

RE-ROOFING PROJECT

AAI PROJECT NO.: 2501003.00

Mountain Lion Transit Authority

October 7, 2025

TO ALL BIDDERS:

1.0 GENERAL NOTES:

- 1.01 This Addendum is part of the Contract Documents for the Project.
- 1.02 Acknowledge receipt of this Addendum on the Form of Proposal in the space provided. Failure to do so may be cause for rejection of bid.
- 1.03 This is the 001 Addendum.
- 1.04 A Pre-Bid Conference was held on **September 30, 2025** Copies of the Pre-Bid Conference Minutes and Attendance List are appended to this Addendum.
- 1.05 The bid date remains unchanged and is due: **November 4, 2025 at 2:00 PM**

2.0 CORRECTIONS/ADDITIONS TO THE PROJECT MANUAL DATED AUGUST 25, 2025.

- 2.01 Federal Wage Decision WV20250042 included in the documents for reference.

3.0 CORRECTIONS/ADDITIONS TO THE PROJECT DRAWINGS DATED August 25, 2025

NONE.

4.0 QUESTIONS AND ANSWERS:

- 4.01 Questions asked at Pre-Bid Conference are answered in the enclosed Pre-Bid Minutes and are included in the contract documents.



October 7, 2025

Alpha Associates, Incorporated

Richard A. Colebank, President and CDO

Enc. Pre-Bid Meeting Minutes
Attendance List
Federal Wage Rate Determination WV20250042



**Mountain Lion Transit Authority
Re-Roofing Project
Pre-Bid Meeting Minutes
September 30, 2025
AAI Project # 2501003.00**

1. Welcome – All participants were greeted by Rick Colebank of Alpha and asked to sign in with a sign in sheet that was being circulated.
2. Introduction – Members of Alpha (Rick Colebank and Todd Lewis) and Mountain Lion Transit Authority (Maria Smith, Bob Pingley and Kimberly Fragola)
3. Project Description – The project is a roof replacement of approximately 37,750 square feet. The roof currently has approximately 572 solar panel units that will be removed, stored and replaced after the installation of the roof. Any damaged supports and panels will be replaced as well.
4. Bids Due
 - a. Date and time – November 4, 2025 at 2:00 PM
 - b. Location – Mountain Lion Office in Westover at
5. Questions
 - a. All Questions in Writing to rebecca.key@thinkalphafirst.com
 - b. Last Date for Questions – October 24, 2025 at Noon
6. Addendums – All will be uploaded to ShareFile Identified in Advertisement
7. Bid Security – 5% of Bid Required
8. Bids Held – 90 Days
9. Project Documents – ShareFile Link Identified in the Advertisement
10. Schedule – Work to begin Spring 2026, completed within 150 Days
11. Performance and Labor and Material Bond in the full amount of the project bid are required and will be submitted in Envelope #2.
12. Insurance requirements – Insurance requirements are included in the project manual.
13. Bids Submittal
 - a. 3 Envelope Submittal
 - b. Envelope #1 – Contains #2 and #3
 - c. Envelope #2 – Documentation Including Check List

- d. Envelope #3 – Bid Form, Unit Price Form and Alternative Form
 - e. Contractors base bid may include any of the three items listed: 1. Reroofing Only, 2. Removal, storage and Reinstallation of Solar Panels, and 3. Turnkey Project. Contractor shall circle items to be bid on the bid form.
 - f. Unit Price form – Bidders bidding the solar panel removal and reinstallation shall also complete the unit price form which provides for the costs of replacement solar panels as required and replacement for solar panel supports. Failure to include this form may deem your bid non-responsive.
 - g. Alternative Form – this form to bid the alternative roof system that is identified in the bid documents. This form is not required but is to be included with a “Not Applicable “ notation if not bidding the Alternative.
14. Federal Requirements – This project is federally funded and the federal requirements are included in the project manual and must be complied with.
15. MTLA Forms – The project manual contains specific forms that are required by the owner. All forms are to be completed, and two copies are to be included and submitted in Envelope #2. A check list is also included that will assist the bidders in complying with the requirements.
16. Questions – The following questions were asked at the pre-bid conference:
- a. Wage Rates – Are Davis Bacon Wage Rates required on the project? Yes, a copy of the applicable wage rates will be supplied in the first addendum.
 - b. Are there any permits required? No permits are required. The State Fire Marshal has reviewed the project.
 - c. What if you are not bidding a specific item? Any item not bid should be denoted as “Not Applicable.”

