

CLIENT	WESTMINSTER PRESBYTERIAN CHURCH
BUILDING	125 N. WILKINSON STREET, DAYTON, OH 45402
PROJECT	WESTMINSTER PRESBYTERIAN CHURCH – PHASE 2 RENOVATION
LWC PROJECT NO.	26623.00
ADDENDUM NO.	01

DATE: **2026-09-17**

TO PROSPECTIVE BIDDERS

THIS ADDENDUM IS A MODIFICATION OF THE CONTRACT DOCUMENTS FOR THE ABOVE REFERENCED PROJECT AND IS HEREBY INCORPORATED INTO AND BECOMES A PART OF SAID CONTRACT DOCUMENTS. ACKNOWLEDGE RECEIPT OF THIS ADDENDUM IN THE SPACE PROVIDED ON THE BID FORM. FAILURE TO DO SO MAY SUBJECT THE BIDDER TO DISQUALIFICATION. IT IS TO BE CONSIDERED IN THE PROPOSALS AND COVERS ADDITIONS TO OR CHANGES IN THE CONTRACT DOCUMENTS AS INDICATED BELOW.

ATTACHMENTS

GENERAL ITEMS	PRE-BID MEETING SIGN-IN SHEET – (SEE ATTACHMENT) RFI QUESTIONS & RESPONSES – (SEE ATTACHMENT)
SPECIFICATIONS	SECTION 000210 – INVITATION TO BID - REVISED DATES SECTION 003113 – PRELIMINARY SCHEDULES - REVISED DATES
DRAWINGS	2.S103 CANOPY PLANS, SECTIONS & DETAILS - UPDATED STRUCTURAL EAVE DETAIL 2.A201 GROUND FLOOR NEW WORK REFLECTED CEILING PLAN - UPDATED LIGHTING LAYOUTS IN WOMEN'S 113, MEN'S 116, AND STORAGE 117 DUE TO EXISTING CEILING CONDITIONS IN THE FIELD. 2.A401 VERTICAL CIRCULATION & DETAILS - UPDATED DETAIL 5 TO ADD A NEWEL POST AT THE END OF THE RAMP HANDRAIL - ADDED DETAIL 16 FOR THE NEWEL POST BASES 2.A402 CANOPY NEW WORK PLAN, ELEVATIONS AND DETAILS - UPDATED NEW CONCRETE WALK SLOPE PERCENTAGES ON DRAWINGS 1 & 4 - UPDATED CANOPY EAVE DETAIL 8. 2.E001 LEGENDS AND SCHEDULES - ADDED FIXTURE TYPE SL16E TO LUMINAIRE SCHEDULE FOR LIGHTING CHANGES ON SHEET 2.E103 2.E103 ELECTRICAL GROUND FLOOR LIGHTING PLAN - UPDATED LIGHTING LAYOUTS IN WOMEN'S 113, MEN'S 116, AND STORAGE 117 DUE TO EXISTING CEILING CONDITIONS IN THE FIELD. - ADDED ASSOCIATED KEYNOTE FOR STORAGE 117

PRODUCT APPROVALS

NONE SUBMITTED

GENERAL NOTES

BID DUE DATE EXTENSION

- BID OPENING: TUESDAY, SEPTEMBER 22, 2026 BY 12:00 PM
- BIDS DUE AT LWC OFFICES, OR EMAILED TO: efriedman@lwcinspires.com

THERE WILL BE NO MORE QUESTIONS FOLLOWING THE ISSUANCE OF THIS ADDENDUM

END OF ADDENDUM



Addendum 001 RFI Log

Commission Number: 26623.00

Project Name: Westminster Presbyterian Church Renovation - Phase 2

RFI Number	Date IN	Date OUT	Due Date	Description/Response
001	9/11/26	9/17/26		
				Can the bid due date be extended until Tuesday 9/22?
LWC				Response: Yes. The bid due date has been extended to 9/22/26.
002	9/14/26	9/17/26		
				Are we to include the actual cost of the elevator in our proposals?
LWC				Response: Yes. The actual cost is provided in the specifications. If the cost varies from the one they provided to you as the GC, then we would just ask for a written explanation of what the reason for the difference was. Tariffs, material costs, inflation, etc.
003	9/14/26	9/17/26		
				To clarify, this project is not prevailing wage & is taxable?
LWC				Response: This project is not prevailing wage and is also not taxable.
004	9/14/26	9/17/26		
				On specification page 000210-1, the deadline under "Receipt of Bids" is listed as July 30th, 2026. I just want to clarify that the address listed under that same section (434 East First St, Dayton) is where the bids will need to be delivered on 9/21/26. On the same page as mentioned above, a substantial completion date of April 5th, 2027 is noted. At the pre-bid, I thought I heard August 2027 was the substantial completion month. Can you please confirm the substantial completion date?
LWC				Response: The revised "Receipt of Bids" date is 9/22/26. Bids can be delivered to our LWC address at 434 East First Street, or they can be emailed to efrieman@lwcinspires.com. The substantial completion date has been revised to 8/31/27.
005	9/14/26	9/17/26		
				On AIA document A101-2017, line item 4.1 notes a contract sum amount. Is this an estimate that LWC gathered for the project? If not, would you be willing to share a cost estimate and/or project budget with us?
LWC				Response: A cost estimate is not available to distribute.
006	9/15/26	9/17/26		
				Who is the existing provider/servicing contractor for the fire alarm system?
LWC				Response: The existing system is overseen by Sonitrol of SW Ohio (Pye-Barker). They completed the the fire alarm permit drawings for Phase 1. The contact is Patrick Dooley (937) 228-7301 x 531, pdooley@sonitrolsw.com.
007	9/16/26	9/17/26		
				Is there a detail on the actual exterior finish of the canopy columns?
LWC				Response: The exterior canopy column finish is 4" thick natural smooth limestone to match the existing church, including stone coursing alignments.
008	9/16/26	9/17/26		
				I am only seeing grab bars shown in the specs, but the drawings show all of the washroom accessories we would typically install. What all accessories are we supposed to provide and what products would you like us to use?
LWC				Response: The GC will provide and install the grab bars and the toilet partitions. The remainder of the washroom accessories shown are to be provided by owner and installed by GC.

