



## Bidding Addendum

### Addendum No. 2

**Issue Date:** May 5, 2025  
**Client:** Erie County Community College (EC3)  
**Project:** Health Lab Renovations  
**CPL Project No:** R24.15543.00

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**From:** CPL Architects & Engineers, Inc.  
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**Distribution To:** All Invited General Contractors  
Erie County Community College  
HF Lenz

**Contact:**

For Addenda:

This Addenda forms a part of the Bid Documents and modifies the original Bid Documents, dated 25.04.04.

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## Pre-Bid Walkthrough Meeting Attendee List

### **Owner**

#### **Erie County Community College**

Chris Ray [cray@ec3pa.org](mailto:cray@ec3pa.org)  
Guy Goodman [ggoodman@ec3pa.org](mailto:ggoodman@ec3pa.org)

### **Owner Support**

Steve Spaulding Spaulding Banks [sspaulding@spauldingbanks.com](mailto:sspaulding@spauldingbanks.com) 814.833.8000

### **Design Team**

#### **CPL**

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#### **HF Lenz**

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### **Bidders**

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Massaro	Dan Nies	<a href="mailto:bids@massarocorporation.com">bids@massarocorporation.com</a>	814.853.3994
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## Pre-Bid Walkthrough Meeting Summary

### Introductions

CPL requested that all parties go around the room and introduce themselves. CPL and HFL together with EC3 gave a brief summary of the project scope while they walked the spaces with bidders. See below for summaries of discussion items.

### Housekeeping:

All questions should be directed via email to Chris Ray (cray@ec3pa.org). Answers will be provided via bidding addenda. Frequency of issued addenda will depend on the urgency and quantity of questions posed.

All questions shall be submitted by Monday **May 12, 5.00 pm**. The final bid addenda will be issued by end of day **Thursday, May 15**. Bids are due by **Monday, May 19, 2.00 pm**. Please do not wait until the deadline to submit your questions.

EC3 is tax exempt. The project does require Performance & Payment bond. The permit cost should be included in the contract sum. The project is RACP funded. Please refer to the guidelines included in the specifications.

Additional site visits could be accommodated if required. Reach out to Chris Ray to schedule.

### Concurrent Projects

Abatement: All abatement is done with the exception of a few areas where fixtures need to be removed in order for the abatement contractor to have access. This equates to a few days worth of work by them.

The paint was tested for lead and was not found to have lead.

The ceiling tiles and ceiling tile glue was tested for ACM and was not hot.

Windows & Exterior Doors: All windows & exterior doors are being replaced under a separate contract. The timeline of this project is not yet determined but some minimal coordination with that work may be required.

Roofing: The roofing work that is *not* part of this project is ongoing now and will be completed by the start of the project. This is a Tremco roof being installed by McCreary.

### Schedule

Bids are due on May 19. EC3 has a board meeting at the end of May and expects to make a decision shortly after (assume first week of June). Construction should start shortly thereafter. Overall, the project should be completed by Spring semester (February 2026). Please note that there is a milestone date of a Health Lab Photo opportunity for October, 2025. This would essentially mean the front of the Health Lab would need to be completed to the level of the drawing set cover rendering by this date, as is sufficient for photography, but not necessarily 100% functional. There is additional phasing information in the specifications.

Please provide preliminary schedule.

EC3 is currently in the Summer Term, and is in session year-round.

The building would be available / working hours could be Monday – Friday, beginning at 7a and as late as 9.15p. Weekends could be accommodated if requested. The ability for some crews to work four tens would also be achievable, but representation from the General Contractor will need to be present on-site any time that any subcontractor is working.

There will be no extension of the bid due date.

### Phasing & Access

There is phasing information in the specifications that should be reviewed by all. EC3 did discuss the need to keep one stair functional at all times, and the concept of completing half of the corridor at once. Bathrooms and at least the level 1 corridor will want to occur during the summer months when there are fewer individuals on campus. Access to the restrooms will need to be maintained as often as is feasible.



Accessing the spaces below the Health Lab for below slab work is not an issue.

**Staging / Logistics:**

EC3 has already sectioned off a large portion of the parking lot for use by Contractors for staging and deliveries.

There is no loading dock on the building.

There is an elevator that could be used by the contractors (though not dedicated to construction use) but it is quite small.

**Key Subcontractors Working at EC3**

EC3 does not have go-to subcontractors in the building.

The existing controls system is mostly Carrier's default controls.

**Audio Visual / Simulation Spaces**

All simulation in the Health Lab will be installed by Owner. GC is to provide back box, cable, & terminations only.



## RFIs

- RFI 2.1      Do you have a high-level construction schedule? If not, do you have an anticipated start and completion date?
- Answer:      Please refer to spec section 011000-2, subsection 1.5 for Phased Construction information. For a rough timeline, please see the walkthrough meeting summary above. Each GC can develop their own preliminary schedule for review.
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- RFI 2.2      Will there be an HVAC controls specification released? This division is not in the current spec book.
- Answer:      No building-wide automation system shall be provided. Components requiring controls shall be provided with factory controllers, as specified. To clarify the controls for the Rooftop units please see revised (bold) section 2.4 of specification 237439



## Specifications

The following specification sections have been modified, added, or removed as noted.

### Volume 1

237439 Packaged Outdoor Unitary Air Conditioners

## Drawings

The following drawing sheets/views have been modified, added, or removed as noted.

### Volume 1

0000 None

## Other Attachments

**L2 Corridor Locker Removal Photos**  
**F4H0459 Asbestos Survey**

All specifications and sheets noted in this document should be attached or appended to this summary. Please alert CPL to any discrepancies. It is the responsibility of the Contractor to ensure that they have received all noted revisions.