NAME	COMPANY	CONTACT	INFO
Justin Shirley	eSolutions	304-435-2927	Justin@eSolutionsllc.

Justin Dean	Mansueto Roofing	740633-7320	justind@mansuetoroofing.c
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Ed Cain	Murray Sheet Metal	(304)210-0092	ed@murraysheetmeta
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Eriz Hawerty	Kalkreuth Roofing	304-232-8540	estimatingur@krm.net
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Jason Ashtworth	Triangle Roofing	412 443-9211	jason@triangle roofing inc
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Burt Sherrill	Sentinel Industrial Roofing	304-902-0059	
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2 - burt@coveredbySentinel
roofing

Corey Strimer + Luke Hartz	Tri-State Roofing + Sheet Metal	304-328-5244	cstrimer@ tri-state-service.com
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Keith Andrews	AAK of NC	336 8376850	keith@aaaknc.com pc@aaaknc.com
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Margaret Cadez	Ramp Construction	724 745-8945	Rampconstruction@com
Grant Kandabarew	Garland Co	412 352 2912	GKandabarew@ garlandco.com

NATHAN HARVEY	SUTTER ROOFING	304-626-5909	NATHAN@ SUTTERROOFING.US
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Maria Smith Bob Pingley Kimberly Fragola	MLTA	mariasmith@busvdo.org bob pingley@busvdo.org fragola
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"General Decision Number: WV20250042 09/12/2025

Superseded General Decision Number: WV20240042

State: West Virginia

Construction Type: Building

County: Monongalia County in West Virginia.

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories)

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	. Executive Order 14026 generally applies to the contract. . The contractor must pay all covered workers at least \$17.75 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025.
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	. Executive Order 13658 generally applies to the contract. . The contractor must pay all covered workers at least \$13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2025.

The applicable Executive Order minimum wage rate will be

adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number	Publication Date
0	01/03/2025
1	01/24/2025
2	01/31/2025
3	02/07/2025
4	02/14/2025
5	03/07/2025
6	03/14/2025
7	05/30/2025
8	06/06/2025
9	06/13/2025
10	09/05/2025
11	09/12/2025

ASBE0002-002 08/01/2024

	Rates	Fringes
ASBESTOS WORKER/HEAT & FROST INSULATOR.....	\$ 46.50	29.43

BOIL0667-005 01/01/2025

	Rates	Fringes
BOILERMAKER.....	\$ 47.13	28.93

BRWV0009-007 12/01/2022

	Rates	Fringes
TILE SETTER.....	\$ 31.65	25.56

BRWV0015-004 06/01/2024

	Rates	Fringes
BRICKLAYER Bricklayer & Brick		

Pointer/Caulker/Cleaner.....	\$ 31.65	25.82

BRWV0015-009 06/01/2021		
	Rates	Fringes
BRICKLAYER		
Brick Refractory/Brick Placement Worker.....	\$ 32.64	23.95

BRWV0015-010 06/01/2024		
	Rates	Fringes
MASON - STONE.....	\$ 33.00	26.18

BRWV0015-014 06/01/2024		
	Rates	Fringes
TILE FINISHER.....	\$ 27.00	22.57

CARP0436-008 12/01/2024		
	Rates	Fringes
CARPENTER (Including Batt Insulation, Drywall Hanging, Form Work and Scaffold Builder).....	\$ 30.51	26.05

CARP0443-009 06/01/2023		
	Rates	Fringes
MILLWRIGHT.....	\$ 37.40	26.06

ELEC0596-006 06/01/2025		
	Rates	Fringes
ELECTRICIAN.....	\$ 43.77	27.72

ENGI0132-012 12/01/2024		
	Rates	Fringes
POWER EQUIPMENT OPERATOR:		
GROUP 1.....	\$ 46.56	22.05
GROUP 2.....	\$ 46.21	22.05

GROUP 3.....	\$ 45.21	22.05
GROUP 4.....	\$ 34.71	22.05

GROUP 1: All Friction Cranes, Tower Cranes and all Cranes with 180 ft. or more of boom including mast and jibs or lifting capacity of 100 tons or more and hoists with 30,000 pound line pull or more, Mechanics with tools with 3/4 inch drive and below