009	9/16/26	9/17/26		
				Detail 5/2.S103: Provide detail for how the W8x10 connects to the exiting building on the West side of the canopy?
LWC				Response: The W8X10 running North & South will have to have a minimum of 8" solid bearing at each end notched into the sides of the existing stone pilasters. The existing stone at this bearing elevation will need to be removed to install this beam and bear on the existing masonry. Steel bearing plates will need to be anchored and grouted into place. The ends of the beam can then be welded to the plates. The existing facing stones will be replaced with field cutting to notch around the steel beam as cleanly as possible. Cut infill pieces will need to be mortared into any remaining gaps and all joints around the beam will have to be sealed.
010	9/16/26	9/17/26		
				Detail 4/2.S103: Provide detail for how the C6x8.2 connects to the W8x18?
LWC				Response: Details 4 on Sheet 2.S103 and Detail 8 on Sheet 2.A402 have been updated to clarify this connection.
011	9/16/26	9/17/26		
				Detail 9/2.A401: Provide detail for how the bottom plate of the guardrail is attached to the wood substructure? The detail shows the top cap but does not show what is required for the attachment plate. Provide details for the attachment plate.
LWC				Response: Detail 16 of the post base has been added to Sheet 2.A401. The base plate anchors directly into the concrete slab and not the wood substructure. The plate and bolt heads should be notched out of the underside of the 2X4 FT substructure. At locations where the plates can't be concealed beneath the wood substructure and trim, the plates and bolt heads shall be recessed just below the surface of the concrete slab and grouted over to provide a flush condition allowing for finish flooring installation. An acceptable alternate to recessing and grouting over the plate would be to weld studs onto the base of the newel post, core drill the slab and then set 4" of the bottom of the post into an epoxy setting bed.
012	9/17/26	9/17/26		
				Alternates 2 & 3 are shown as alternates on the demo, architectural and interior finish drawings, but the MEP drawings do not call them out as an alternate and appear to show the changes as base bid items. Should the MEP drawings have both alternates 2 & 3 shown on them?
LWC				Response: The MEP work indicated in these restrooms is not base bid and should be grouped into the scope of the breakouts accordingly for Alternates 2 & 3. Base bid is not to include any of the MEP work for these restrooms.

DOCUMENT 003113 - PRELIMINARY SCHEDULES

1.1 PROJECT SCHEDULE

- A. This Document is part of the Procurement and Contracting Requirements for Project. They provide Owner's information for Bidders' convenience and are intended to supplement rather than serve in lieu of Bidders' own investigations. They are made available for Bidders' convenience and information, but do not affect Contract Time requirements. This Document and its attachments are not part of the Contract Documents.
- B. Preliminary Schedule: The following schedule is for general information only and does not represent finite dates and durations.
1. Issue Bid Documents: Monday, August 31, 2026
 2. Mandatory Pre-bid site walk thru: Thursday, September 10, 2026 at 3:00 p.m. Meet in Church lobby.
 3. Bid Opening: Tuesday, September 22, 2026 by 12:00 p.m. Bids due to LWC.
 4. Post Bid Interviews: Tuesday, September 23 - 24, 2026. LWC to schedule with Contractors.
 5. Bid Findings Review Meeting: Friday, September 25, 2026. LWC to schedule with Westminster.
 6. Owner Review Period: Friday, September 25, 2026 – Sunday, September 27, 2026
 7. WPC Special Session Board Meeting: Sunday, September 27, 2026.
 8. Notice to Proceed: Wednesday, September 30, 2026.
 9. Start Construction: Monday, November 2, 2026.
 10. Substantial Completion: Tuesday, August 31, 2027.
- C. Client Operations & Events Schedule: The following schedule is for general information only and does not represent finite dates and durations.
1. Weekly: Wednesday (10:00 am-12:30 pm) ID Ministry in Ground Floor Classrooms. 60+ people on site during this time.
 2. Special Service: Good Friday, (11:00 am-2:00 pm) in Sanctuary and Fellowship Hall. 100+ people on site for this service. Construction noise cannot be permitted during this time.
 3. Office Closure: Easter (all day). No staff on site.
 4. Special Service: Every Thursday (12:00 noon-1:30 pm) Sanctuary and Fellowship Hall. This is an organ concert in the sanctuary followed by lunch in the Fellowship Hall. Construction noise cannot be permitted during this time.
 5. Special accommodation will be needed in the event of a funeral.

END OF DOCUMENT 003113

SECTION 000210 - INVITATION TO BID

Project Identification: **Westminster Presbyterian Church
Phase 2 Renovation**

Owner: **Westminster Presbyterian Church
125 North Wilkinson Street
Dayton, OH 45402**

Description of Work:

1. Issue Bid Documents: Monday, August 31, 2026
2. Mandatory Pre-bid site walk thru: Thursday, September 10, 2026 at 3:00 p.m. Meet in Church lobby.
3. Bid Opening: Tuesday, September 22, 2026 by 12:00 p.m. Bids due to LWC.
4. Post Bid Interviews: Tuesday, September 23 - 24, 2026. LWC to schedule with Contractors.
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8. Notice to Proceed: Wednesday, September 30, 2026.
9. Start Construction: Monday, November 2, 2026.
10. Substantial Completion: Tuesday, August 31, 2027.

Bid Basis:

Bidders will be by invitation only. Bids will be submitted as one package. Bids will be based on general construction on a stipulated sum basis and each will include all work as indicated in the contract documents.

Receipt of Bids:

Sealed bids will be received by LWC at 434 East First Street, Dayton, OH 45402. Address bids to the attention of Elisa Friedman. Emailed bids will also be received to the attention of Elisa Friedman at efriedman@lwcinspires.com. Bids shall be received on Tuesday, September 22, 2026, no later than 12:00 p.m. There will be no public reading. Bids received after the deadline will not be considered.

Any bidder may withdraw his bid prior to bid receipt time. Bids will not be returned after bid receipt time and bids shall be held binding for thirty days or until award of contract within that time. Bids received after bid receipt time will not be opened or considered.

Documents:

Printed Procurement and Contracting Documents: Documents will be made available to all contractors for download via a link/or file attachment included in the initial invitation email.

1. Contractors may Copy and download PDF copies of Drawings and Specifications for their use.

2. Contractors may arrange for printed, “hard copies” with the printer of their choice, at Contractor expense.

Contract Documents require all Bidders to examine and base their bids on all information in the Contract Documents. Those reviewing individual sheets of Drawings are assumed to also have thoroughly reviewed a full set of Documents and Addenda at one of the available sources.

Construction Period:

Construction will start on or about Monday, November 2, 2026, with substantial completion by Tuesday, August 31, 2027.

License:

All bidders must be licensed by the State and/or by the City, if required by Law, in the area of the building location.

Right of Owner:

Westminster Presbyterian Church reserves the right to reject any or all Bids and to reject a Bid not accompanied by the required bid security or by other data required by the Bidding Documents, or to reject a Bid which is in any way incomplete or irregular.

Westminster Presbyterian Church shall have the right to accept Alternates in any order or combination, or accept on the basis of the Base Bid alone, unless otherwise specifically provided in the Bidding Documents, and to determine the low Bidder on the basis of the sum of the Base Bid and Alternates accepted.

