



ADDENDUM 01

DATE 04.08.25
PROJECT NO. 2322
PROJECT LEWISTON 1, 2 ELEVATOR ADDITION AND HVAC REMODEL
FROM STUDIO 333 ARCHITECTS

COMPANY NAME	CONTACT NAME	EMAIL	PHONE
M & D & SONS	JEREMY THOMPSON	mdsonsconst@yahoo.com	435.279.7582
SAUNDERS CONSTRUCTION INC	CASEY HALL	saunderscoinc@yahoo.com	801.782.7830
HALL CONSTRUCTION	ED HALL; TAMI ALVORD	ed@hall-construction.com ; tami@hall-construction.com	801.917.7468
AXIS RECLAMATION & CONSTRUCTION	BLAKE KNIGHT; JOSTEN KNIGHT	Mbknight.arc@gmail.com ; jmknight.arc@gmail.com	801.644.2092
RAYMOND CONSTRUCTION	DOUG RAYMOND; LESLIE WOOD	doug@raymondconst.com ; leslie@raymondconst.com	435.752.2911

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated 03.27.25, as noted below. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

This Addendum consists of 2 page(s) and the attached agreement "Agreement Between Owner and Contractor For A Fixed Sum", Specification 08 0601 - Hardware Group and Keying Schedules, and Drawing Sheet(s) D1.2 - 2nd Level Demolition Plan, A1.2 - 2nd Level Annotated Plan, A9.1 - Door Schedule, Window Elevations & Opening Details

- A. Changes to agreement & other contract forms:
 - 1. Delete the "Small Project Agreement Between Owner and Contractor" from the current Project Manual and replace with the attached "Agreement Between Owner and Contractor For A Fixed Sum" agreement (Please see attached "Agreement Between Owner and Contractor For A Fixed Sum").
- B. Changes to specifications:
 - 1. Specification Section 08 0601 - Hardware Group and Keying Schedules:
 - a. Change the Latchset Function on Group 02 to F76 (Please see attached specification section 08 0601 - Hardware Group and Keying Schedules).
- C. Changes to drawings:
 - 1. All Drawing Sheets:
 - a. The direction of the North Arrow has been corrected.
 - 2. Sheet D1.2 - 2nd Level Demolition Plan:
 - a. Add note to remove the door leaves at Mech. 204.
 - 3. Sheet A1.2 - 2nd Level Annotated Plan:
 - a. Add note to install new solid core wood door leaves at existing door frame 204/A.
 - 4. Sheet A9.1 - Door Schedule, Window Elevations & Opening Details:
 - a. Add door 204/A to the Door Schedule.
 - b. Add hardware group listing to the Door Schedule.

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D. General items:

1. As a clarification, there is a large louver on the side of the building with access to the mechanical room above the Chapel/Cultural Hall. Contractors should plan to remove this louver for access to the mechanical space for demolition and installation of new equipment. The louver will need to be reinstalled upon completion of the work.

AGREEMENT BETWEEN OWNER AND CONTRACTOR

FOR A FIXED SUM (U.S.)

The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole ("Owner") and _____ ("Contractor") hereby enter into this *Agreement Between Owner and Contractor for a Fixed Sum (U.S.)* ("Agreement") and agree as follows:

1. **Property/Project.**

Property/Project Number:
Property Address ("Project Site"):

Project Type:
Project Name ("Project"):

Stake Name:

2. **Scope of the Work.** Contractor will furnish all labor, materials, equipment, construction, and services necessary to complete the Work in accordance with the Contract Documents.

3. **Contract Documents.**

- a. The Contract Documents consist of:
 - 1) This Agreement;
 - 2) The General Conditions for a Fixed Sum (U.S.), the Supplementary Conditions for a Fixed Sum (U.S.), and the Specifications (Divisions 01 through 49) contained in the Project Manual entitled _____, dated _____ and prepared by _____ ("Architect");
 - 3) The Drawings prepared by Architect entitled _____, sheet numbers _____, dated _____;
 - 4) Addendum No. _____ dated _____; and
 - 5) All Modifications to the Contract Documents.
- b. The Contract Documents are incorporated into this Agreement by reference as if fully set forth herein.
- c. The definitions set forth in the General Conditions for a Fixed Sum (U.S.) will apply to the Contract Documents.
- d. The Contract Documents contain the entire and integrated agreement between the parties hereto and supersede all prior negotiations, representations, or agreements, either written or oral.
- e. Modifications or other amendments to the Contract Documents must be in writing and as provided in the General Conditions for a Fixed Sum (U.S.).

4. **Time of Commencement and Substantial Completion.**

- a. Contractor will commence the Work on the date for commencement set forth in the Written Notice to proceed from Owner to Contractor.
- b. Contractor will achieve Substantial Completion and have the Work ready for Owner's inspection no later than _____ (_____) days from the date of commencement set forth in the Written Notice to proceed from Owner to Contractor, as adjusted in accordance with the Contract Documents.
- c. Time is of the essence.

5. **Contract Sum.**

- a. Owner will pay Contractor for performance of Contractor's obligations under the Contract Documents the Contract Sum in the amount of _____ Dollars (\$_____), subject to additions and deductions as provided in the Contract Documents.
- b. Owner will make payments to Contractor in accordance with the Contract Documents.

6. **Independent Contractor Relationship.** Contractor is an independent contractor and is not the agent or employee of Owner.

7. **Assignment.** Neither party to this Agreement will assign any right or obligation hereunder without the prior written consent of the other, which consent may be granted or withheld in such party's absolute discretion. Contractor will not assign moneys due or to become due to Contractor hereunder, nor will Contractor pledge the credit of Owner or bind Owner to any third party.

8. **Notice.** The parties designate the addresses, facsimile numbers, and email addresses as set forth in the signature blocks below to be used for sending Written Notice to the other party:
9. **Effective Date.** The effective date of this Agreement is the date indicated by the Owner's signature.

OWNER:	CONTRACTOR:
The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole	(company)
Signature: _____	Signature: _____
Print Name: _____	Print Name: _____
Title: _____	Title: _____
Address: _____	Address: _____
_____	_____
Telephone No: _____	Telephone No: _____
Facsimile No: _____	Facsimile No: _____
Email: _____	Email: _____
Effective Date: _____	Fed. I.D. or SSN: _____
_____	License No: _____
Reviewed By: _____	Date Signed: _____

FORM OF AGREEMENT

SECTION 08 0601 - HARDWARE GROUP AND KEYING SCHEDULES

PART 1 - GENERAL

1.1 SUMMARY

- A. Includes But Not Limited To:
 - 1. Furnish and install door hardware and keying as described in Contract Documents.

1.2 REFERENCES

- A. Definitions:
 - 1. Builders Hardware Manufacturer's Association (BHMA) Hardware Functions:
 - a. F75 Passage Latch: Latch bolt operated by lever from either side at all times.
 - b. F76 Privacy Lock: Latch bolt operated by lever from either side. Outside lever locked by push button inside and unlocked by emergency key from outside or rotating lever from inside.
 - c. F81 Office Door Lock: Dead locking latch bolt operated by lever from either side, except when outside lever is locked by turn button in inside lever. When outside lever is locked, latch bolt is operated by key in outside lever or by rotating inside lever. Turn button must be manually rotated to unlock outside lever.
 - d. F84 Classroom Deadlock: Dead locking latch bolt operated by lever from either side, except when outside lever is locked, latch bolt is operated by key in outside lever or by rotating inside lever.
 - e. F86 Utility Space Door Lock: Dead locking latch bolt operated by key in outside lever or by rotating inside lever. Outside lever is always fixed.
 - f. F91 Store Door Lock: Deadlocking latch operated by either lever. Key in either lever locks / unlocks both levers.
 - g. F109 Entrance Lock: Turn/push button locking: Pushing and turning button disengages outside lever, requiring using of key until button is manually unlocked. Push-button locking: Pushing button disengages outside lever until unlocked by key or by turning inside lever. Disengages outside spindle from latch when locked.
 - h. E2142 Deadbolt: Dead bolt operated by key from either side. Bolt automatically dead locks when fully thrown.
 - i. E2152 Deadbolt: Dead bolt operated by key from outside and turn unit from inside. Bolt automatically dead locks when fully thrown.

