

## ADDENDUM NUMBER ONE

August 25, 2025

To all contract bidders of record for the work titled:

Lewis-Clark State College

**DPW #25151**

**Williams Conference Center Fire Sprinkler System**

837 4<sup>th</sup> Street  
Lewiston, ID 83501

Architect's Project Number: 24045

Please notify everyone concerned (subcontractors and suppliers) as to the issuance and contents of this Addendum prior to the date of bid opening. This Addendum is a part of the contract documents and modifies them as follows:

### **GENERAL**

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- I. **Plan Holders List:** A copy of the current plan holders list is included in this addendum.
- II. **Pre-Bid Conference:** A copy of the Pre-Bid Conference meeting minutes and sign-in sheet are included in this addendum.
- III. **CLARIFICATION:** Contractor to protect all existing finishes throughout existing building, including but not limited to: new carpet, walls, ceilings, etc.
- IV. **CLARIFICATION:** Contractor to provide on-site superintendent at all times work is being performed on site.

### **ARCHITECTURAL**

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- I. **Architectural revisions/clarifications as follows:**
  - A. Refer to the Door Schedule on A3.0 and **ADD** the following remark "2" to Door 109B:  
**"SALVAGE AND RELOCATE EXISTING SALTO LATCHSET FROM EXISTING JANITOR DOOR TO NEW JANITOR DOOR."**

**END OF ADDENDUM**

**REGISTER OF BID DOCUMENTS**

PROJECT: 25151 LCSC Williams Conference Center, Fire Sprinkler System

CKA PROJECT NO: 24045

OWNER: State of Idaho Division of Public Works

REFUNDABLE DEPOSIT: \$200/EACH SET

INVITED LIST  X\_OPEN  PREQUALIFICATION

TODAY'S DATE: August 22, 2025

BIDS DUE DATE: **Thursday, September 4, 2025 @ 2:00 PM (local)** @ DPW Field Office – 1118 F Street (3rd Floor), Lewiston, ID 83501

PRE-BID MEETING: **Thursday, August 21, 2025 @ 10:00 AM (local)** @ Williams Conference Center (Project Site) – 837 4th Street, Lewiston, ID 83501