INFORMATION ON BID FORM:

See Bid Form for Cost Breakdown and sub-contractor lists required at Bid time.

BID GUARANTEE

1. Each bid must be accompanied by a bid guarantee, which shall be not less than five percent (5%) of the amount of the bid. Bidders may, at their option, submit bid guarantee in the form of a certified check, bank draft, U. S. Government Bond (as par value) or a Bid Bond A.I.A. Form A-310. No bid will be considered unless it is so guaranteed. Certified check or bank draft must be made payable to the order of Westminster Presbyterian Church, as shown on the Title Sheet of these Specifications. Cash deposits will not be accepted. The bid guarantee shall insure the execution of the Contract and the furnishing of Performance & Labor and Material Payment Bonds by the successful bidder, as specified in the Contract Documents.
2. Contractor is authorized to use the bonding company's standard bid bond, in lieu of the A.I.A. form specified in paragraph above, provided the form is substantially the same.
3. Revised bids, whether forwarded by mail or telegram, if representing an increase in excess of two percent of the original bid, must have the bid guarantee adjusted accordingly, otherwise, the revision of the bid will not be considered, and the original bid shall remain in force.
4. In case bid guarantee is in the form of a certified check, bank draft, or U. S. Government Bond, the Owner may make such disposition of the same as will accomplish the purpose for which it was submitted. Certified checks or bank drafts, or the amount thereof, and U. S. Government Bonds of unsuccessful bidders will be returned as soon as practical after the opening of the bids.
5. Unless otherwise provided in any supplement to these Instructions to Bidders, no bidder shall modify, withdraw or cancel his bid or any part thereof for ninety (90) days after the time designated for the receipt of bids without the consent of the Owner.

PERFORMANCE BOND

The successful Bidder for this Contract shall be required to furnish a Performance Bond in the amount of one hundred percent (100%) of the entire proposal to be furnished for the faithful performance of the Contract.

If bonds signed by personal or individual surety are offered each surety must make affidavit that his is a free holder in Montgomery County, Ohio and is financially worth over and above all debts or other obligation, an amount not less than the amount of the bond which will be required for the Contract pursuant thereto.

EMPLOYMENT

Bidders shall comply with all applicable State, Federal and Local rules regulations and statutes relative to minority hiring and employment practices.

SECURITY

Due to the nature of the Westminster Presbyterian Church, security requirements will be strictly enforced. There will be no exceptions made. Failure to submit background check documentation for advance approval to maintain project schedule or failure of Contractor or Subcontractor's workforce to pass the required background check will not be considered as valid justification for extension of project time.

- A. Background Check: All contractors, their employees, and subcontractors working on site shall be required to consent to a Criminal Background Screening in keeping with the Museum's policy. Anyone unwilling to consent to or failing to pass the Church's Criminal Background Screening shall not be allowed to work on site.

TAXES

Owner is tax exempt.

QUESTIONS

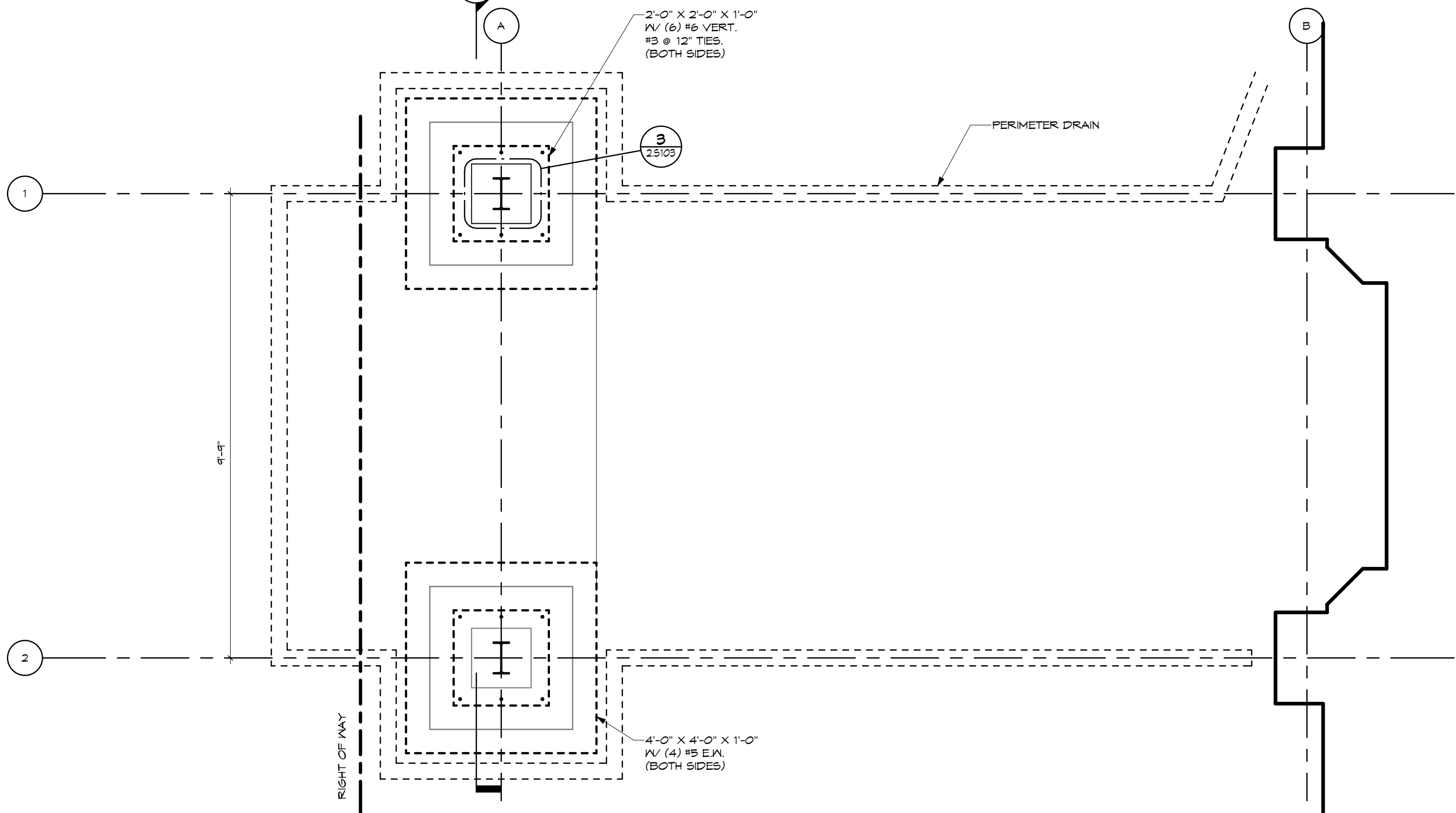
Submit all questions about Documents to LWC, Incorporated in writing to the attention of Elisa Friedman at efriedman@lwcinspires.com. Replies will be submitted to all Prime Bidders in writing. Such written clarification shall be considered Addenda and also shall become part of the Contract. Westminster Presbyterian Church or LWC, Inc. will not be responsible for oral clarification. Questions received less than 72 hours before Bid Opening cannot be answered.