1.3 DELIVERY, STORAGE, AND HANDLING

- A. Delivery And Acceptance Requirements:
 - 1. Materials shall be delivered in original, unopened packages with labels intact.

PART 2 - HARDWARE GROUPS

2.1 INTERIOR DOORS

- A. Single Interior Doors:
 - 1. **Group 01:**
 - a. 1 set: Smoke Gaskets.
 - b. Closer
 - c. Kickplate
 - d. 3 each: Hinges.



- e. 1 each: Latchset Function F75.
- f. 1 each: Stop.
- 2. **Group 02:**
 - a. 1 set: Smoke Gaskets.
 - b. Closer
 - c. Kickplate
 - d. 3 each: Hinges.
 - e. 1 each: Latchset Function F76.
 - f. 1 each: Stop.
 - g. 1 each: Threshold.
- 3. **Group 03:**
 - a. 1 set: Smoke Gaskets.
 - b. 3 each: Hinges.
 - c. 1 each: Lockset Function F84.
 - d. 1 each: Stop.
 - e. 1 each: Kick Plate.
- 4. **Group 04:**
 - a. 1 set: Smoke Gaskets.
 - b. 3 each: Hinges.
 - c. 1 each: Lockset Function F75.
 - d. 1 each: Stop .
 - e. 1 each: Kick Plate.

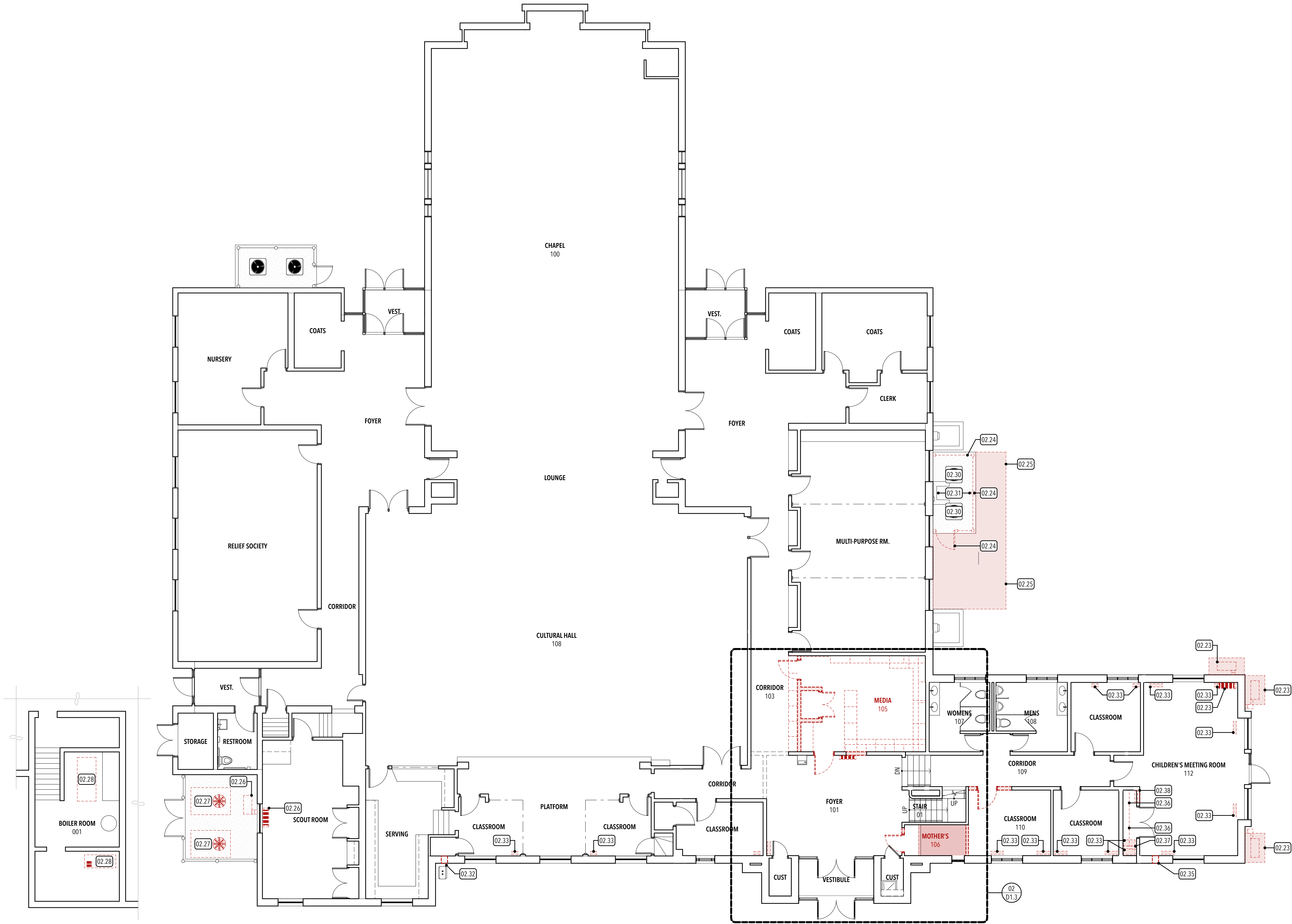
PART 3 - KEYING SCHEDULE for FINISH HARDWARE - NOT USED

END OF SECTION

- GENERAL DEMOLITION NOTES:
- A. The Contractor shall field verify all dimensions and existing conditions including existing utilities prior to bidding as the locations shown in the construction documents are approximate. All variances not shown in the construction documents shall be brought to the attention of the Architect prior to bid.
 - B. Prior to beginning demolition work the Contractor shall coordinate with the Owner on items that shall be demolished, remain or be salvaged.
 - C. All bearing walls and columns to remain, unless indicated otherwise. Contractor shall field verify these conditions prior to demolition.
 - D. Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the work within the limitations of governing regulations and as indicated.
 - E. Provide miscellaneous demolition required for new construction, whether specifically defined, or not.
 - F. Protect existing construction indicated to remain during the process of demolition. All existing interior finishes, materials, structure, systems, landscaping, site features, etc. not identified to be demolished that are damaged during construction shall be restored to their original condition or replaced to match at the Contractor's expense.
 - G. Except for items indicated to be reused, salvaged, reinstalled, or otherwise indicated to remain, remove demolished materials from project site and legally recycle or dispose of them in an EPA approved landfill.
 - H. Reference engineering sheets for additional demolition requirements.
 - I. Provide temporary bracing and shoring as required for removal of existing walls.
 - J. Reference demolition reflected ceiling plans for ceiling demolition requirements not shown on this sheet.
 - K. Where a wall is removed, cut back gypsum board to adjoining wall and ceiling surfaces and patch as required for smooth and even finish.
 - L. All existing finished surfaces damaged due to work under this contract shall be patched & finished to match existing adjacent surfaces.
 - M. All noted materials are new, unless indicated otherwise.
 - N. Contractor shall install flexboard over all floor material to remain to protect surfaces from construction debris and demolition work. 45 mil. minimum thickness. Tape all joints. Clean carpet if necessary at completion of construction.
 - O. Patch and level existing concrete floor slabs and plywood floor sheathing as required for new finishes with floor leveling compound as approved by the Architect.