ADDM	NAME	ADDRESS	CITY	ATTN:	PHONE/FAX	EMAIL	SET #	NOTES
1	Castellaw Kom Architects	1126 Main Street	Lewiston ID 83501	Bonnie Whismore	208-746-0183	<a href="mailto:office@ckarchitects.com">office@ckarchitects.com</a>	1/2 Size	Architect
1	Covenant Engineering	33711 Hwy 95	Lewiston ID 83501	Rob Sawyer	208-792-1904	<a href="mailto:rob.sawyer@covenantengineering.net">rob.sawyer@covenantengineering.net</a>		Mech
1	Division of Public Works	1118 'F' Street	Lewiston ID 83501	Andrew Gibler	208-791-5089(cell) 208-748-5002(office)	<a href="mailto:andrew.gibler@adm.idaho.gov">andrew.gibler@adm.idaho.gov</a>	Full Size	
1	Division of Public Works	1118 'F' Street	Lewiston ID 83501	Josh Meadows	(208) 407-8219	<a href="mailto:Josh.Meadows@adm.idaho.gov">Josh.Meadows@adm.idaho.gov</a>	Full Size	
1	Division of Public Works	502 N 4th Street, PO Box 83720	Boise, ID 83720-0072	Dee Aguilar	(208) 332-1905	<a href="mailto:dee.aguilar@adm.idaho.gov">dee.aguilar@adm.idaho.gov</a>		
1	Lewis-Clark State College	538 11th Ave	Lewiston ID 83501	Redgy Erb	208-792-2247	<a href="mailto:rgerb@lcsc.edu">rgerb@lcsc.edu</a>	1/2 Size	
1	Lewis-Clark State College	538 11th Ave	Lewiston ID 83501	Tate Smith	(208) 792-2323	<a href="mailto:tsmith@lcsc.edu">tsmith@lcsc.edu</a>		
1	Abadan Plan Center	603 E 2nd Ave.	Spokane, WA 99202	Ron Sawyer	(509) 747-2964	<a href="mailto:planroom@abadanplancenter.com">planroom@abadanplancenter.com</a>	PDF	Plan Center
1	AGC Idaho-Boise Plan Room	1649 W Shoreline Dr Ste 100	Boise, ID 83702	Amanda Lines	208-472-0453/F-343-2521	<a href="mailto:planroom@idahoagc.org">planroom@idahoagc.org</a>	PDF	Plan Center
1	ARC Document Solutions	2700 W. Idaho Street	Boise, ID 83702	Mike Mahan	208-342-4141	<a href="mailto:mike.mahan@e-arc.com">mike.mahan@e-arc.com</a>	PDF	Plan Center
1	Associated Builder & Contractors	1760 E. Trent Ave.	Spokane, WA 99202		509-534-0826	<a href="mailto:admin@abcipc.org">admin@abcipc.org</a>	PDF	Plan Center
1	The Blue Book	800 East Main St.	Jefferson Valley, NW 10535	Tarissa	845-208-8602	<a href="mailto:bidinfo@mail.thebluebook.com">bidinfo@mail.thebluebook.com</a>	PDF	Plan Center
1	Blueprint Specialties	6205 Overland Rd	Boise ID, 83709	Shawn	208-337-0294/F-208-323-9176	<a href="mailto:mail@bpsboise.com">mail@bpsboise.com</a>	PDF	Plan Center
1	Builders Exchange of WA	2607 Wetmore Ave	Everett, WA 98201		425-258-1303/F-259-3828	<a href="mailto:production@bxwa.com">production@bxwa.com</a>	PDF	Plan Center
1	Butte Builders Exchange	4801 Hope Road	Butte, MT 59701		406-782-5433/F-782-5433	<a href="mailto:butteplans@gmail.com">butteplans@gmail.com</a>	PDF	Plan Center
1	Plan Center Northwest	PO Box 2486	Clackamas, OR 97015	Brie Kidwell	503-650-0148	<a href="mailto:brie@plancenternw.com">brie@plancenternw.com</a>	PDF	Plan Center
1	Contractor Plan Center, Inc.	5468 SE International Way	Milwaukie, OR 97222	Svea Erickson	503-650-0148	<a href="mailto:svea@contractorplancenter.com">svea@contractorplancenter.com</a>	PDF	Plan Center
1	Construct Connect	3825 Edwards Rd., Suite 800	Cincinnati, OH 45209	Stacey Mighton	800-364-2059/F866-570-8187	<a href="mailto:Content@constructconnect.com">Content@constructconnect.com</a>	PDF	Plan Center
1	Construct Connect	3825 Edwards Rd., Suite 800	Cincinnati, OH 45209	Henri Bradshaw	800-364-2059/F866-570-8187	<a href="mailto:henri.bradshaw@constructconnect.com">henri.bradshaw@constructconnect.com</a>	PDF	Plan Center
1	Construct Connect			James Baah	513-458-5813	<a href="mailto:James.Baah@Constructconnect.com">James.Baah@Constructconnect.com</a>	PDF	Plan Center
1	Daily Journal of Commerce of Oregon	921 S.W. Washington St. Suite 210	Portland, OR 97205	Plan Room	503-274-0624	<a href="mailto:plancenter@djoregon.com">plancenter@djoregon.com</a>	PDF	Plan Center
1	Deltek, Inc.	2291 Wood Oak Drive	Herndon VA 20171	Jacqueline Sessa		<a href="mailto:PublicRecords@deltek.com">PublicRecords@deltek.com</a>	PDF	Plan Center
1	Dodge Data & Analytics			Carol Reichel		<a href="mailto:carol.reichel@construction.com">carol.reichel@construction.com</a>	PDF	Plan Center
1	Dodge Data & Analytics			April Hamilton	413-304-2008	<a href="mailto:april.hamilton@construction.com">april.hamilton@construction.com</a>	PDF	Plan Center
1	Dodge Data & Analytics			Adam Bouman		<a href="mailto:dodge.bidding@construction.com">dodge.bidding@construction.com</a>	PDF	Plan Center