PRE-BID WALK AROUND

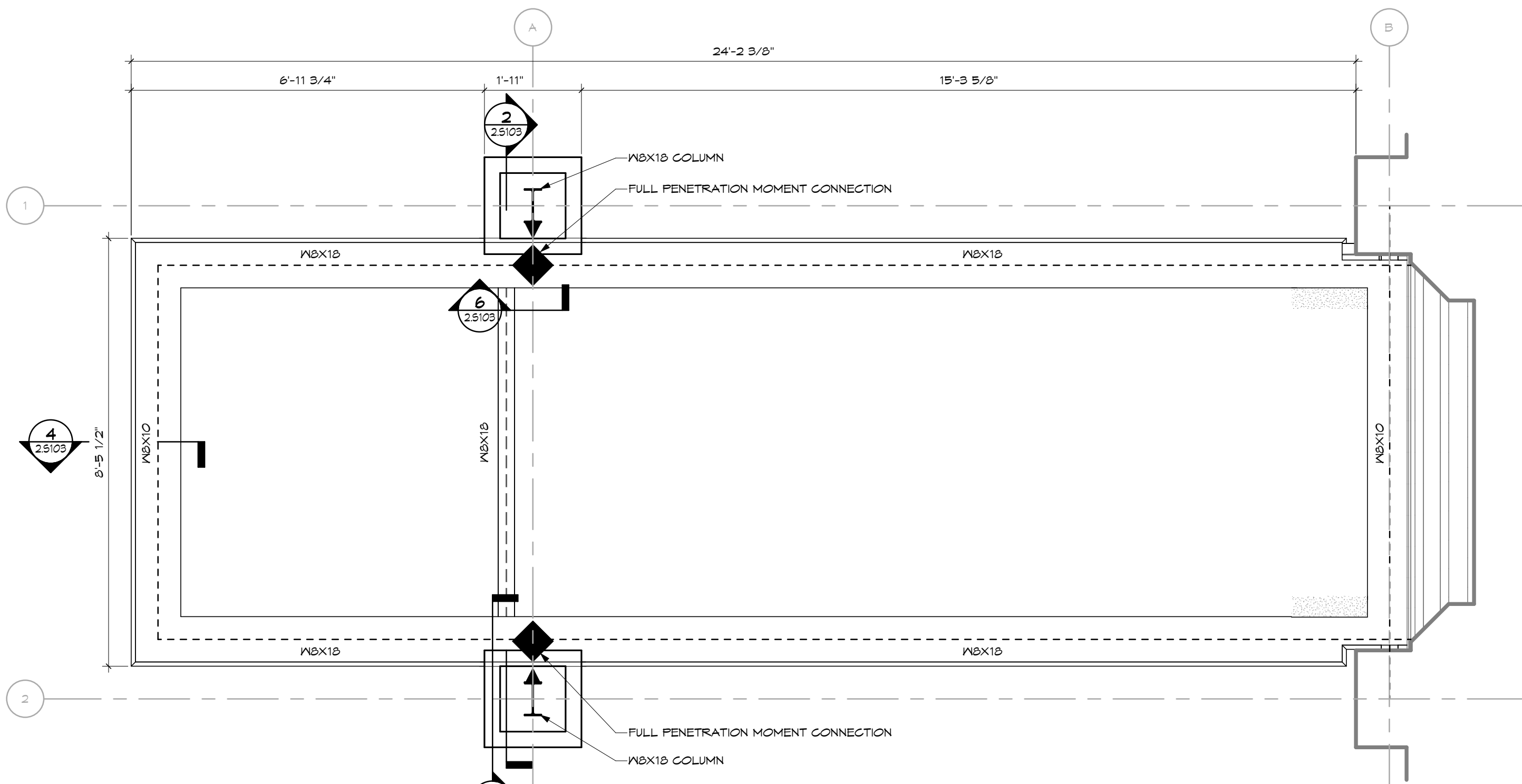
A Mandatory Pre-Bid Walk Around will be conducted at the site on Thursday, September 10, 2026, at 3:00 p.m. to allow bidders to examine existing conditions. The Design team will be available for questions at that time. Attendance by General Contractor is **required**. Additional site visits must be scheduled in advance with Westminster Presbyterian Church. Anyone who fails to schedule their visit in advance will not be accommodated.