- KEYED NOTES:
- 02.23 Remove existing mini-split system, complete, including concrete pad, metal condensing line cover, indoor wall mounted unit, etc. - re: mechanical
 - 02.24 Remove existing chain link enclosure fence and gate system, complete. Core drill and remove existing fence posts at concrete mechanical pad.
 - 02.25 Remove existing landscaping/sod as required for new mechanical pad. Modify existing irrigation system as required.
 - 02.26 Remove existing mini-split system, complete, including metal condensing line cover, indoor wall mounted unit, etc. - re: mechanical
 - 02.27 Remove existing condensing unit - re: mechanical
 - 02.28 Remove existing boiler system and steam/condensate piping in crawl space- re: mechanical
 - 02.30 Existing condensing unit to remain - protect from damage- re: mechanical
 - 02.31 Existing concrete mechanical pad to remain - protect from damage. Patch and repair slab at core drill locations.
 - 02.32 Saw cut existing brick veneer/wood framed exterior wall at location of new mechanical louver as required - coordinate exact dimensions and location of opening with mechanical
 - 02.33 Carefully saw cut and remove existing concrete floor slab for new mechanical work - do not overcut opening. Re: mechanical
 - 02.35 Saw cut existing concrete foundation wall at location of new mechanical louver as required - coordinate exact dimensions and location of opening with mechanical
 - 02.36 Remove existing wall mounted wood shelving system, complete
 - 02.37 Remove existing base cabinet, complete, including countertop, etc.
 - 02.38 Remove existing recessed wall mounted speaker system, complete

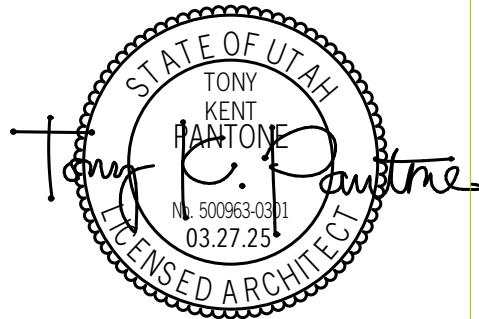
- DEMOLITION LEGEND:
-  : Building element to be demolished.
 -  : Existing building element to remain (protect from damage).



BOILER ENLARGED DEMOLITION PLAN

A 1/8" = 1'-0"

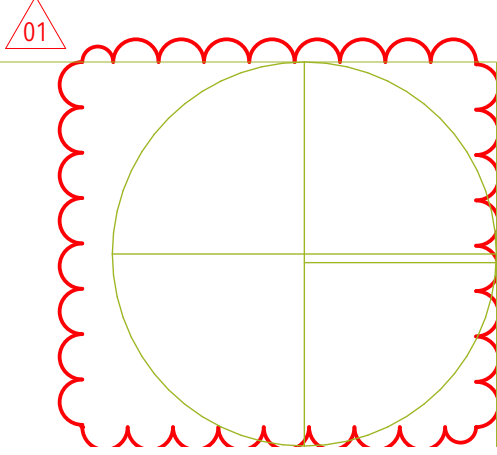
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LEWISTON 1, 2 ELEVATOR ADDITION AND HVAC REMODEL
10 SOUTH 1600 WEST, LEWISTON, UTAH

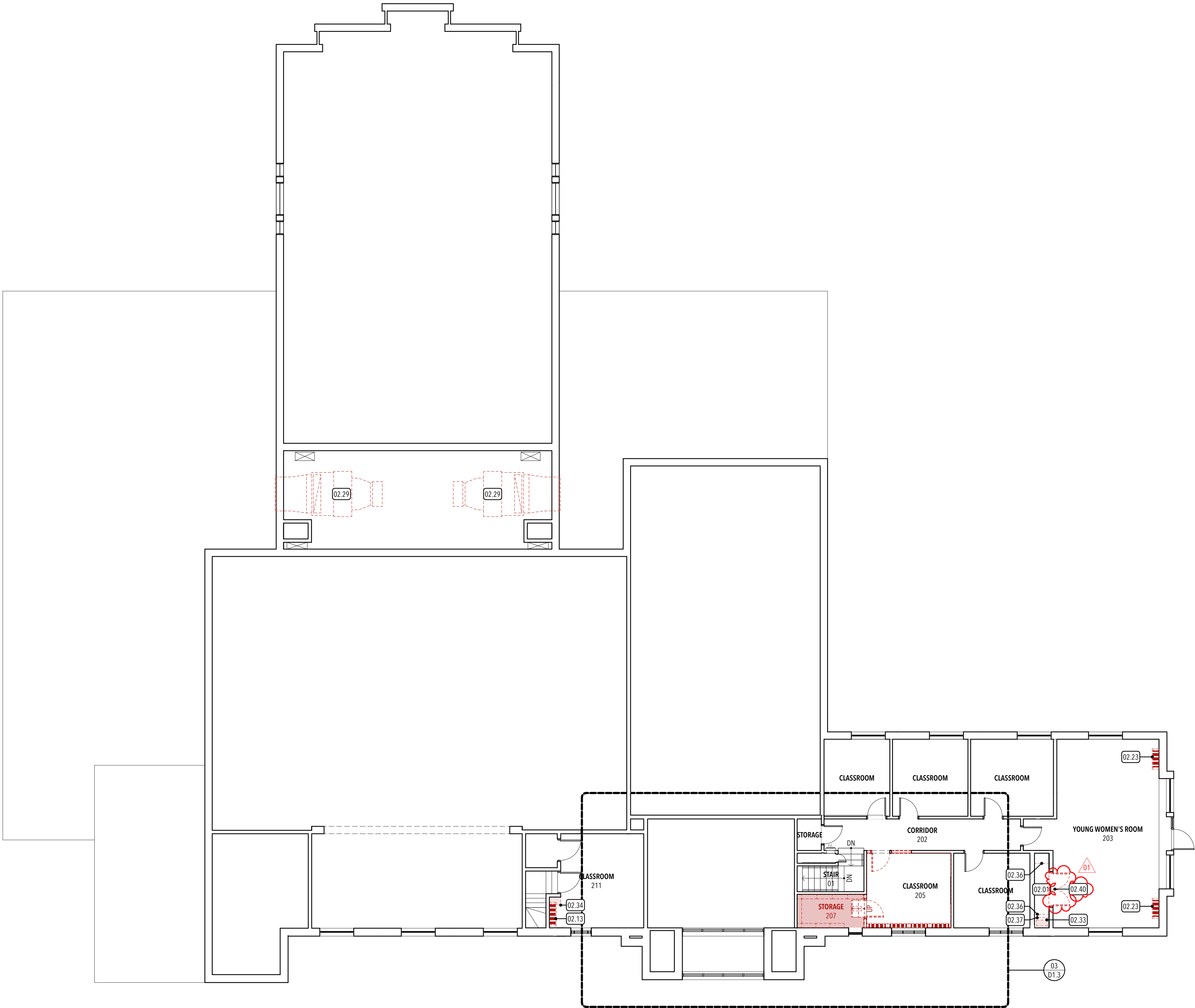
NO.	DATE	DESCRIPTION
01	04.08.25	ADDENDUM 01