1	Dodge Data & Analytics			Rechie Manalop	844-326-3826 ext. 7134	<a href="mailto:Rechie.Manalop@construction.com">Rechie.Manalop@construction.com</a>	PDF	Plan Center
1	Hermiston Plan Center	1565 N 1st St Ste 8a	Hermiston, OR 97838	Staci McQuain	(541) 564-0420	<a href="mailto:office@hermistonplancenter.com">office@hermistonplancenter.com</a>	PDF	Plan Center
1	Idaho Plan Room	4082 Chinden Blvd.	Boise, ID 83714		208-342-4141/F-208-343-5894	<a href="mailto:boise.print@e-arc.com">boise.print@e-arc.com</a>	PDF	Plan Center
1	Inland NW AGC	4935 E Trent Avenue	Spokane, WA 99212	Mary Tantriella	509-534-1446/F-535-2680	<a href="mailto:mtantriella@nwaqc.org">mtantriella@nwaqc.org</a>	PDF	Plan Center
1	Lewiston-Clarkston Plan Service	2117 12th Avenue	Lewiston, ID 83501	Celia Weibler	(208) 746-3591/F (208) 746-5541	<a href="mailto:lplancenter@gmail.com">lplancenter@gmail.com</a>	PDF	Plan Center
1	Missoula Plan Exchange	201 N Russell St	Missoula, MT 59801	Twyla Brooks	406-549-5002	<a href="mailto:mpe@vemcoinc.com">mpe@vemcoinc.com</a>	PDF	Plan Center
1	Postal Copy Plus	601 3rd Street	Clarkson, WA 99403	Dave Irby	509-758-0234	<a href="mailto:postalcopy@gmail.com">postalcopy@gmail.com</a>	PDF	Plan Center
1	Premier Builders Exchange	1902 NE 4th St	Bend, OR 97701	Candice Gerhardt	(541) 389-0123	<a href="mailto:admin@plansonfile.com">admin@plansonfile.com</a>	PDF	Plan Center
1	Seattle Daily Journal of Commerce	83 Columbia Street	Seattle, WA 98104	Ken Elliott	(206) 622-8272	<a href="mailto:plans@dj.com">plans@dj.com</a>	PDF	Plan Center
1	Seattle Daily Journal of Commerce			Chrisy Martin	206-622-8272	<a href="mailto:chrisy.martin@dj.com">chrisy.martin@dj.com</a>	PDF	Plan Center
1	Seattle Daily Journal of Commerce			Alexandra Lavorato	206-622-8272	<a href="mailto:alex.lavorato@dj.com">alex.lavorato@dj.com</a>	PDF	Plan Center
1	Spokane Regional Plan Center	209 N Havanja St	Spokane, WA 99220	Jenny Martin	509-328-9600/F-7279	<a href="mailto:projectinfo@plancenter.net">projectinfo@plancenter.net</a>	PDF	Plan Center
1	Tri Cities Construction council	20E Kennewick Ave	Kennewick, WA 99336	Christina Camp	509-582-7424/F509-582-6815	<a href="mailto:christina@tcplancenter.com">christina@tcplancenter.com</a>	PDF	Plan Center
1	Tri Cities Construction council	20E Kennewick Ave	Kennewick, WA 99336	Kailey Casey	509-582-7424/F509-582-6815	<a href="mailto:bidinfo@tcplancenter.com">bidinfo@tcplancenter.com</a>	PDF	Plan Center
1	Walla Walla Valley Plan Center	29 E Sumach St	Walla Walla, WA 99362	Kyle Tarbet	(509) 525-0850	<a href="mailto:ktarbet@wvchamber.com">ktarbet@wvchamber.com</a>	PDF	Plan Center
1	Yakima Plan Center	1909 W Lincoln Ave #2	Yakima, WA 98902	Jacki Bernardino	(509) 457-4271	<a href="mailto:jacki@yakimaplancenter.com">jacki@yakimaplancenter.com</a>	PDF	Plan Center
1	Kenaston Corporation	2517 Main Street	Lewiston ID 83501	Rafe Hewett	208-513-3980	<a href="mailto:rafe@kenaston.com">rafe@kenaston.com</a>	PDF	
1	Kenaston Corporation	2517 Main Street	Lewiston ID 83501	Mason Hewett	208-746-1351/F-746-1937	<a href="mailto:mhewett@kenaston.com">mhewett@kenaston.com</a>	PDF	G.C.
1	Petra General Contractors	1097 N. Rosario Street, Suite 200	Meridian, ID 83642	Mark Van Gulik	(208) 859-4836	<a href="mailto:mvangulik@petrainc.net">mvangulik@petrainc.net</a>	PDF	G.C.
1	Statements Tile	17600 West Valley Hwy	Tukwila, WA 98188	Patrick Bopray	206-762-8181	<a href="mailto:patrickb@statementstile.com">patrickb@statementstile.com</a>	PDF	
1	Early Bird Supply	1508 15th St	Clarkston WA 99403	Tony Amundson	509-758-333/F-294-3335	<a href="mailto:tony.a@earlybirdsupply.com">tony.a@earlybirdsupply.com</a>	PDF	
1	Advanced Coating	PO Box 5	Lewiston ID 83501	Allen Olander	208-791-0483/F-509751-8847	<a href="mailto:allen.olander@advanced-contracting.com">allen.olander@advanced-contracting.com</a>	PDF	
1	Collier Electric	1119 Van Arsdol Street	Clarkston, WA 99403	Bryan Collier	509-758-9517	<a href="mailto:bryan@collierelectric.net">bryan@collierelectric.net</a>	PDF	
1	Sprenger Construction		Moscow, ID 83843	Sean Dorigo	509-432-3935	<a href="mailto:sean.dorigo@gmail.com">sean.dorigo@gmail.com</a>	PDF	G.C.
1	Fisher Systems	2117 12th Ave.	Lewiston, ID 83501	Kaden Lyda	208-553-0599	<a href="mailto:Kaden@fishersystems.com">Kaden@fishersystems.com</a>	PDF	
1	Legacy Contractors	3108 State Hwy 3	Deary, ID 83823	John May	208-596-0256	<a href="mailto:john@legacycontractorsusa.com">john@legacycontractorsusa.com</a>	PDF	G.C.

