



217 Elm Street / Oil City, PA 16301-1412 / 814.677.3152 / FAX 814.677.5206 / 800.483.6264 / www.oilregion.org

Addendum #1; Dated November 26, 2023
Project Manual and Drawings; Project No.: 013-23
William H. Scheide House – Porch Renovations

1.Q: Where in the Project Manual or Drawing Set are the material specifications indicated?

A: For paints and stains, the specifications are included on the drawing set.

2.Q: May the selected vendor store supplies and equipment on site during the active project?

A: Yes. A storage area will be mutually determined in the basement of Scheide House. If necessary, large equipment may also be stored in the ORA-controlled portion of the multiple-stall garage on the premises. In addition, please be aware that the paved parking area adjacent to the garage is also owned and controlled by ORA; items suitable for outdoor storage may be positioned there.

3.Q: If our firm has previous successful experience with an outdoor porch/patio similar to the Side Porch at Scheide House, where in our bid package do we indicate this particular prior experience?

A: Such prior experience may be indicated in an optional cover letter on the bidding firm's letterhead. Please also indicate in that cover letter any other special experience, concerns, or related factors about which bid reviewers need to be informed.

4.Q: What is the project's ending date?

A: The bid package indicates the project ending date as July 31, 2024.

(Continued)



217 Elm Street / Oil City, PA 16301-1412 / 814.677.3152 / FAX 814.677.5206 / 800.483.6264 / www.oilregion.org

5.Q: In the bid must the bidder delineate between the costs of the Front Porch Work and the Rear Porch work?

A: The Base Bid amount includes the Front Porch work as described in the initial drawings. and the Rear Porch work. Alternate Number #1 is the Side Porch. During the November 15 Pre-Bid meeting, a decision was made to also add Alternate Number #2 which is the house east side first floor exterior walls, window trim, and door trim for the Front Porch. New Alternate #3 is to reinstall the existing slate on the side porch. Please refer to the elaboration about new Alternate Numbers #2 and #3 in other sections of this Project Manual/Drawing Set Addendum.

NOTE: Questions #6 through #16 are specific to the Rear Porch work (i.e., within Base Bid).

6.Q: During the November 15 Pre-Bid meeting, the definition of 'rear porch work' was expanded to include the bottommost horizontal wood board between the rear porch and the side porch.

A: Yes. The initial Drawing Set provided with the Project Manual had included among the "Rear Porch" category the repair and painting of the bottommost wooden board on the west exterior of the building between the building corner at the rear porch and the first Bilko door as part of the scope of work. Added now is also repair and painting of the bottommost wooden board on the south exterior of the building between the rear porch and the side porch.

7.Q: Which components of the rear porch are to be painted white?

A: All posts, spindles, railings, and lattice work. Please refer to Question #13 regarding railings.

8.Q: Is the porch ceiling to be painted?

A: No. Just clean the porch ceiling.

9.Q: Which components of the rear porch are to be stained?

A: The deck and outdoor stair treads are to be stained with a solid color. The color for this combination is yet to be determined.



217 Elm Street / Oil City, PA 16301-1412 / 814.677.3152 / FAX 814.677.5206 / 800.483.6264 / www.oilregion.org

(Continued)

10.Q: I see there are knots in the wood in some of the upright posts and railings. Please advise.

A: Knots in the wood on upright posts and railings are to be filled in and then painted.

11.Q: Are the house exterior siding, window trim, or door framing/trim to be painted?

A: No.

12.Q: Is it acceptable to spray paint the spindles?

A: Yes, as long as the floor is protected from over spray.

13.Q: Is it acceptable to power wash any portion of the rear porch?

A: No power washing is allowed.

14.Q: I see some of the existing porch railings have damage. Does the selected vendor repair all of the porch railings prior to painting?

A: The three porch railings along the south side of the porch are to be completely replaced prior to painting. The railing between the exterior lift and the porch stairs does not need to be replaced; the vendor should check this railing for attachments and then notify ORA if any repairs are needed to this particular railing prior to proceeding with painting.

15.Q: Please indicate the specifications for primer, paint, and stain. Also please indicate the number of coats.