BID SET
DATE: 03.27.25
PROJECT NUMBER: 2322
SCALE: 1/8" = 1'-0"





1ST LEVEL DEMOLITION
FLOOR PLAN

D1.1

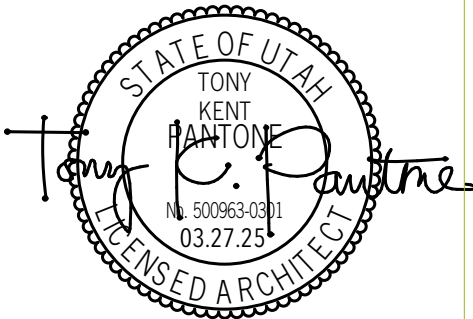


- GENERAL DEMOLITION NOTES:
- A. The Contractor shall field verify all dimensions and existing conditions including existing utilities prior to bidding as the locations shown in the construction documents are approximate. All variances not shown in the construction documents shall be brought to the attention of the Architect prior to bid.
 - B. Prior to beginning demolition work the Contractor shall coordinate with the Owner on items that shall be demolished, remain or be salvaged.
 - C. All bearing walls and columns to remain, unless indicated otherwise. Contractor shall field verify these conditions prior to demolition.
 - D. Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the work within the limitations of governing regulations and as indicated.
 - E. Provide miscellaneous demolition required for new construction, whether specifically defined, or not.
 - F. Protect existing construction indicated to remain during the process of demolition. All existing interior finishes, materials, structure, systems, landscaping, site features, etc. not identified to be demolished that are damaged during construction shall be restored to their original condition or replaced to match at the Contractor's expense.
 - G. Except for items indicated to be reused, salvaged, reinstalled, or otherwise indicated to remain, remove demolished materials from project site and legally recycle or dispose of them in an EPA approved landfill.
 - H. Reference engineering sheets for additional demolition requirements.
 - I. Provide temporary bracing and shoring as required for removal of existing walls.
 - J. Reference demolition reflected ceiling plans for ceiling demolition requirements not shown on this sheet.
 - K. Where a wall is removed, cut back gypsum board to adjoining wall and ceiling surfaces and patch as required for smooth and even finish.
 - L. All existing finished surfaces damaged due to work under this contract shall be patched & finished to match existing adjacent surfaces.
 - M. All noted materials are new, unless indicated otherwise.
 - N. Contractor shall install flexboard over all floor material to remain to protect surfaces from construction debris and demolition work. 45 mil. minimum thickness. Tape all joints. Clean carpet if necessary at completion of construction.
 - O. Patch and level existing concrete floor slabs and plywood floor sheathing as required for new finishes with floor leveling compound as approved by the Architect.

- KEYED NOTES:
- 02.01 Remove existing carpet in this room, complete
 - 02.13 Remove existing wall convactor, complete, including piping, etc. - re: mechanical
 - 02.23 Remove existing mini-split system, complete, including concrete pad, metal condensing line cover, indoor wall mounted unit, etc. - re: mechanical
 - 02.29 Remove existing air handling unit -re: mechanical
 - 02.33 Carefully saw cut and remove existing concrete floor slab for new mechanical work - do not overcut opening. Re: mechanical
 - 02.34 Carefully cut and remove existing plywood 1x floor sheathing for new mechanical work - do not overcut opening. Re: mechanical
 - 02.36 Remove existing wall mounted wood shelving system, complete
 - 02.37 Remove existing base cabinet complete, including countertop, etc.
 - 02.40 Remove existing pair of door leaves. Retain and protect existing door frame.

- DEMOLITION LEGEND:
-  : Building element to be demolished.
 -  : Existing building element to remain (protect from damage).

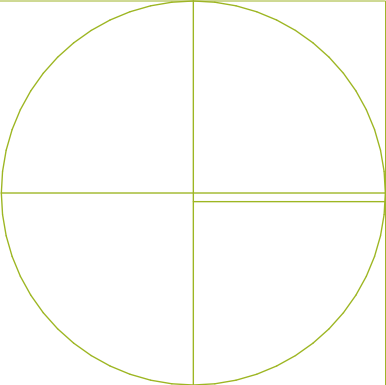
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LEWISTON 1, 2 ELEVATOR ADDITION AND HVAC REMODEL
10 SOUTH 1600 WEST, LEWISTON, UTAH

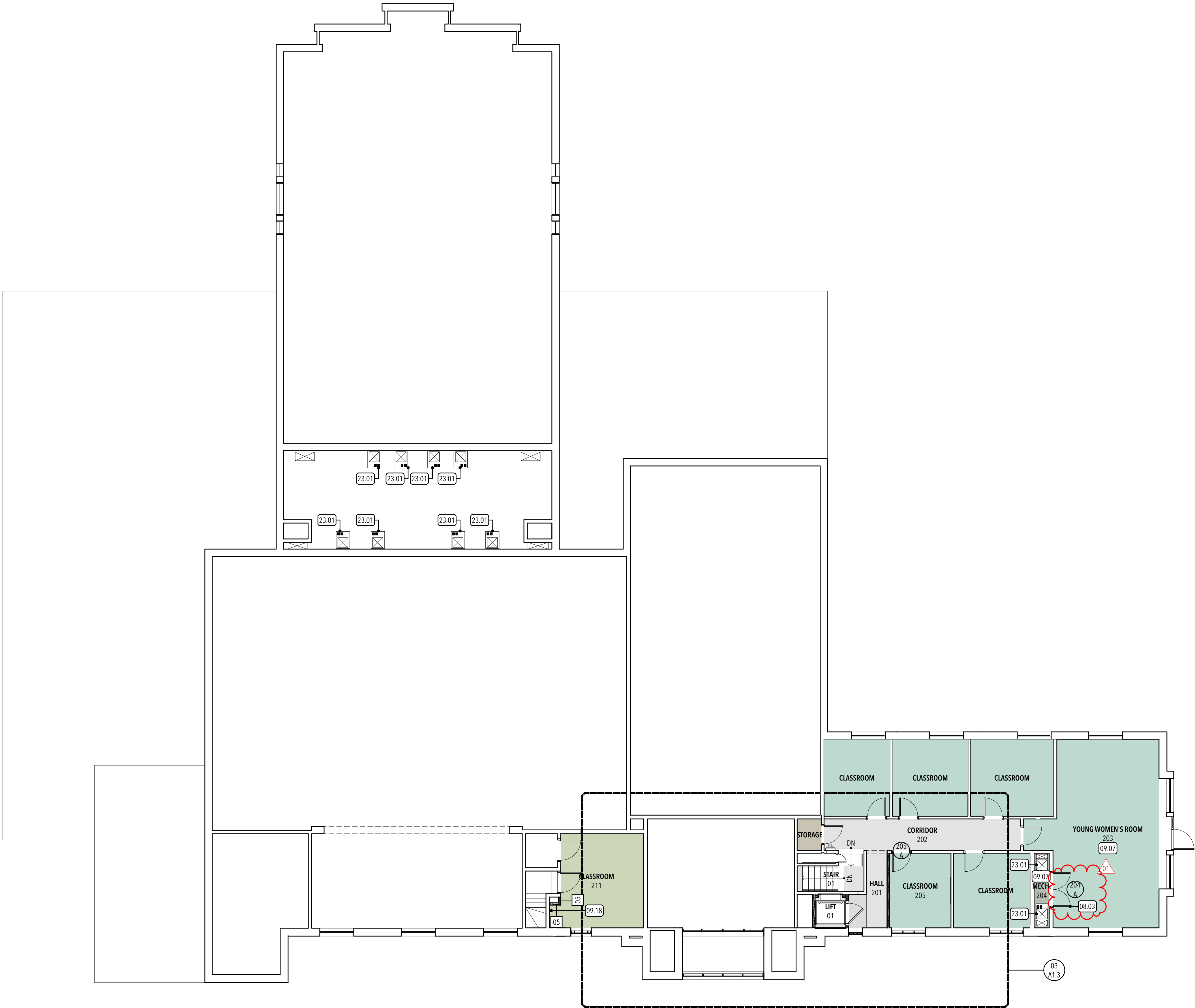
NO.	DATE	DESCRIPTION
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2ND LEVEL DEMOLITION
FLOOR PLAN