END OF SECTION 000210

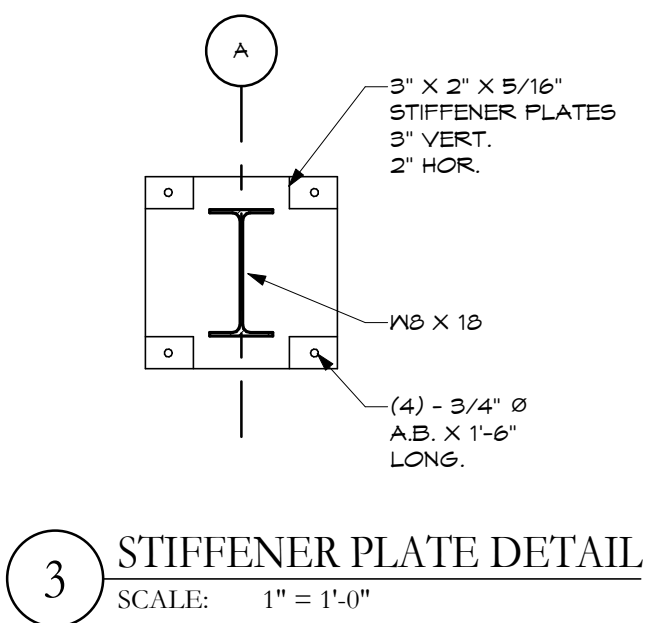
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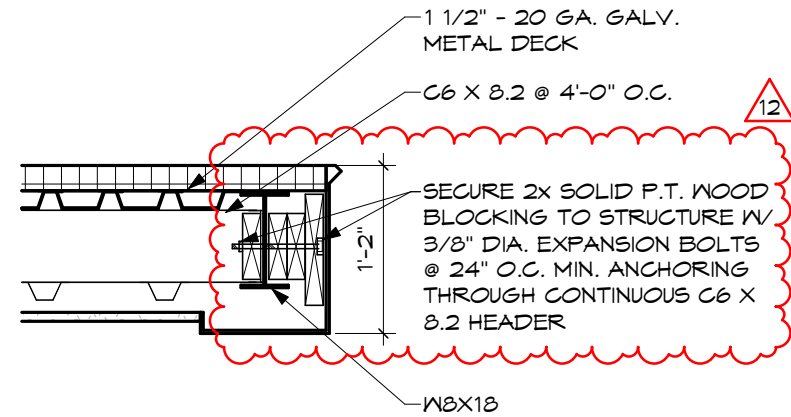
1 CANOPY FOUNDATION PLAN
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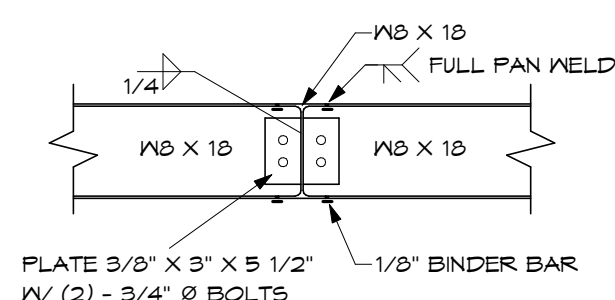
5 CANOPY FRAMING PLAN
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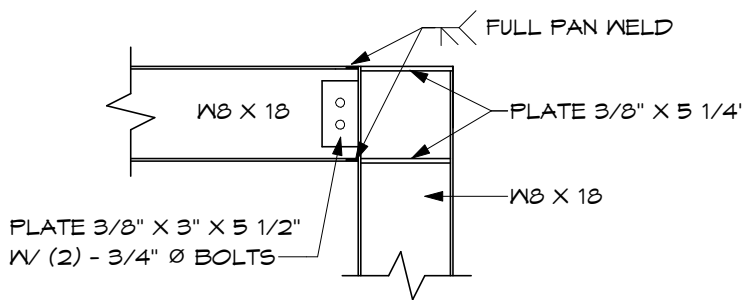
3 STIFFENER PLATE DETAIL
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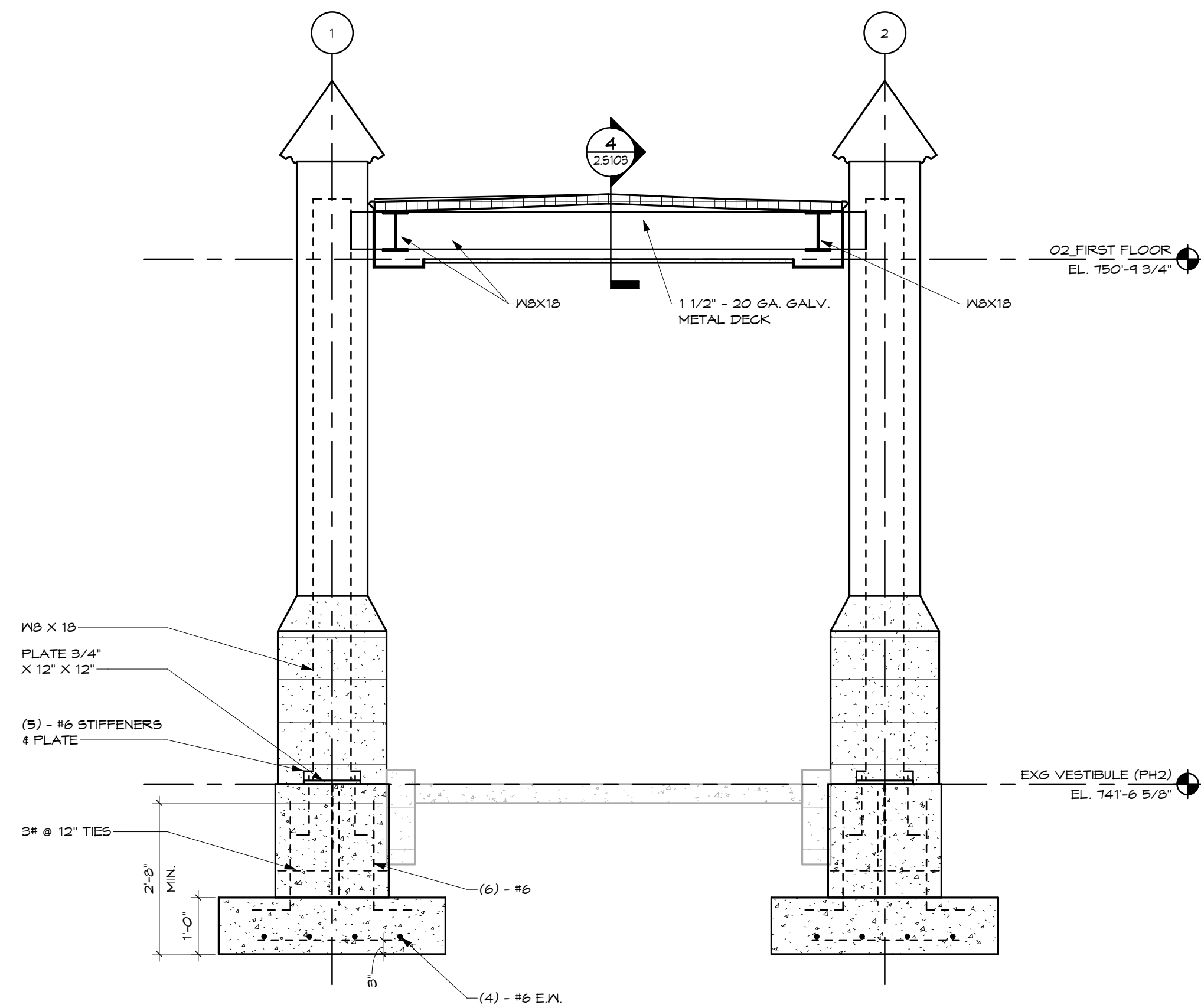
4 STRUCTURAL EAVE DETAIL
SCALE: 3/4" = 1'-0"



6 BEAM CONNECTION DETAIL
SCALE: 3/4" = 1'-0"

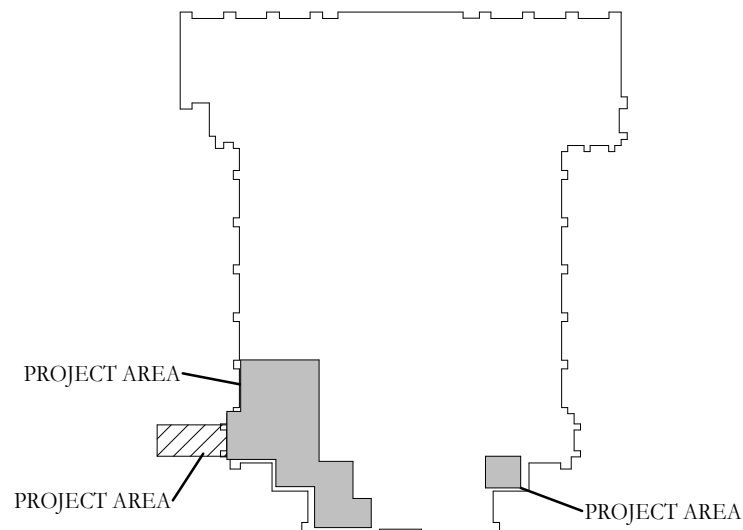


7 BEAM TO COLUMN CONNECTION DETAIL
SCALE: 3/4" = 1'-0"



2 CANOPY STRUCTURAL SECTION
SCALE: 1/2" = 1'-0"

KEY PLAN:



10	BID/PERMIT SET	2026.08.31
12	ADDENDUM 1 (PH2)	2026.09.17
No.	Revisions / Submissions	Date



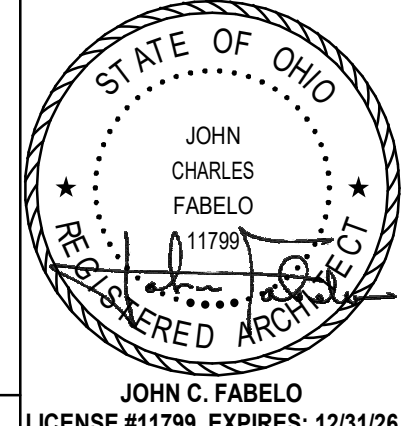
434 East First Street Dayton, OH 45402 937.223.6500
712 East Main Street Richmond, IN 47374 765.966.3546

WESTMINSTER PRESBYTERIAN CHURCH

PHASE 2 RENOVATION

125 NORTH WILKINSON STREET
DAYTON, OHIO, 45402

CANOPY PLANS, SECTIONS & DETAILS

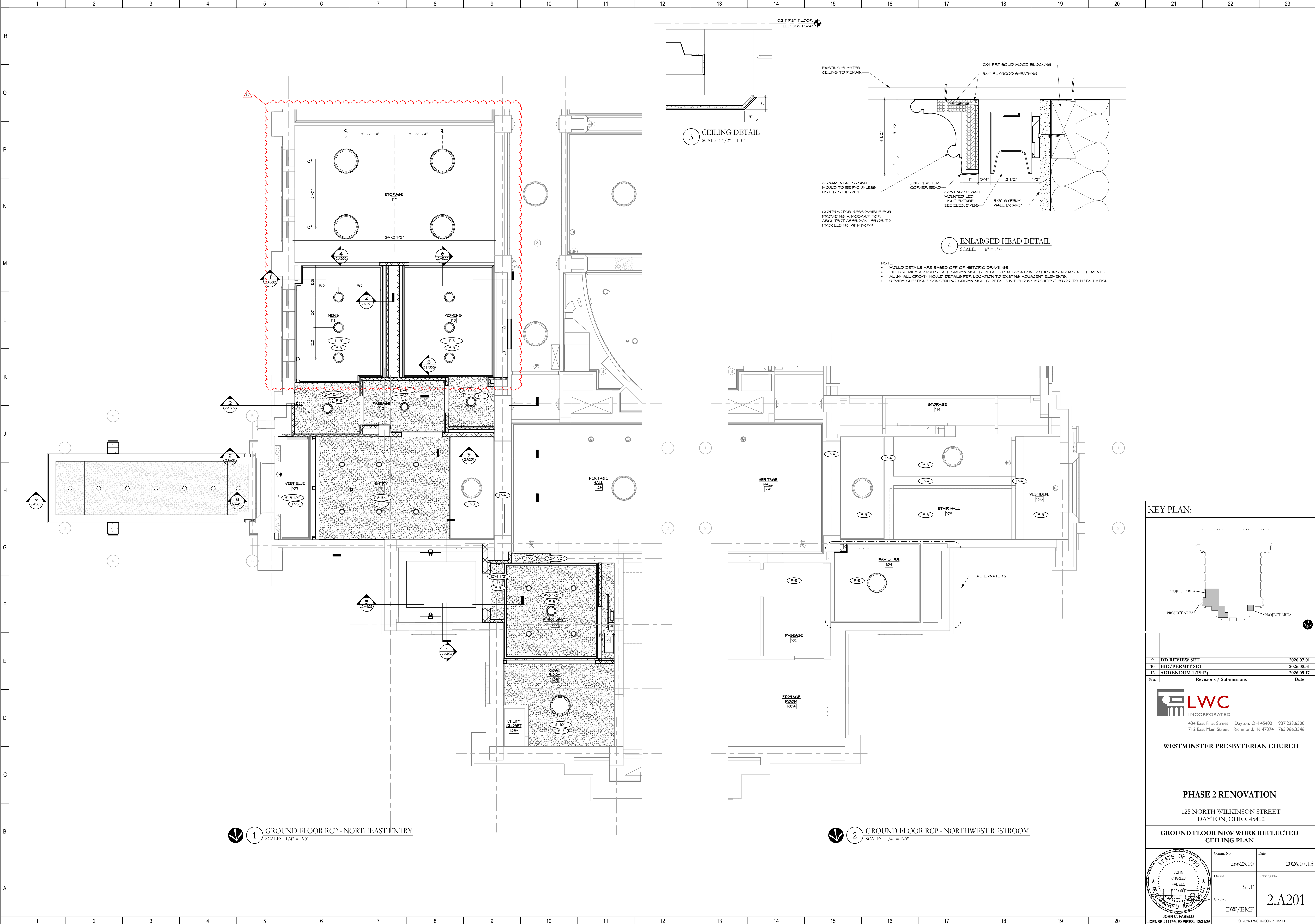


Comm. No.	26623.00	Date	2026.07.15
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Checked	DW		

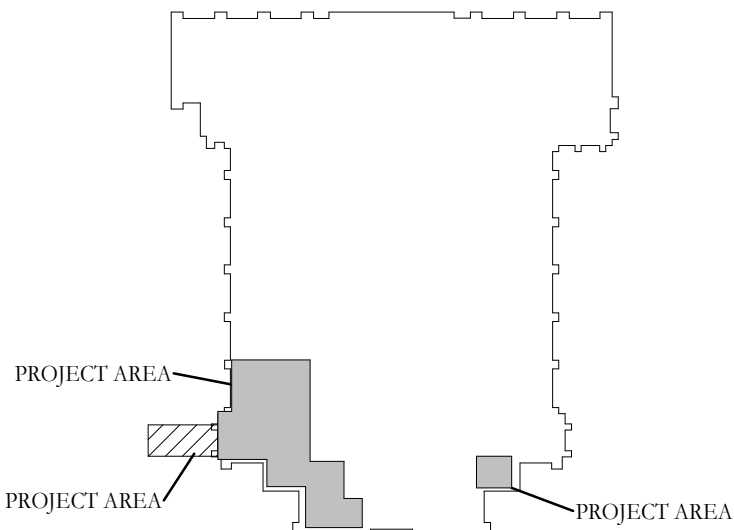
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KEY PLAN:



9	DD REVIEW SET	2026.07.01
10	BID/PERMIT SET	2026.08.31
12	ADDENDUM 1 (PH2)	2026.09.17
No.	Revisions / Submissions	Date



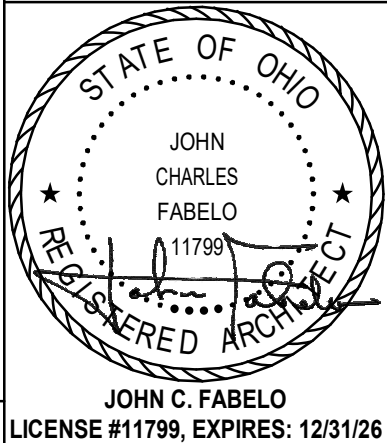
434 East First Street Dayton, OH 45402 937.223.6500
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WESTMINSTER PRESBYTERIAN CHURCH

PHASE 2 RENOVATION

125 NORTH WILKINSON STREET
DAYTON, OHIO, 45402

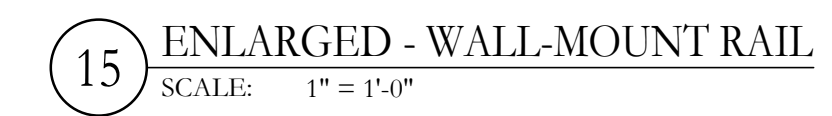
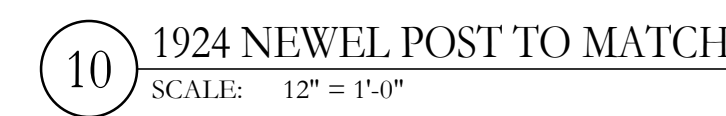
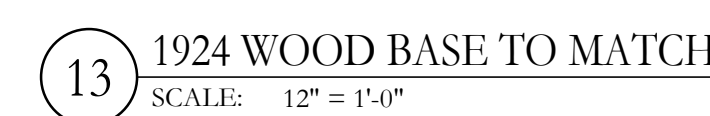
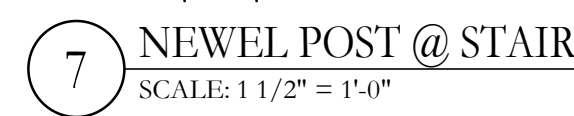
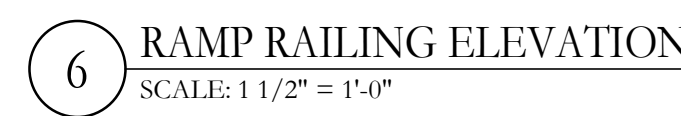
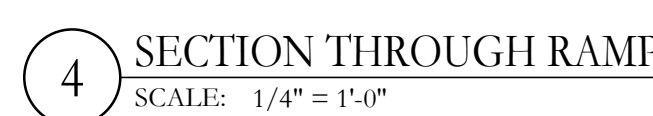
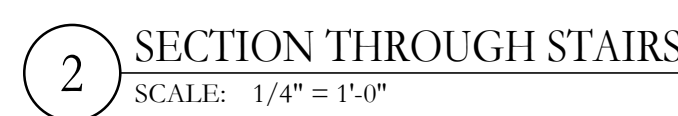
GROUND FLOOR NEW WORK REFLECTED
CEILING PLAN



Comm. No.	26623.00	Date	2026.07.15
Drawn	SLT	Drawing No.	2.A201
Checked	DW/EMF		

LICENSE #11799, EXPIRES: 12/31/26

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7	ISSUE FOR ELEVATOR BID PACKAGE	2026.06.19
9	DD REVIEW SET	2026.07.01
10	BID/PERMIT SET	2026.08.31
12	ADDENDUM 1 (PH2)	2026.09.17
No.	Revisions / Submissions	Date



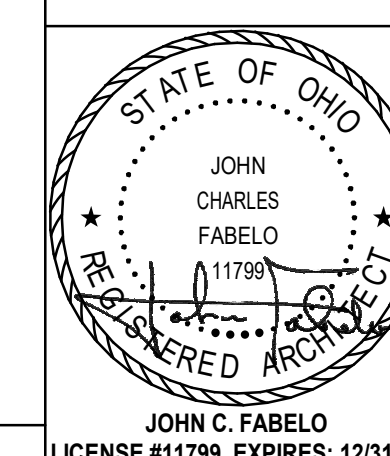
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712 East Main Street	Richmond, IN 47374	765.966.3546

WESTMINSTER PRESBYTERIAN CHURCH

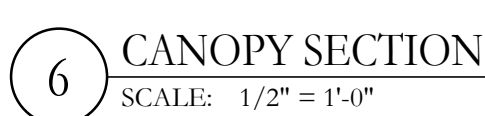
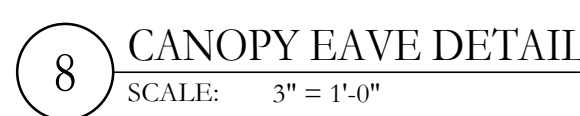
PHASE 2 RENOVATION

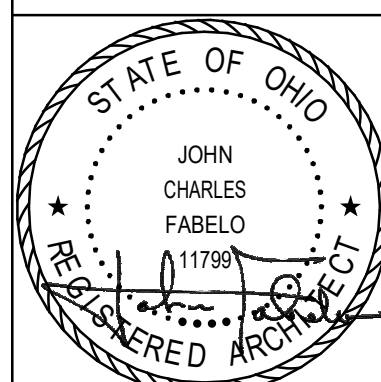
125 NORTH WILKINSON STREET
DAYTON, OHIO, 45402