A: Material specifications are included in detail on the drawing set. The porch floor is to receive two coats of stain. The stair treads are to receive two coats of stain. The lattice, spindles, posts, and spindles are to receive one coat of primer and then two coats of paint.

(Continued)



217 Elm Street / Oil City, PA 16301-1412 / 814.677.3152 / FAX 814.677.5206 / 800.483.6264 / www.oilregion.org

16.Q: During the November 15 Pre-Bid, it was decided to reclassify the replacement of the damaged tan/yellow siding adjacent to the side porch as well as replacement of part of the corner board in that immediate spot out of the “Side Porch” (Alternate No. 1”) category into being part of the Rear Porch, thus in the Base Bid. Please confirm this.

A: There is a good supply of the matching exterior siding stored in the Scheide garage on site. ORA definitely desires the several layers of water-damaged and worn short sections of siding along the side porch to be repaired by the vendor selected for this project. Therefore, replacement of the white upright corner post’s lower section (see photo in the enclosed information) and replacement of the several rows of siding are classified as “Rear Porch” and thus are to be included in the Base Bid.

NOTE: Questions #17 through #25 are specific to the Side Porch work (i.e., Alternate Number 1).

17.Q: Is sand-blasting allowed on metal or any other part of the side porch?

A: Yes. After consulting the National Park Service’s Preservation Brief #27, low-grit blasting is recommended without the use of water to clean cast iron. Other building parts should be protected to prevent damage.

18.Q: Is pressure washing allowed on the slate and wrought-iron parts of the side porch?

A: No. After consulting the National Park Service’s Preservation Brief #27, the use of water is not recommended because it will cause rusting and penetrate open joints.

19.Q: Are repairs to the two steps from the side porch into the former dining room of the Scheide House included in the scope of work for the side porch within Alternate Number 1?

A: Yes.

20.Q: Please describe the tasks involving the wrought-iron skirting of the porch and also for the metal steps from the porch to the ground.



217 Elm Street / Oil City, PA 16301-1412 / 814.677.3152 / FAX 814.677.5206 / 800.483.6264 / www.oilregion.org

(Continued)

A: Both are to be cleaned with a wire brush, repaired as needed, painted, and connected. It is realized that the bottommost metal step is currently broken; it is anticipated that welding may be required for that step and also possibly for joining the stairs and the nearby skirting.

21.Q: When the slate pieces are removed, it will unveil the concrete. What is the condition currently of that concrete? What tasks will be selected bidder be expected to perform within the Base Bid amount?

A: The current condition of the concrete is uncertain. Once that area is visible, it's possible that just the installation of a new layer of leveling concrete will be needed as described in the current Project Manual and drawing set. However, if the condition is poorer, project architect will determine if the existing concrete floor must be removed and begun; in such a situation, the bidder would be asked to submit a Change Order Request detailing the recommended work and additional costs for labor and/or materials; architect and ORA will review and decide at that time.

22.Q: Is the bidder to reinstall the slate pieces back onto the side porch during this project?

A: Please refer to Questions #37 and #38 which describe new Alternate #3; it is to reinstall the existing slate onto the side porch. If ORA does not include Alternate #3 in the vendor award, then the removed slate pieces are to be moved by the bidder into the Scheide House garage on site for storage.

23.Q: Are new tiles or new slate materials anticipated to be subsequently installed on top of the newly leveled concrete floor surface of the side porch?

A: No. If ORA does not include Alternate #3 in the vendor award, then the self-leveling concrete will be the uppermost surface.

(Continued)



217 Elm Street / Oil City, PA 16301-1412 / 814.677.3152 / FAX 814.677.5206 / 800.483.6264 / www.oilregion.org

24.Q: Are any railings to be installed for the steps into the building, the rectangular porch, or the steps from porch to the ground?

A: No.

25.Q: Removing the slate pieces will also entail dealing with the existing deteriorated nosing along the porch edges. Please advise as to what sort of nosing materials are desired for the repaired or replaced nosing?

A: The existing detached nosing should be reinstalled along the porch edges. The desire is to result in a uniform edge connected with the concrete. The selected bidder and architect will consider adjustment based on how conditions develop during the project.