D1.2



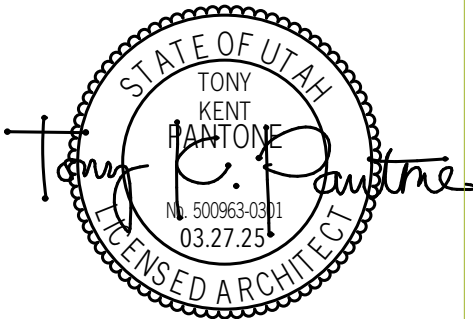
GENERAL PARTITION NOTES:

- FRAMED WALL PARTITIONS
- Partition type indications are independent of applied finishes. See the finish sheets and interior elevations for wall finishes including tile coursing and layout and/or the designations on the plans for additional information regarding applied finishes.
 - Where partition type designation on floor plans is interrupted by door opening, glazed partitions, etc., construction above interruption (and where applicable below) is to be the same as that designated for the partition in which the interruption occurred.
 - The minimum requirements for construction of each partition type as expressed by the indicated reference are incorporated by reference and are applicable to the work of this project. However, additional and/or more restrictive requirements may be indicated by the specifications and drawings. Such requirements also apply and shall govern such requirements including but are not limited to:
 - Use 5/8" thick gypsum board throughout, unless noted otherwise.
 - Use 16" o.c. max. stud spacing, unless noted otherwise in these documents. The spacing stated by the referenced approval or test report is the max. spacing if allowed in these documents.
 - All dimensions are center of stud or rough opening unless noted otherwise. Face of finished wall will be noted as FOW.
 - At all interior walls, the studs, insulation, and gypsum board are to extend to the deck above, unless noted otherwise.
 - Wall types not noted are assumed to match adjacent rooms. See sheets for finishes. Notify architect of any discrepancies.
 - All wood stud partitions are considered acoustic partitions and are to receive a type 1 sound attenuation blanket. Thickness shall match stud depth unless noted otherwise.
 - At wall openings for penetration of pipes, ducts, devices, etc. gypsum board is to be cut to match the shape and dimension of the penetrating object and the gap between the object and the wall is to be sealed with acoustical or fire sealant on all sides with a 3/4" joint at all sides maximum. The opening for ducts or large penetrations shall be framed with a header. Add an angled corner brace if the gap exceeds 3" from framing to the opening.
 - Contractor to provide blocking/backing for all wall mounted equipment. See floor plans and interior elevations for cabinets, grab bars, etc. Install blocking as detailed or as required to mount such devices. All wood blocking is to be fire retardant treated. Install as per detail 04/A1.4.
 - Where there is limited water exposure: install one layer of 5/8" type X water resistant gypsum board per ASTM C1396 (where gypsum board occurs) of basic partition at the following locations:
 - Within 2 feet horizontally and 4 feet vertically of janitors sinks.
 - At other locations, i.e. toilet rooms and kitchens, and as indicated on the architectural finish plans and elevations.
 - Provide fireblocking in concealed spaces of stud walls and partitions as follows: 1) vertically at the ceiling and floor levels and 2) horizontally at intervals not exceeding 10 feet.
 - See detail 01/A1.4 for typical fire extinguisher cabinet installation details.
 - See detail 05/A1.4 for typical bottom of wall condition at all stud partitions.
 - See detail 02/A1.4 for typical gypsum board priority details.
 - See detail 03/A1.4 for typical gypsum board control joint details.

KEYED NOTES:

- 08.03 Install new solid core wood door leaves (pair) in existing door frame. Stain door leaves to match existing. Prep existing door frames for smoke seals, prepare and paint existing door frame.
- 09.07 Patch, repair and paint an existing gypsum board/plaster wall finishes in this room.
- 09.18 Patch and repair existing carpet as required at location of demolished wall connector (by Owner)
- 23.01 Mechanical unit - re: mechanical

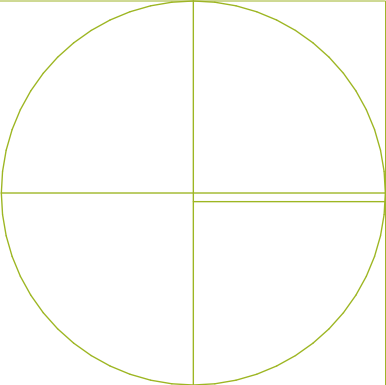
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10 SOUTH 1600 WEST, LEWISTON, UTAH

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01	04.08.25	ADDENDUM 01

BID SET
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2ND LEVEL ANNOTATED
PLAN