**REGISTER OF BID DOCUMENTS**

PROJECT: 25151 LCSC Williams Conference Center, Fire Sprinkler System

CKA PROJECT NO: 24045

OWNER: State of Idaho Division of Public Works

REFUNDABLE DEPOSIT: \$200/EACH SETINVITED LIST  OPEN  PREQUALIFICATION

TODAY'S DATE: August 22, 2025

BIDS DUE DATE: **Thursday, September 4, 2025 @ 2:00 PM (local)** @ DPW Field Office – 1118 F Street (3rd Floor), Lewiston, ID 83501PRE-BID MEETING: **Thursday, August 21, 2025 @ 10:00 AM (local)** @ Williams Conference Center (Project Site) – 837 4th Street, Lewiston, ID 83501

ADDM	NAME	ADDRESS	CITY	ATTN:	PHONE/FAX	EMAIL	SET #	NOTES
1	CB Construction			David Mayer	541-263-1555	<a href="mailto:davidamayer1963@gmail.com">davidamayer1963@gmail.com</a>	PDF	G.C.
1	Quality Contractors	407 Main, Ste 205 / PO Box 164	Deary ID 83823	James McElroy	208-877-1840	<a href="mailto:james@quality-contractors.com">james@quality-contractors.com</a>	PDF	G.C.
1	Quality Contractors	407 Main, Ste 205 / PO Box 164	Deary ID 83823	Jerry Schwartz	208-507-0149	<a href="mailto:jerry@quality-contractors.com">jerry@quality-contractors.com</a>	PDF	G.C.
1	Mangum Construction	1451 Bridge St.	Clarkston WA 99403	Marshall Mangum	(509) 254-1514	<a href="mailto:marshall@mangum-construction.com">marshall@mangum-construction.com</a>	PDF	G.C.
1	AA Construction (Plumbing)			Aaron Alexander	208-596-7893	<a href="mailto:aaron@aa-construction.com">aaron@aa-construction.com</a>	PDF	
1	Hiller Fire	10311 E. Montgomery Dr.	Spokane Valley, WA 99206	Trevor Blose	509-564-4673/C-509-564-4673	<a href="mailto:trevor.blose@hillercompanies.com">trevor.blose@hillercompanies.com</a>	PDF	
1	K&G Construction	625 D Street	Lewiston ID 83501	Chris Kilcup	208-553-4404	<a href="mailto:ckilcup@kandcoconstructionllc.com">ckilcup@kandcoconstructionllc.com</a>	PDF	G.C.



