

ADDENDUM

Project: Farmington Jr Seminary

Project No.: 524138324010101

Addendum No.: 1

Project Address: 207 South 200 West - Farmington, UT

Date: May 1, 2025

Owner: The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole

From (Architect): Bradley Gygi Architect & Associates, PLLC

Instructions to Prospective Bidders:

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents and/or prior Addenda as noted below. All conditions, requirements, materials and workmanship are to be as described in the Contract Documents unless specifically stated otherwise. This Addendum consists of two (2) page(s) and the attached drawing(s), Sheet(s), dated .

1. Changes to prior Addenda:

- a. Not Used.

2. Changes to Bidding Requirements:

- a. Bid Opening will be held on Thursday, May 8, 2025 at 1:00 PM. Bidding of the project will be conducted via ConsLog www.conslog.com. All bids are to be submitted via ConsLog per instructions and requirements of that system. The Bid Opening Meeting begins at 12:45 PM.
- b. For access to the building site during bidding, contact Bountiful UT FM Group at (801) 389-1320. Owner can also provide on site key box code to bidders. If possible, visit the building during bidding outside of school hours to limit disruption of classes. School is out about 3:30pm on weekdays.
- c. Architect's photographs of portions of the existing building are provided to Contractors for information only at the link below.
<https://www.dropbox.com/scl/fo/etkgsotmohpda6nrs78vf/ACSeE4ysEo76kgISnIMY2bs?rlkey=gxsl29hlz4twevtkanq9keul&st=684wzckg&dl=0>

3. Changes to Conditions of the Contract:

- a. Notwithstanding actual start date and completion time of 60 calendar days listed in the bid documents, all work shall be substantially complete by **August 1, 2025**. It is anticipated that the Owner will issue contracts and notice to proceed to the successful bidder soon after the bid is awarded to facilitate timely start of construction work. Owner will vacate the building and work may commence on or after **May 27, 2025**.
- b. Building Permit will be obtained and paid for by the Owner. Owner may request that the Contractor pay for the permits and other fees and be reimbursed with no markup. All other fees and permits are to be coordinated by the Contractor and will be reimbursed without markup. See Supplementary Conditions, Item 3.
- c. Architect will submit documents to Farmington City for building permit reviews following award of contract. City requires contractor and subcontractor license and contact information for permit application.
- d. Contractor shall include the cost of printing of any hard copy sets of drawing(s) and project manual(s) needed for construction and permits in the bid amount. A minimum of three (3) sets of each shall be provided to allow one set on site during construction and two sets for permits. Do not print permit sets until permit has been issued and stamped approved set can be printed.

- e. Contractor shall include the following additional work in the bid amount:
 - 1) Items noted below and in the drawings to be disposed of shall be taken to a dumping facility. Useable items in good repair (projectors, desks, etc.) may be taken to Deseret Industries. Contractor shall not resell any removed items.
 - 2) Remove and dispose of existing projector mounts, sliding markerboards, projection screens, AV cabinets, journal cabinets, etc. Owner does not want any salvage of these items.
 - 3) Contractor shall be responsible for storing and protecting existing remaining furnishings, including pianos, televisions and carts, existing casework and chairs in offices, etc. during the construction period.
- f. Miscellaneous provisions regarding the existing building and furnishings:
 - 1) Owner will not occupy the building during construction.
 - 2) Salvage existing projectors to the Owner – FM Manager.
 - 3) Set aside removed existing exit signs for Owner to dispose.
 - 4) Owner will remove, store, and reinstall existing artwork in the building.
 - 5) Owner will remove and/or dispose of existing classroom furniture at the start of construction.
 - 6) Owner will remove existing and install new carpet and base at the entire building under separate project at completion of this work.
 - 7) Owner will install new writeable walls in classrooms under separate project at completion of this work.
 - 8) Owner will install new classroom furniture under separate project at completion of this work.
 - 9) Contractor to secure construction areas during construction to prevent entrance by building users.
 - 10) Contractor to tidy up work areas daily.
 - 11) Contractor may use existing restrooms in the building to the extent they are available with restroom remodeling in the scope of work. Contractor shall provide temporary restroom facilities for contractor use during construction.
 - 12) Contractor may not use Owner's vacuums.
 - 13) All areas of the building are to be thoroughly cleaned at completion of the work.
- g. It is anticipated that all asbestos-containing material (ACM) has been removed and abated during prior work or will not be affected by this new work. Contractor shall not include costs for removal or abatement of any such materials in the bid amount. If any ACM or suspected materials are encountered during the work, Owner will perform abatement and disposal under separate contract. Owner will provide an updated ACM survey prior to start of construction.

4. Changes to Specifications:

- a. Not Used.

5. Changes to Drawings:

- a. Sheet EP101: Change title of plan #2 to "POWER PLAN".
- b. Sheet EP101, New Power Plan #2: At the two doors in Vestibule 101 (Doors #101A and #101B on Sheet A101), add the following Keyed Note #19: "ADA door operator controls are furnished by the door hardware supplier and installed and connected by the Contractor. Provide a 4" square, 2 1/8" deep box. Switches to simultaneously control both doors. Connect power to new circuit on new 20A, single pole breaker in electrical panel."

End of Addendum