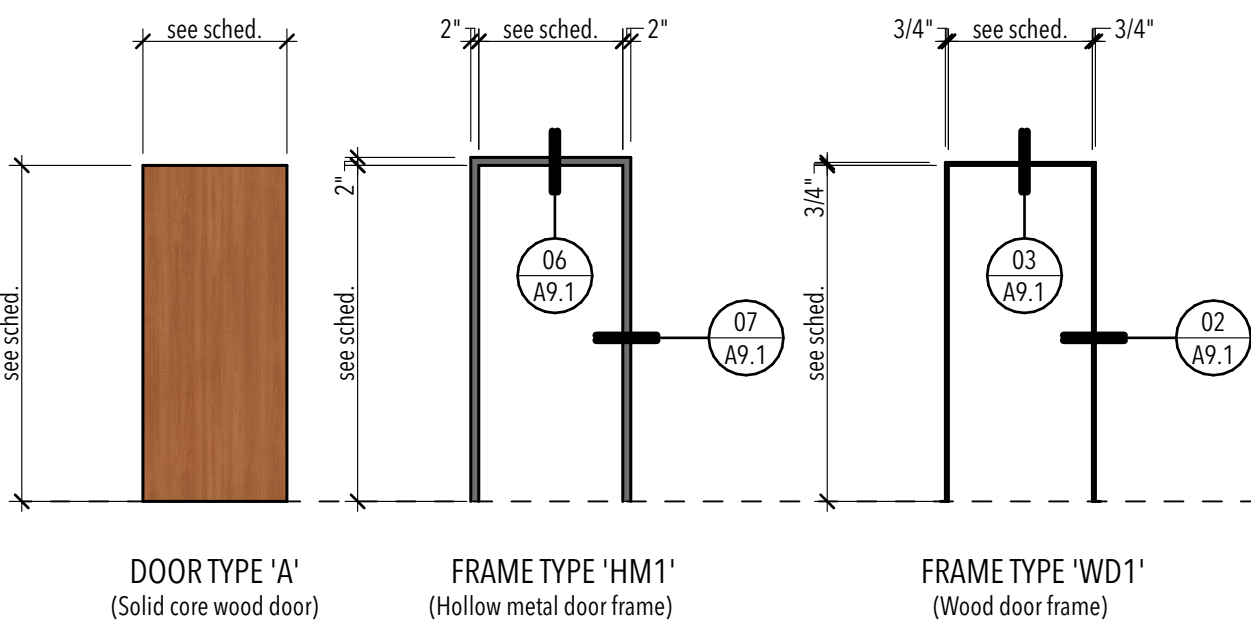
A1.2

DOOR SCHEDULE																			
NO.	ID	ROOM NAME	DOOR							WALL WIDTH	FRAME				DETAILS			HDWR.	REMARKS
			WIDTH x HEIGHT	THICK.	TYPE	CONST.	FINISH	GLASS	RATING		WIDTH	TYPE	CONST.	FINISH	HEAD	JAMB	SILL		
104	A	MOTHERS ROOM	3'-0"×7'-0"	1 3/4"	A	WD	STAIN	-	-	6 3/4"	7 1/2"	HM1	HM	PAINT	A9.1/06	A9.1/07	-	1	Verify door frame width
105	A	RESTROOM	3'-0"×7'-0"	1 3/4"	A	WD	STAIN	-	-	6 3/4"	7 1/2"	HM1	HM	PAINT	A9.1/06	A9.1/07	-	2	Verify door frame width
106	A	MEDIA CENTER	3'-0"×7'-0"	1 3/4"	A	WD	STAIN	-	-	6 3/4"	7 1/2"	HM1	HM	PAINT	A9.1/06	A9.1/07	-	3	Verify door frame width
110	A	CLASSROOM	3'-0"×7'-0"	1 3/4"	A	WD	STAIN	-	-	6 3/4"	5 1/2"	WD1	WD	PAINT	A9.1/02	A9.1/02	-	4	Verify door frame width
204	A	MECH.	5'-0"×7'-0"	1 3/4"	A	WD	STAIN	-	-	6 3/4"	-	-	-	-	-	-	-	3	Retain & protect existing frames - paint
205	A	CLASSROOM	2'-8"×7'-0"	1 3/4"	A	WD	STAIN	-	-	4 3/4"	3'-1/2"	WD1	WD	PAINT	A9.1/02	A9.1/02	-	4	Verify door frame width

01

DOOR & FRAME NOTES:

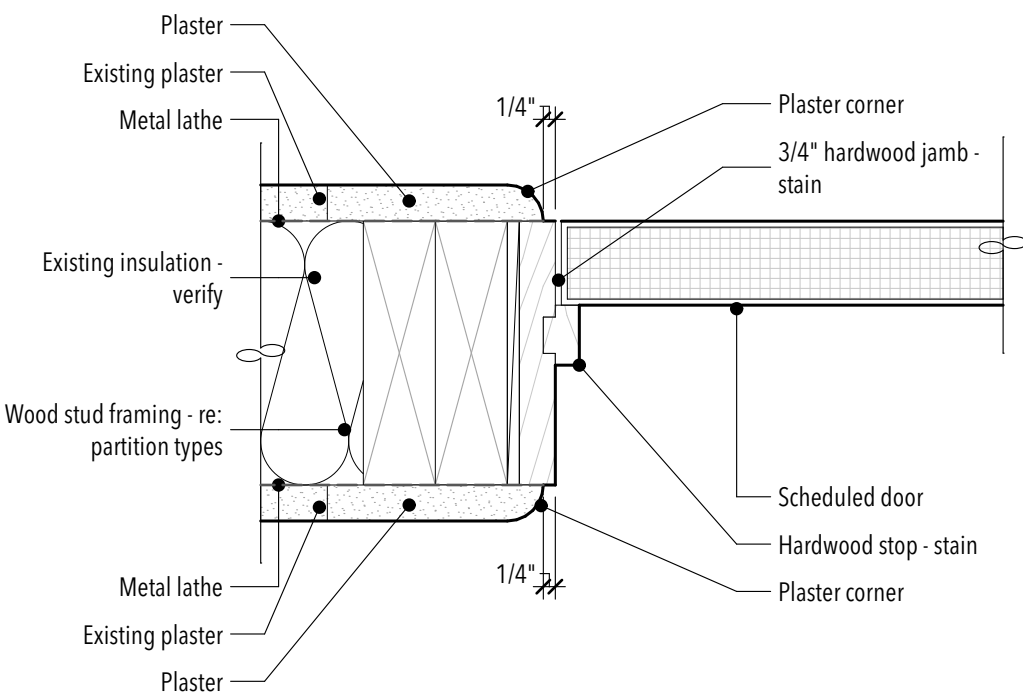
- Material and system abbreviations:
WD = Wood
HM = Hollow Metal
All hollow metal door and window frames are to have a double rabbet profile.
See specifications for hardware group definition.
- Where a door is shown on the floor plans but is not numbered and/or does not appear in the door schedule, the following door, frame and hardware are to be bid for this opening: door type: A; frame type: HM-1; hardware type: 1.
- Paint all hollow metal frames.
- All door dimensions are to rough openings.
- The Contractor shall provide door hardware to accommodate door swings as indicated on the Annotated Floor Plan sheet A1.1.
- All hardware and fasteners shall be finished to match existing U.N.O.
- The Contractor shall be responsible to coordinate the door hardware installation throughout the project to ensure consistent installations by each contractor.



DOOR & FRAME ELEVATIONS

01

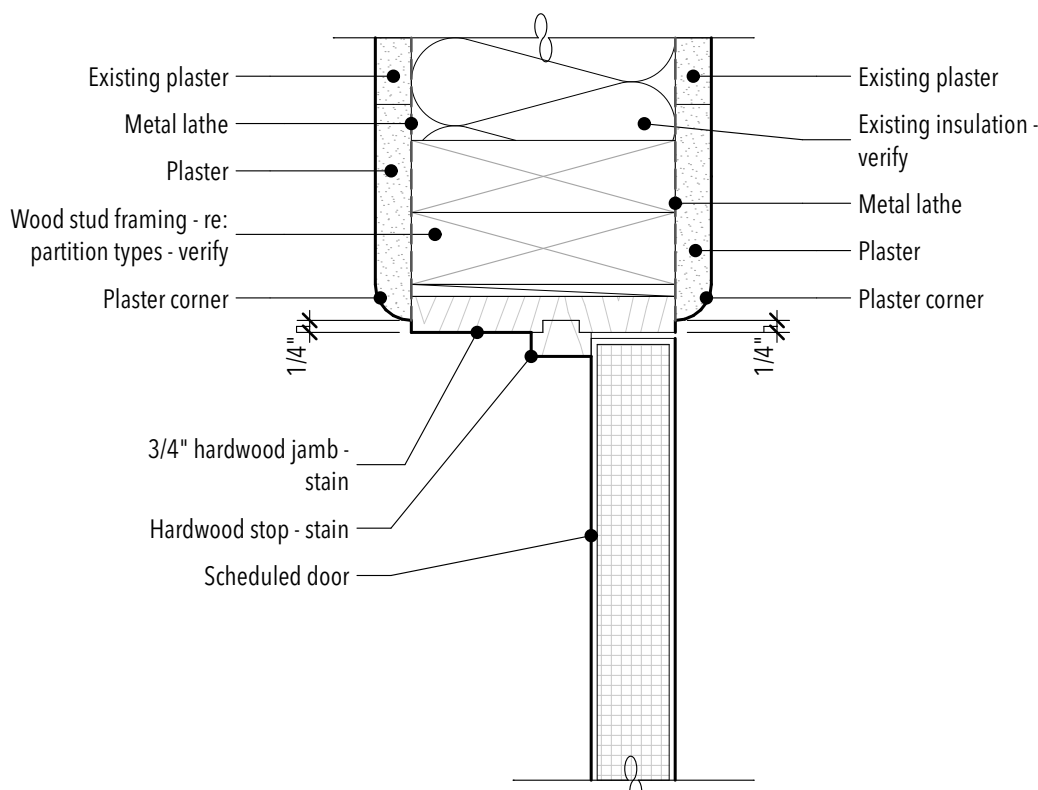
1/4" = 1'-0"