## PRE-BID CONFERENCE – MINUTES

**Date / Time:** August 21, 2025 @ 10:00 AM (Pacific)

**Project:** DPW #25151  
 Lewis-Clark State College  
 Williams Conference Center  
 837 4<sup>th</sup> Street  
 Lewiston, ID 83501

**Meeting Location:** Project Site: Williams Conference Center  
 837 4<sup>th</sup> Street  
 Lewiston, ID 83501

### Discussion:

The project will be administered by the State of Idaho Division of Public Works.

The Owner is Idaho Division of Public Works (DPW)

- Andrew Gibler, Project Manager
- Josh Meadows, Field Rep ← **POINT OF CONTACT FOR DPW TEAM**

The Agency is Lewis-Clark State College (LCSC)

- Redgy Erb, Physical Plant Director ← **POINT OF CONTACT FOR SHN TEAM**
- Tate Smith, Director SUB/CSL

The Design Professional is Covenant Engineering:

- Mechanical Engineer: Robert Sawyer ← **POINT OF CONTACT FOR AE TEAM**

The Architect is Castellaw Kom Architects (CKA):

- Architect: Greg Castellaw
- Project Manager: Ben Larsen

The Authority Having Jurisdiction is the Idaho Division of Occupational & Professional Licenses (DOPL):

- Rick Hill, Building Inspector

### Bidding Information:

The project bid date, time and place were discussed. The project **bid opening will be at DPW Field Office located on the 3<sup>rd</sup> Floor of 1118 “F” Street, Lewiston, Idaho 83501 until 2:00 p.m. (PT) local time, on Thursday, September 4, 2025.**

Complete ALL items on the Bid Proposal (do NOT leave any spaces blank or bids will be deemed ‘non-responsive’). **The Bid Proposal includes the “Contractor’s Affidavit Concerning Alcohol and Drug-Free Workplace” and “Bidders Acknowledgement Statement.” These are to be completed and included with the contractor’s bid proposal (6 pages total). Also make sure to include your Bid Bond.** Acknowledge the number of addenda received. Do not leave spaces blank. Do NOT use white out to modify the bid form. Initial any bid changes on the form.

- **Addendum No. 1** is forthcoming and will include these meeting minutes and additional clarifications and revisions discussed at the meeting.
- **Last addendum** will be issued no later than **Friday, August 29.**



1126 Main Street  
Lewiston, Idaho 83501  
(208) 746-0183  
[www.ckarchitects.com](http://www.ckarchitects.com)

### **Questions & Substitutions:**

- All questions are requested to be submitted ten (10) calendar days prior to the bid date which is **August 25**.
- All substitutions for alternate materials other than those specified are requested to be submitted seven (7) calendar days prior to the bid date which is **August 28**. See Section 012501 in the Project Manual for substitution request form.

### **Project Summary:**

- The Work of Project is defined by the Contract Documents and is summarized as follows: *the area previously occupied by the campus bookstore has been converted to assembly space; accordingly, the building will receive a new wet sprinkler system and restroom upgrades to meet fixture-count requirements for the change of occupancy. The sprinkler system design and installation will include new wet piping and wet sprinkler heads throughout the building; it will also incorporate a new water connection to the water main located on the exterior of the building.*

### **Original Drawings & Specifications:**

- Original Drawings [LINK](#)
- Original Specifications [LINK](#)

### **Construction Estimate:**

- The Base Bid project A/E cost estimate is \$850,000

### **Bid Alternates:**

- Alternate No. 1: Additional Restroom Tile
- Alternate No. 2: Lighting Upgrades

### **Allowances:**

- None.

### **Unit Costs:**

- None.

