discussed in detail later in the agenda.
- C. Submission of Bids (2.04): Sealed Bids to be submitted to the ALCOSAN Engineering Department before 11:00 AM. on Thursday, June 19th. If any bids are delivered after 11:00 A.M, they will be returned unopened to the Bidder (late bids are "non-responsive").
- D. Award, Execution and Notice to Proceed (2.07): Contract shall be awarded to the lowest responsive Bidder. Lowest Responsive Bid will be based on the lowest Total Base Bid (Lump Sum Work + Total Extended Amounts of all Unit Price Work). If a Bid is submitted with conditions or exceptions, or not in conformance with the terms and conditions of the Contract Documents, it may be rejected.
- E. Recommendation of Award: the intent is to award this contract at the ALCOSAN Board Meeting on Thursday, June 26th. Thereafter, it typically requires 3-4 weeks to complete the

contract paperwork (bonds, certificates of insurance, contract agreement). Anticipate a Notice to Proceed to be issued in late July 2025.

- F. Questions Regarding Contract Documents (2.11): All questions should be forwarded to ALCOSAN (Project Engineer): beth.joyce@alcosan.org.
- G. Bidders to Investigate (2.13): In addition to reviewing the Contract Documents, Bidders are encouraged to investigate the job site and the working conditions in formulating their Bid. Bidder shall request and coordinate all site visits through the Project Engineer.

Bidders without an appointment will not be permitted to enter the treatment plant.

- H. Acknowledgement of Addenda (2.16).
- J. Pennsylvania State Sales Tax Exemption (2.18).
- K. Qualifications and Experience of Bidders (2.25)
- L. MBE/WBE Participation Policy (2.26)
- M. Article II, Attachment A - Project Labor Agreement and Letter of Assent:
 - a. A signed Letter of Assent shall be furnished with the Bid.
(Section 2.34 on pages 2-17 and 2-18 and Attachment A to Article II for information and format of the letter).
 - b. Pages 2A-1 and 2A-19 shall also be completed, signed and submitted with the Bid.
 - c. Any Subcontractors shall also be required to execute a copy of the Letter of Assent.

5. General Contract Conditions (Article Three)

- A. Bidders should Review Article 3 thoroughly.
- B. Project Coordination (3.28): Pre-Construction Meeting, Progress Meetings, Superintendent, Schedules.
- C. Bonds (3.58): Performance Bond, Labor and Material Payment Bond, and Maintenance Bonds are applicable to this Contract.
- D. Compliance with Health, Safety, and Environmental Laws (3.75): ALCOSAN approval of a site specific safety manual is required prior to commencing the work.
- E. Working Hours (3.77): List of ALCOSAN holidays. Any work performed outside normal working hours as defined (7:00 AM – 5:00 PM) will require prior approval and 48 hours notice.
- F. Minimum Wage Rates (3.78; Prevailing wage rates are included in Article 7): This Contract will follow the guidelines of the Pennsylvania Prevailing Wage Act. Weekly certified payrolls will be required with each pay application.
- G. Exhibit A to Article 3 – Insurance Requirements: Certificates of Insurance are required before any work begins.

6. Contract Agreement (Article Four)

- A. Bidders should review Article 4 thoroughly

- B. Contract Milestones: Substantial Completion in **90** days from Notice to Proceed
(For example: if NTP is issued 7/23/25, substantial completion date will be 10/21/25)
- C. Liquidated Damages: \$300/day after Substantial Completion milestone date.

7. Bonds, Certificates and Statements (Article Five)

- A. Performance Bond; Labor and Material Payment Bond; Contractor's Certificate of Satisfaction; Maintenance Bond will be required for this contract.

8. Technical Specifications – Contract Administration (Article Six – Division One)

- A. Bidders should review all Division 1 Specifications thoroughly.
- B. Summary of Work (Section 01 11 00).

Energy Recovery Facility - Penthouse Roof and Stair Tower Roof (Building 410): Tear-off existing EPDM roof down to existing metal decks. May need to replace some of existing metal deck. Unit Price provided. Furnish and install new TPO (60 mil) roof system with tapered insulation and appurtenances. 20-year warranty on new TPO roof. There is no direct access (ladders or stairs) to this roof. 87' elevation change from Penthouse roof to ground elevation.

Rack & Chlorination Building (Building 510): Tear-off existing Built-up roof down to the existing precast concrete deck. Furnish and install new TPO (60 mil) roof system in all areas with tapered insulation and appurtenances. 20-year warranty on new TPO roof. Work will require lifting some pieces of existing equipment (ventilation fans and air conditioning units) as needed.

Grit Handling Building (Building 512): Tear-off existing EPDM roof down to existing metal deck. May need to replace some of existing metal deck. Unit Price provided. Furnish and install new TPO (60 mil) roof system in all areas with tapered insulation and appurtenances. 20-year warranty on new TPO roof. One 20-ft section has a 48" foul air duct located directly above, 5-6" from existing roof surface.

Paint Shop (Building 711): Tear-off existing Built-up roof down to the existing precast concrete deck. Furnish and install new TPO (60 mil) roof system with tapered insulation and appurtenances. 20-year warranty on new TPO roof. Roof does not have direct access (no ladder or stairs).

- C. Construction Sequencing (Section 1.3 of 01 11 00). Building 410-ERF Penthouse Roof and Stair Tower Roof replacement shall be completed first. Then 711, 510, and 512. ALCOSAN Open House scheduled for September 13.
- D. Manufacturer Services (Section 01640) – site visits by Manufacturer's representatives.

9. Technical Specifications (Article Six – Divisions 2 thru 7)

- A. Bidders should review all Technical Specifications thoroughly.
- B. 02 41 00 Demolition; 06 10 00 Carpentry; 07 54 30 Thermoplastic Polyolefin Roofing; 07 62 00 Sheet Metal Flashing and Trim.

10. Prevailing Wages (Article 7)

- A. This work will follow the guidelines and the schedule of pay rates in the supplied Prevailing Wage Rate Determination.

11. Contract Drawings

- A. Construction Drawings (provided as a .pdf on the flash drive as part of \$100 Bid Package);
Site Utilization Plan for staging and laydown area;

12. Appendix (Site Photos – included on Flash Drive).

13. Open Discussion, Questions, and Wrap-up of Pre-Bid Meeting

14. Post-Meeting Site Visit: will visit all 4 locations.

15. Additional Site Visits to ALCOSAN: By appointment only. Contact Beth Joyce to schedule.

◆ ◆ ◆ ◆ END OF AGENDA ◆ ◆ ◆ ◆

Pre-bid opening sign in sheet

Contract 1810 Misc Roof Repairs 2024-2025

1. James Hurley James Hurley Kalkrueth Roofing & Sheet Metal
2. Tyler Malevanko Tyler Malevanko PA Roofing Systems
3. Shawn Greenwalt SHAWN GREENWALT PA Roofing Systems
4. Terry Stamm TERRY STAMM Tennis Construction
5. Ray Stamm ALCOSAN
6. Tami Warfield Tami S. Warfield Tami@coopandhall.com
7. Max MS Max MS rampconstruction@aol.com
8. Shawn Hall Shawn Hall Coop & Hall
9. Shawn Hall Shawn Hall Coop & Hall
10. Shawn Hall Shawn Hall Coop & Hall
11. Beth Joyce beth.joyce@alcosan.org
12. Judy Bonner - ALCOSAN
- 13.
- 14.
- 15.