JAMB DETAIL

02

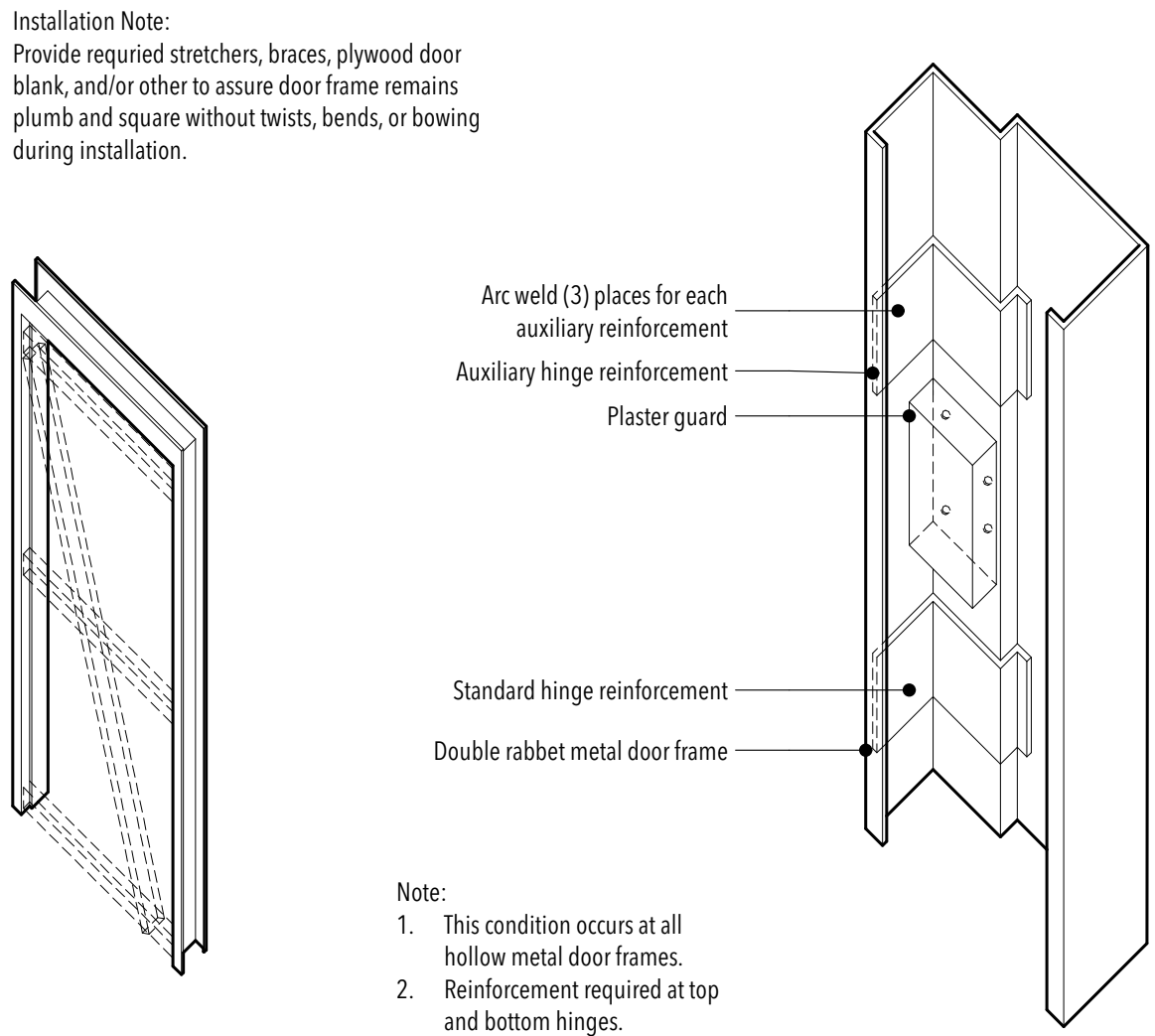
3" = 1'-0"



HEAD DETAIL

03

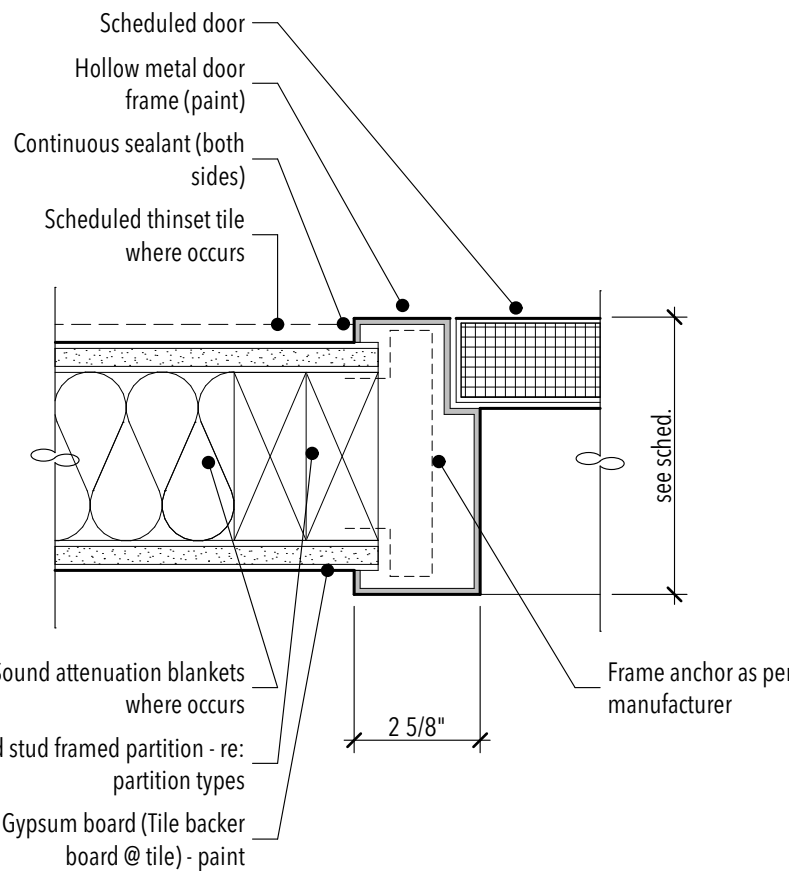
3" = 1'-0"



