

SBPMI Painting Addendum #1

Job Name: EC3 Lobby Renovation

Date: April 22, 2026

This addendum forms part of the Contract Documents and modifies the original bid package.

Acknowledge receipt of this addendum in the space provided on the Proposal Form.

Construction Document Clarification:

1. Scraping, patching, and finishing of existing plaster and/or gypsum wall and ceiling surfaces outside of the carpenters work area to be included in base bid.
2. Alternate 2: add for refinishing of wood trim at North window, see attached picture.

Attached documents are as follows:

1. Revised proposal form.
2. Picture attached
3. Carpentry scope of work attached for reference.

End of Addendum #1

Painting Proposal Form

Project: West Campus Renovation of the Lobby Area
2403 West 8th Street
Erie, PA 16505

Owner: Erie County Community College
2403 West 8th Street
Erie, PA 16505

Proposal of _____,

herein after called "Bidder". The Bidder, in compliance with the invitation for bids for the construction of the above project, having examined the Plans and Specifications with related documents, and the site of the proposed work, and being familiar with all conditions surrounding the construction of the proposed Project including the availability of materials and labor, hereby proposed to furnish all labor, materials, equipment, supplies, tax and supervision and to construct the Project in accordance with the Contract Documents, within the time set forth therein, and at the prices stated below. The prices are to cover all expenses incurred in performing the work required under the Contract Documents, of which this proposal is part.

Bidder hereby agrees to commence work under this Contract, immediately upon receipt of written "Notice to Proceed" and to fully complete the Project within the time allotments specified.

Receipt of the following Addenda is hereby acknowledged

No.

Date

Painting Proposal Form

Base Bid: For all work as indicated, the sum of

_____ (\$ _____)

Alternate 1: Add to paint wall at 1st floor hollow metal, including frame and caulking of frame

_____ (\$ _____)
Added to base bid

Alternate 2: Add to sand and refinish trim at north window

_____ (\$ _____)
Added to base bid

Respectfully Submitted By:

Signature

Title

Email address

Company

Business Address

Phone **Fax**

Date of Submittal

End of Proposal Form



Owner: Erie County Community College
Project: West Campus Renovation of Lobby Area
CM: Spaulding Banks Project Management, Inc.
Date: April 4th, 2026

Bids Due May 6th at 10:00AM

Carpentry Scope of work:

Requirements of all trade contractors:

1. Proposals will only be accepted on the forms provided for the scope of work outlined herein.
 - a. Qualifications to the scope of work will not be accepted.
2. The bidder is responsible for coordinating his scope of work items.
3. Form of contract AIA A132-2019
4. Applications for payment will only be accepted on AIA G702/CMA with AIA G703
 - a. AIA G706 & AIA G706A must be included with each application for payment
5. Attendance at weekly site walk thru, once onsite work begins
6. Clean up of all debris and proper offsite disposal
7. Current Insurance Certificate(s) with coverage's and additional insured as shown on attached sample certificate.
 - a. If you will be operating motorized or hydraulic equipment on the site you will also need to include the Contractors Pollution Liability
8. OSHA approved Safety Program, copy maintained at the jobsite
 - a. Weekly onsite safety meetings, documentation to be provided to the CM
9. All Safety items necessary to complete this Scope of Work
10. Performance and payment bond required.
11. Project is prevailing wage, certified weekly payroll reports required, see attached prevailing wage determination dated 3/27/2026
12. Overhead and profit for any extra work completed will be set at 15%.
13. Provide total unit cost for all tradesman as a separate attachment to the provided proposal form.

The necessary materials, labor, equipment, tax and supervision required to complete the Carpentry Work shown, noted or scheduled on the drawings, specifications or specified herein including but not necessarily limited to:

1. Site visit Wednesday April 22nd at 10am.
2. Base bid
 - a. Demo 1st floor hollow metal frame, doors and sidelights
 - i. Assist glazing contractor with selective demo required to establish new fire rated glazing assembly size.
 - ii. This demo will not occur until glazing contractor has new assembly onsite.
 - b. Demo wall tile
 - i. Patch and finish wall to level 4
 1. Contractor option to laminate walls after tile removal in lieu of patching
 2. Contractor to include all work required for details stemming from laminating the wall option
 3. Remove & replace handrail as required to complete demo and finishing work
 4. Wallpaper removal and finishing is by others
 - c. Demo pass thru window including trim
 - i. Infill opening with metal studs, mineral wool and two layers 5/8" type X gypsum both sides finished to level 4.
 - d. Patching at walls and ceiling from removal of aluminum storefront assembly by others
 - e. Patching at 1st floor door opening after fire rated aluminum entry is installed by others.
 - f. Demo 2nd & 3rd floor hollow metal frame, doors and sidelights
 - i. Infill openings to reduce RO to accept 3'-0"x7'-0" pair of doors with no sidelights
 1. Infill to be 3 5/8" 18ga metal stud, mineral wool, two layers of 5/8" type X gypsum both sides finished to level 4.
 - g. Furnish and install 90 minute temp rise 16ga welded metal frame, pair of 90 minute temp rise 3'-0"x7'-0" doors with narrow vision lites (4"x25") with steel kit and 90 minute temperature rise rated glass. Wood doors to be 1 3/4" thick plain sliced white birch, prefinished "Honey". Hardware to be black and to include 6 hinges, 2 rated vertical rod panic devices, 2 closures

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- and 2 kick plates 10"x34" and astragal seal and smoke seals. Locks not required. Doors and hardware shall match new doors and hardware at both the East and West stair towers.
- h. Existing ceiling surface mounted light fixtures are being replaced with similar size fixtures by others.
 - i. Include minor gypsum finishing after existing fixtures are removed.
 - ii. Provide OSHA approved access for both the electrical contractor and the painting contractor for their respective work at the 3rd floor ceiling.
 - 1. Other trades are to coordinate and complete work in a timely manner.
3. Alternate 1 added to base bid
- a. Infill 1st floor opening to reduce RO to accept 3'-0"x7'-0" pair of doors with no sidelights
 - i. Infill to be 3 5/8" 18ga metal stud, mineral wool, two layers of 5/8" type X gypsum both sides finished to level 4.
 - b. Furnish and install 90 minute temp rise 16ga welded metal frame, pair of 90 minute temp rise 3'-0"x7'-0" doors with narrow vision lites (4"x25") with steel kit and 90 minute temperature rise rated glass. Wood doors to be 1 3/4" thick plain sliced white birch, prefinished "Honey". Hardware to be black and to include 6 hinges, 2 rated vertical rod panic devices, 2 closures and 2 kick plates 10"x34" and astragal seal and smoke seals. Locks not required. Doors and hardware shall match new doors and hardware at both the East and West stair towers.
4. Alternate 2 added to base bid
- a. Infill 1st floor opening to eliminate sidelights
 - i. Infill to be 3 5/8" 18ga metal stud, mineral wool, two layers of 5/8" type X gypsum both sides finished to level 4.
 - b. Aluminum frame and doors furnished and installed by others.

Progress Schedule:

Attached and dated March 30, 2026

Bid Date:

Sealed bids are due Wednesday May 6th, 2026 at 10:00AM.
ATTN: Renovation of Front Lobby Area – Carpentry
Chris Ray, room #007
Erie County Community College
2403 West 8th Street
Erie, PA 16505.

Questions:

Deadline for questions is 5:00PM May 1st. Contractor may submit questions via email to Steven Spaulding, sspaulding@spauldingbanks.com.