### **Public Works License:**

- A Public Works license is required of all contractors and subcontractors working on the project.

### **Bid Bond:**

- A bid bond of 5% is required at time of bid (bid bond of 5% to include base bid and all alternates).

### **Performance and Payment Bonds:**

- Performance and payment bonds will be required.





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### **Construction Quality Control Testing:**

- Owner (DPW) will contract the 3<sup>rd</sup> Party Testing company. The Contractor will be required to coordinate special inspections.
- 3<sup>rd</sup> Party Quality Control Testing is anticipated for this scope of work, including the following:
  - Sub-Grade Backfill & Compaction
  - **Epoxy Anchors** ← *this was NOT discussed during the pre-bid walkthrough but it will be req'd.*

### **Hazardous Materials:**

- It is not expected that hazardous material will be encountered in the Work. See Section 024119 for full report clarifying that no ACM was discovered during testing.
- If suspected hazardous materials are encountered, do not disturb, immediately notify Architect, Owner, and DPW. Hazardous materials will be removed by the Owner und a separate contract.

### **Wage Rates Requirements:**

- No prevailing wages rates or Davis-Bacon wage rates are required for this project (not federally funded).

*The meeting was adjourned to complete a project walk through. Any discussions not already included in the contract documents will be included in addendum.*

**END OF PRE-BID MEETING**

**25151 LCSC: Williams Conference  
Center Fire Sprinkler System**



<b>Meeting Title:</b>	25151-01 Pre-Bid
<b>Meeting Date:</b>	8-21-25
<b>Meeting Time:</b>	10:00 am PDT
<b>Meeting Location:</b>	Williams Conference Center, 837 4th Street

Meeting Attendees	Email	Phone	Organization	Did Attend
Kaden Lyda	kaden@fishersystems.com	208-746-1071	Fisher Systems	<input checked="" type="checkbox"/>
John May	John@legacycontractorsusa.com	208-596-0256	Legacy Contractors	<input checked="" type="checkbox"/>
BRYAN COLLIER	bryanc@colliers-electric.net	208-305-4147	COLLIER Electric	<input checked="" type="checkbox"/>
David Mayer	Davidmayer1967@gmail.com	591-263-1555	CB Const	<input checked="" type="checkbox"/>
James McElroy	james@quality-contractors.com	720-262-3886	Quality Contractors	<input checked="" type="checkbox"/>
Jerry Schwartz	Jerry@quality-contractors.com	208-507-0479	QC	<input checked="" type="checkbox"/>
MASON HEWETT	mhewett@Kenaston.com	208-791-1351	KENASTON CORP.	<input checked="" type="checkbox"/>
Marshall Mangum	Marshall@Mangum-Construction.com	209-754-1574	Mangum Construction	<input checked="" type="checkbox"/>
Aaron Alexander	aaron@aa-construction.com	(208)596-7893	AA Construction (Plumbing)	<input checked="" type="checkbox"/>
Andrew Gihler	andrew.gihler@adn-ibho.gov	208-791-5389	DPW	<input checked="" type="checkbox"/>
BEN LARSEN	BLARSEN@CKARCTHITRIBS.COM	208-746-0183	CKA	<input checked="" type="checkbox"/>
WILL CASTELLAW	WCASTELLAW@CKARCTHITRIBS.COM	208-746-0183	CKA	<input checked="" type="checkbox"/>
Trevor Blase	Trevor.Blase@hiller.com	509-864-4673	Hiller	<input checked="" type="checkbox"/>
SEAN DORINO	SEAN.DORINO@GMAIL.COM	509-432-3935	SPRENGER CONST.	<input checked="" type="checkbox"/>
RAFE HEWETT	rafe@Kenaston.com	208-791-1351	Kenaston Corp	<input checked="" type="checkbox"/>
RYDEM ERB	rgerbe@lcsc.edu	208-792-2247	LCSC	<input checked="" type="checkbox"/>

Josh Mendows josh.mendows@Adm.com DPW

CHRIS KILCUP ckilcup@kandgconstructionllc.com 208-553-4404 K&G

TATE SMITH TTSMITH@LCSC.EDU 208-792-2323 LCSC