TYP. H.M. FRAME DETAIL

04

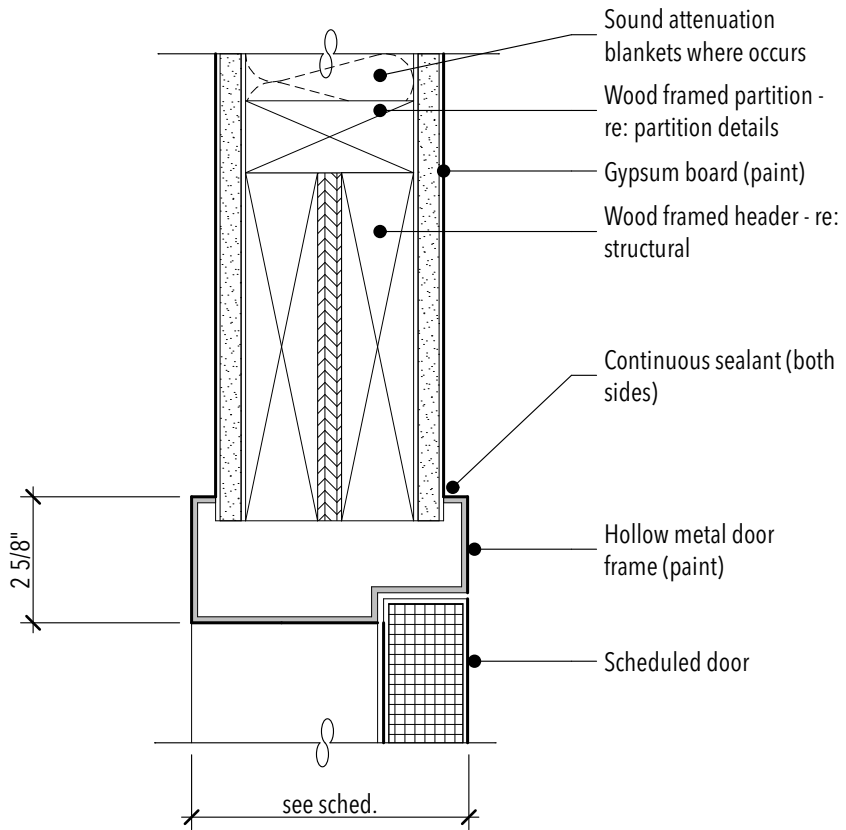
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JAMB DETAIL

05

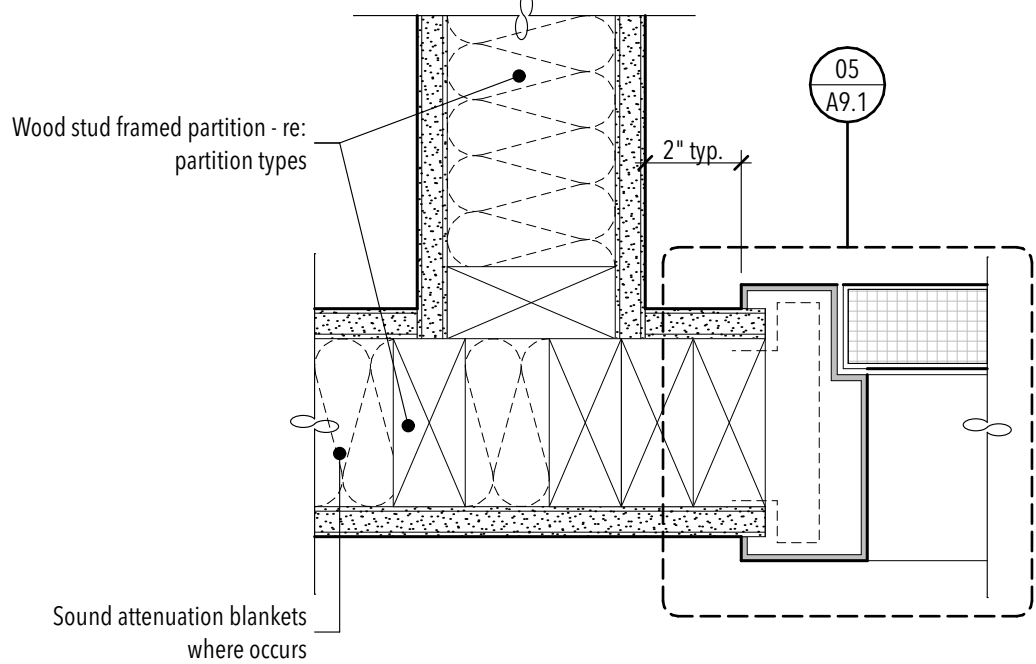
3" = 1'-0"



HEAD DETAIL

06

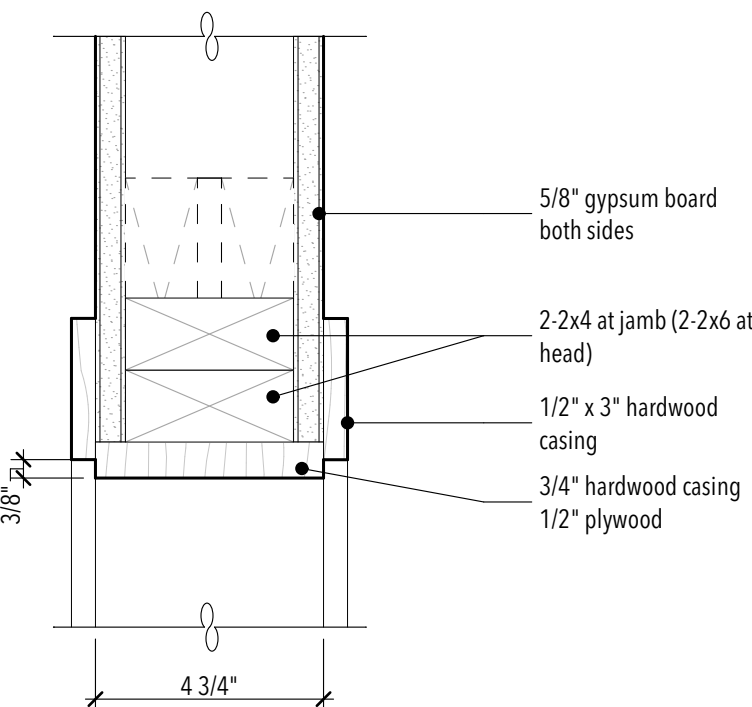
3" = 1'-0"



CORNER JAMB DETAIL

07

3" = 1'-0"

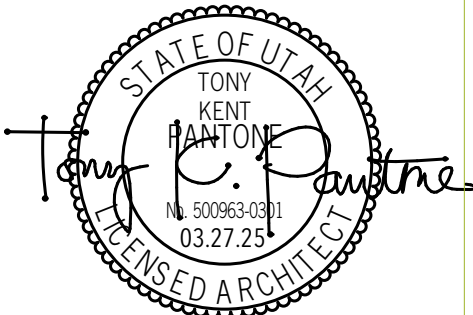


HEAD/JAMB

08

3" = 1'-0"

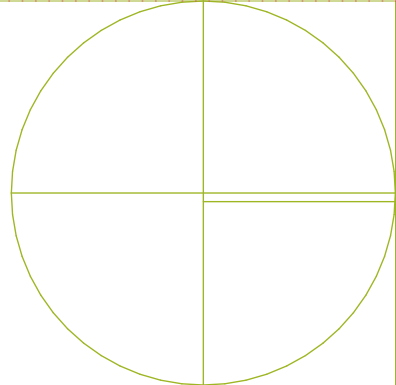
STUDIO 333 ARCHITECTS
333 24TH STREET
OGDEN, UT 84401
801.394.3033



LEWISTON 1, 2 ELEVATOR ADDITION AND HVAC REMODEL
10 SOUTH 1600 WEST, LEWISTON, UTAH

NO.	DATE	DESCRIPTION
01	04.08.25	ADDENDUM 01

BID SET
DATE: 03.27.25
PROJECT NUMBER: 2322



DOOR SCHEDULE,
WINDOW ELEVATIONS &
OPENING DETAILS

A9.1