GROUP 2: Operating Cranes and Tower Cranes with a lifting capacity of 15 tons and over

GROUP 3: Bulldozer, Excavator, Forklift, Non-Farm Type Tractor, all other Cranes, all other Mechanics

GROUP 4: Bobcat/Skid Steer/Skid Loader, Farm Type Tractor, Loader

IRON0549-009 12/01/2022

	Rates	Fringes
IRONWORKER (Ornamental, Reinforcing, Sheeting and Structural).....	\$ 35.19	25.66

LAB00379-012 12/01/2024

	Rates	Fringes
LABORER		
Group 1.....	\$ 24.94	16.20
Group 2.....	\$ 24.94	16.20
Group 3.....	\$ 24.94	16.20
Group 4.....	\$ 24.94	16.20

LABORER CLASSIFICATIONS

GROUP 1: Carpenter Tender, Common or General, Demolition, Landscape

GROUP 2: Asphalt Raker, Bobcat Operator (Clean up/Demolition), Chain Saw, Concrete Saw (Hand Held/Walk Behind), Concrete Worker, Dewatering, Fence Erection, Grade Checker, Grouting, Jack Hammer, Mason Tender-Brick, Mason Tender-Cement Concrete, Mortar Mixer, Motorized Buggy Operator, Rodman, Scaffold Builder (Brick and Masonry), Skytrak Forklift Operator, Tamper (Hand Held)

GROUP 3: Pipelayer

Group 4: Flagger

LAB01149-007 12/01/2024

	Rates	Fringes
LABORER		
Plaster Tender.....	\$ 25.92	16.88
Water Boy.....	\$ 25.92	16.88

PAIN0804-006 12/01/2024

	Rates	Fringes
PAINTER (Brush, Roller and Spray).....	\$ 30.49	19.16

PAIN0970-007 12/01/2024

	Rates	Fringes
PAINTER (Drywall Finishing/Taping).....	\$ 30.57	20.06

PAIN1195-002 12/01/2024

	Rates	Fringes
GLAZIER.....	\$ 32.89	13.38

PLAS0926-002 07/01/2024

	Rates	Fringes
CEMENT MASON/CONCRETE FINISHER...	\$ 29.58	22.17

PLAS0926-005 07/01/2024

	Rates	Fringes
CEMENT MASON/CONCRETE FINISHER...	\$ 29.58	22.17
PLASTERER (EIFS and Fireproofing).....	\$ 29.70	21.52

PLUM0152-009 11/01/2024

	Rates	Fringes
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PLUMBER.....	\$ 34.05	41.05
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PLUM0152-010 11/01/2024

Rates	Fringes
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PIPEFITTER (Includes HVAC Pipe Installation).....	\$ 34.05	41.05
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* ROOF0188-003 07/01/2025

Rates	Fringes
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ROOFER.....	\$ 34.00	19.11
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SHEE0033-003 06/01/2024

Rates	Fringes
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SHEET METAL WORKER (Includes HVAC Duct Installation).....	\$ 34.92	29.70
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TEAM0175-005 10/01/2024

Rates	Fringes
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Truck drivers:

GROUP 2.....	\$ 29.81	22.50
GROUP 3.....	\$ 29.96	22.50

TRUCK DRIVER CLASSIFICATIONS

GROUP 2 - Dump Truck (Up to 5 cu. yds.), Water Tank Truck
(Straight)

GROUP 3 - Dump Truck (5 cu. yds. & over), Tractor Haul Truck,
Water Tank Truck (Semi)

* UAVG-WV-0027 01/01/2019

Rates	Fringes
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LABORER (Power Tool Operator)....	\$ 22.81	16.50
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SUWV2012-040 08/13/2012

Rates	Fringes
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LABORER (Wacker Roller Operator).....	\$ 23.07	11.07
OPERATOR: Backhoe.....	\$ 21.51	7.36
OPERATOR: Roller.....	\$ 25.24	16.15

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than ""SU"", ""UAVG"", ?SA?, or ?SC? denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The ""SU"" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date,

6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

?SU? wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The ""SA"" identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

- a) a survey underlying a wage determination
- b) an existing published wage determination
- c) an initial WHD letter setting forth a position on a wage determination matter
- d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations.

Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

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END OF GENERAL DECISION"