VERTICAL CIRCULATION & DETAILS

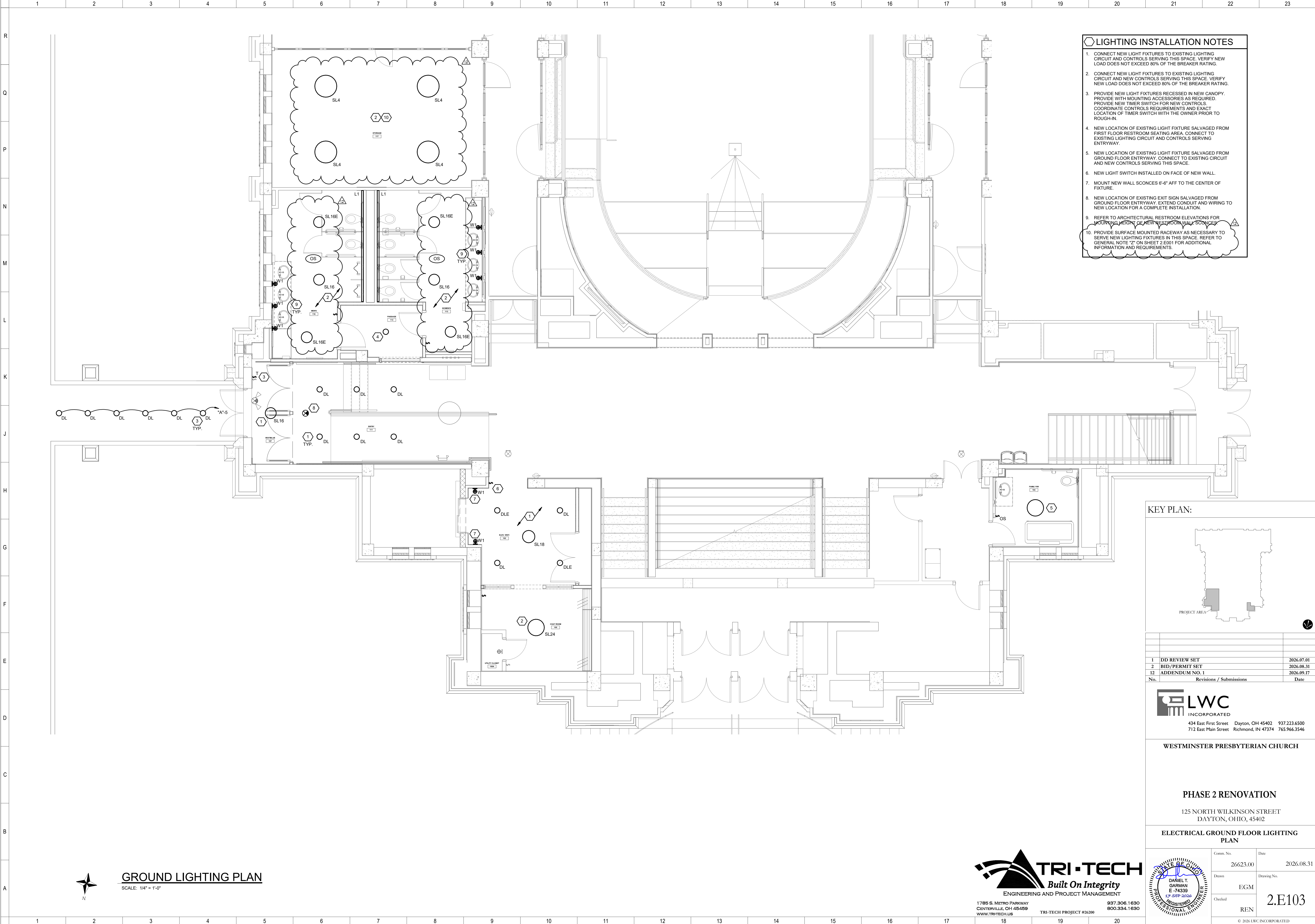


Comm. No.	26623.00	Date	2026.07.15
Drawn	NG	Drawing No.	2.A401
Checked	DW/EMF ²		



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WESTMINSTER PRESBYTERIAN CHURCH			
PHASE 2 RENOVATION			
125 NORTH WILKINSON STREET DAYTON, OHIO, 45402			
CANOPY NEW WORK PLAN, ELEVATIONS, AND DETAILS			
	Comm. No.	Date	
		26223.00	2026.07.15
	Drawn		Drawing No.
		AMF	
	Checked		
		EMF	
JOHN C. FABELO LICENSE #11799, EXPIRES: 12/31/26		© 2026 LWC INCORPORATED 2.A402	

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- LIGHTING INSTALLATION NOTES**
1. CONNECT NEW LIGHT FIXTURES TO EXISTING LIGHTING CIRCUIT AND CONTROLS SERVING THIS SPACE. VERIFY NEW LOAD DOES NOT EXCEED 80% OF THE BREAKER RATING.
 2. CONNECT NEW LIGHT FIXTURES TO EXISTING LIGHTING CIRCUIT AND NEW CONTROLS SERVING THIS SPACE. VERIFY NEW LOAD DOES NOT EXCEED 80% OF THE BREAKER RATING.
 3. PROVIDE NEW LIGHT FIXTURES RECESSED IN NEW CANOPY. PROVIDE WITH MOUNTING ACCESSORIES AS REQUIRED. PROVIDE NEW TIMER SWITCH FOR NEW CONTROLS. COORDINATE CONTROLS REQUIREMENTS AND EXACT LOCATION OF TIMER SWITCH WITH THE OWNER PRIOR TO ROUGH-IN.
 4. NEW LOCATION OF EXISTING LIGHT FIXTURE SALVAGED FROM FIRST FLOOR RESTROOM SEATING AREA. CONNECT TO EXISTING LIGHTING CIRCUIT AND CONTROLS SERVING ENTRYWAY.
 5. NEW LOCATION OF EXISTING LIGHT FIXTURE SALVAGED FROM GROUND FLOOR ENTRYWAY. CONNECT TO EXISTING CIRCUIT AND NEW CONTROLS SERVING THIS SPACE.
 6. NEW LIGHT SWITCH INSTALLED ON FACE OF NEW WALL.
 7. MOUNT NEW WALL SCONCES 6'-6" AFF TO THE CENTER OF FIXTURE.
 8. NEW LOCATION OF EXISTING EXIT SIGN SALVAGED FROM GROUND FLOOR ENTRYWAY. EXTEND CONDUIT AND WIRING TO NEW LOCATION FOR A COMPLETE INSTALLATION.
 9. REFER TO ARCHITECTURAL RESTROOM ELEVATIONS FOR MOUNTING HEIGHT OF NEW RESTROOM WALL SCONCES.
 10. PROVIDE SURFACE MOUNTED RACEWAY AS NECESSARY TO SERVE NEW LIGHTING FIXTURES IN THIS SPACE. REFER TO GENERAL NOTE "2" ON SHEET 2.E001 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

KEY PLAN:

PROJECT AREA

No.	Revisions / Submissions	Date
1	DD REVIEW SET	2026.07.01
2	BID/PERMIT SET	2026.08.31
12	ADDENDUM NO.1	2026.09.17

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WESTMINSTER PRESBYTERIAN CHURCH

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DAYTON, OHIO, 45402

ELECTRICAL GROUND FLOOR LIGHTING PLAN

Comm. No.	Date
26623.00	2026.08.31

Drawn	Checked	Date
EGM	REN	2026.08.31

2.E103

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