NOTE: Questions #26 through #36 are specific to the Front Porch work (i.e., within Base Bid)

26.Q: Please define the areas of work on the front porch which are to be included in the Base Bid.

A: The Base Bid scope and therefore costs regarding the front porch are to include everything from the roof to the ground, but not work on the building east wall. As determined during the November 15 Pre-Bid, new Alternate #2 asks the bidder to indicate the separate costs for painting the existing east wall, window trim, pilasters, and door frame/trim.

27.Q: Are bird spikes to be installed over the windows?

A: No. Bird spikes are to be installed only behind the front door entrance.

28.Q: Can Bird-X Stainless Steel Bird Spikes be approved and used for this scope of work?

A: Yes. Other brands may also be approved upon request from the selected bidder.

(Continued)



217 Elm Street / Oil City, PA 16301-1412 / 814.677.3152 / FAX 814.677.5206 / 800.483.6264 / www.oilregion.org

29.Q: Please confirm that the front porch stairs from ground to porch are to be entirely rebuilt.

A: Yes; new construction, including the addition of new metal railings on both edges as well as down the center of the wide stairs. See diagrams in the drawing set for details and dimensions.

30.Q: Is the underside of the porch ceiling to be painted?

A: Yes.

31.Q: Is the existing single overhead porch light to be replaced as part of this bid?

A: No. That is not part of the scope of work of this Porch Renovations bid package.

32.Q: It appears that there are some missing dentil pieces. Please describe required work.

A: Yes, there are some missing dentils. Missing items are to be replaced and painted.

33.Q: How many coats of paint are required on the porch floor?

A: Please refer to the paint specifications on the drawing set. Notice that in the heavy-traffic areas, a sand mixture is to be included.

34.Q: I see there are two sets of existing (but presumed not active) electrical outlets on the south portion of the porch, located beneath the fascia board. Are those to be made operable?

A: Yes. The selected bidder is to make the existing outlets operable, plus install new outlets in the other portion of the porch. Please also refer to Question #37 below regarding electrical connections for the existing and new outdoor outlets.

(Continued)



217 Elm Street / Oil City, PA 16301-1412 / 814.677.3152 / FAX 814.677.5206 / 800.483.6264 / www.oilregion.org

35.Q: I see there are some rotten boards along the east face of the porch. Please describe required work.

A: For rotten boards, the selected bidder is to replace/repair them prior to painting.

36.Q: Must we paint behind the gutters?

A: The gutters involving the front porch are tightly secured to the building and its roof. Do not attempt to remove those gutters. Paint as close as reasonably possible.

NOTE: Questions #37 and #38 are specific to new Alternate #3 – Reinstall existing slate onto the side porch.

37.Q: Please describe the new Alternate #3.

A: Alternate #3 is the reinstallation of the existing slate onto the side porch after the self-leveling topping has been installed. Care must be taken to note the location of each piece of slate for reinstallation and care taken in the removal of the slate so that the slate is not damaged. The slate should be installed on RedGard Uncoupling Mat, or equal, with polymer modified thin-set mortar.

38.Q: If some of the particular existing slate pieces are not suitable for reinstallation, does ORA have a supply of readily-available extra slate?

A: Yes. Already stored in the Scheide House garage are several 78" X 42" X 1" slate slats, and other smaller slate which are also 1" thick. These are available for use by the successful bidder if necessary.

NOTE: The balance of the questions refers to the overall project.

39.Q: Please describe the electrical connections related to the new outdoor outlets which are in the project Base Bid for front porch and rear porch.



217 Elm Street / Oil City, PA 16301-1412 / 814.677.3152 / FAX 814.677.5206 / 800.483.6264 / www.oilregion.org

A: The Base Bid is to include restoration of electrical operation to the two existing sets of outdoor electrical outlets on the front porch, as well as the installation of two new sets of outdoor electrical outlets on the building east wall. Electrical power for those can be hooked to the recently installed electrical conduits in the basement boiler room and then into the electrical service panel in the central basement hallway. Please when adding new visible wires, make it look nice by using a raceway or other method which the selected bidder may discuss with the project architect during the project.

For the one set of new electrical outlets to be installed beneath the large window of the rear porch, the electrical power can be hooked into the existing indoor outlet in the kitchen beneath that window, and thus ultimately to the main electrical panel in basement Room #B-10.

40.Q: Section 002020 of the project manual is the DCNR Project Signage Policy, which describes two types of project acknowledgement signs – a temporary sign during active building rehabilitation/construction, and a permanent sign after the work occurs. Is the bidding firm responsible for the expense of and installation of both types?

A: As property owner, the Oil Region Alliance is taking responsibility for producing and posting both types of signs, especially because several overlapping phases are involved with an assortment of funding streams. The bidding firm therefore will not incur any cost for such signs.

41.Q: To whom should any additional questions regarding this project be addressed between now and the bid deadline?

A: You may contact either Harold Best or Donna Gaston, architects, at StruXures, LLC; 3545 State Route 257; Seneca, PA 16346; (814) 676-1432; Fax (814) 676-1532; hbest@struxures.com; dgaston@struxures.com.

42.Q: May potential bidders revisit Scheide House prior to bid submittal for additional photography and/or measurements of the existing conditions?

A: Yes. Since the porches are outdoors, you may without advance arrangements be on the grounds during weekday business hours. If you need to examine internal elements (such as the electrical connections, etc.), make advance arrangements so that Marilyn Black can escort you while in the building; (814) 671-2058; marilynblack@windstream.net. Such appointments will occur during normal weekday business hours.



217 Elm Street / Oil City, PA 16301-1412 / 814.677.3152 / FAX 814.677.5206 / 800.483.6264 / www.oilregion.org

43.Q: Reminder from ORA: Bid deadline has been adjusted to become 2 p.m. ET on Tuesday, January 9, 2024 at the office of the Oil Region Alliance, 217 Elm Street, Oil City, PA 16301. Bids must be received by ORA prior to that deadline. Bidders are welcome to attend the bid opening at 2 p.m.; such attendance is not required.

A: N/A

#####

Addendum #1; 11-26-2023; to Project Manual 013-23; Porch Renovations

SCHEIDE HOUSE PORCH RENOVATIONS

To: Oil Region Alliance
217 Elm Street
Oil City, PA 16301

From: _____

1. The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an Agreement with OWNER in the form included in the Contract Documents to complete all Work as specified or indicated in the Contract Documents for the Contract Price indicated in this Bid within the Contract Time and in accordance with the Contract Documents.

The undersigned BIDDER submits this Bid with the understanding that the OWNER reserves the right to reject any or all bids submitted.

2. BIDDER accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid Security. This Bid will remain open for ninety (90) days after the day of Bid opening, unless award is delayed due to required approvals of another governmental agency, the sale of bonds, or the award of a grant or grants, in which case Bids shall be irrevocable for one hundred twenty (120) days in compliance with Act No. 317 of 1978 approved November 26, 1978, except as set forth in Pennsylvania Statute, Public Contracts - Withdrawal of Bids, Act of January 23, 1974, (P.L. 9, No. 4).

BIDDER shall submit the required Performance and Payment Bonds and Certificates of Insurance within ten (10) days after the date of OWNER'S Notice of Award.

BIDDER shall sign and return the Agreement within ten (10) days after the date of OWNER's Notice of Award.

3. In submitting this Bid, BIDDER represents, as more fully set forth in the Agreement, that:

(a) BIDDER has examined copies of all the Contract Documents and hereby acknowledges receipt of the following Addenda:

Number

Date

- (b) This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; BIDDER has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; BIDDER has not solicited or induced any person, firm or a corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for himself any advantage over any other Bidder or over OWNER; and

(c) BIDDER hereby states that he has available adequate equipment and finances to properly and expeditiously prosecute the Work as bid, and is prepared to present further information to substantiate this statement.

4. BIDDER shall complete the Work for the price(s) shown on the attached Standard Form for Bid Proposal.

BIDDER agrees that the Work will be completed within the Contract Time, on or before the dates or within the number of consecutive calendar days indicated in the Agreement.

BIDDER accepts the provisions of the Agreement as to liquidated damages in the event of failure to complete the Work on time.

BIDDER is familiar with all laws and regulations that may affect cost, progress, and performance of the work, including BABAA requirements.

6. The following documents are attached to and made a condition of this Bid:

- (a) Bid Form
- (b) Required Bid Security
- (c) Statement of Bidder's Qualifications with supporting data
- (d) Statement of Subcontractor's Qualifications
- (e) Certification of Nonsegregated Facilities
- (f) Noncollusion Affidavit
- (g) Other documents as required by the Instructions to Bidders or Contract Documents

7. Communications concerning this Bid may be forwarded to the address of BIDDER indicated below.

8. The terms used in this Bid have the meanings assigned to them in the General Conditions.

9. BIDDER covenants and warrants that he has had sufficient time to examine the site of the Work; that he has examined the site of the Work; and that he has based the within Contract Prices on his own independent examination and investigation of the site. BIDDER has examined the legal requirements (federal, state, and local laws, ordinances, rules and regulations) and the conditions affecting cost, progress or performance of the work and has made such independent investigations as BIDDER deems necessary

BASE BID (PORCH RENOVATIONS INCLUDING FRONT PORCH AND BACK PORCH)

The undersigned bidder proposes to perform the work in accordance with the Scheide House Porch Renovations Contract Documents for the Lump-Sum Contract amount of:

 _____Dollars (\$) _____).

ALTERNATE NO. 1 (CAST IRON PATIO/SIDE PORCH)

*(Add to) or (Deduct from) the Base Bid the sum of:
 _____Dollars (\$) _____).

ALTERNATE NO. 2 (PAINTING OF SIDING & DOOR /WINDOW TRIM BELOW FRONT PORCH CEILING)

*(Add to) or (Deduct from) the Base Bid the sum of:
 _____Dollars (\$) _____).

ALTERNATE NO. 3 (REINSTALLATION OF EXISTING SLATE ON SIDE PORCH)

*(Add to) or (Deduct from) the Base Bid the sum of:
 _____Dollars (\$) _____).

AN INDIVIDUAL

By: _____/s/ _____
 (Signature) (Typed Name)

Doing Business As: _____

Business Address: _____

Phone No.: (_____)_____

Fax No.: (_____)_____

Email: (_____)_____

A PARTNERSHIP

Firm Name: _____

By: _____/s/ _____/s/
(Partner) (Partner) (SEAL)

Business Address: _____

Phone No.: (_____)_____

Fax No: (_____)_____

Email: (_____)_____

A CORPORATION

Corporation Name: _____

State of Incorporation: _____

By: _____/s/ _____
(Person Authorized to Sign) (Title)

(CORPORATE SEAL)

Attest: _____/s/
(Corporate Secretary)

Business Address: _____

Phone No.: (_____)_____

Fax: (_____)_____

Email: (_____)_____

SUBMITTED this _____ day of _____, 20 _____.

SECTION 012300 - ALTERNATES

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes administrative and procedural requirements for alternates.

1.2 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the Bidding Requirements that may be added to or deducted from the Base Bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
 - 1. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

1.3 PROCEDURES

- A. Coordination: Modify or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 - 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
- B. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated modifications to alternates.
- C. Execute accepted alternates under the same conditions as other work of the Contract.
- D. Schedule: A Schedule of Alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

Scheide House – Porch Renovations
221 North Washington Street
Titusville, PA

Project 013-23

June, 2023

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

- A. Alternate No. 1: All work on the Cast Iron Patio/Side Porch as indicated as Alternate NO.1 on drawing A1.
- B. Alternate No. 2: All work associated with the painting of the siding and door/window trim below the ceiling of the front porch.
- C. Alternate No. 3: All work associated with the reinstallation of the slate on the side porch.

END OF SECTION 012300

Include the following in the Base Bid:



Painting of wood paneling behind the lattice work on the Back Porch.



Replacement of trim board at the bottom of the siding from corner to corner.



Replacement of damaged siding, stone base, and section of rotten corner board.