

Addendum #1

Project Name: YRTC Kearney - Dickson Cottage Renovation
Project No.: SHA 12026
Issued: 1 May 2014
Bid Date: 10:00 a.m. CST, 8 May 2014
Bid Opening: DAS/State Building Division, 1526 Building
Location: 1526 K Street, Lincoln, NE, 68508

This Addendum is issued to all known bidders before receipt of proposals. This Addendum is to authorize the use of the following information in preparing proposals for the above named project. The bidder **must** enter the number of this Addendum on the **Proposal Sheet**.

GENERAL INFORMATION

ADD 1-1. A list of plan holders as of this date is included for reference via A & D Technical.

ADD 1-2. **ELECTRICAL AND MECHANICAL ADDENDUM** items are attached at the end.

GENERAL QUESTIONS AND CLARIFICATIONS

ADD 1-3. Site Fence.

Question: *What is the required height of the Site enclosure Fence?*

Response: Refer to Pre-bid conference minutes.

ADD 1-4. Submittal Exchange

Question: *The contractor is to pay for the cost of Submittal Exchange, who sets it up and who is the administrator of it?*

Response: Owner will set up, administer & pay for Submittal Exchange

ADD 1-5. Background Checks

Question: *Do testing people need background checks?*

Response: No.

ADD 1-6. Temporary Walls

Question: *The specifications call for the temporary walls to be gypsum wallboard with joints taped on occupied side and FRT plywood on construction side. What thickness does the gyp board and FRT plywood need to be?*

Response: Plywood to be ½" nominal thickness, each face. Refer to Pre-Bid Conference minutes for additional clarifications.

ADD 1-7. Temporary Walls

Question: *Will the temporary walls need removed and reversed as we change Phases?*

Response: No, however the lock will need to be accessible from either side.

ADD 1-8. Structural stoop

Question: *How will the structural stoop be supported along the new wall and the existing door opening at the new addition? The Structural drawings only show the stoop at door opening 150.*

Response: Enlarge stoop as required to either:

A: replace portion of existing pad as indicated on A001 & A100, (if existing pad is not a stoop)

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B: Abut or tie into existing pad allowing for positive drainage, (if existing pad is a stoop).

ADD 1-9. Perimeter Insulation

Question: *Details G1.1-G1.4/A102 show 2" extruded perimeter insulation on the inside face of the footing with not any depth shown and E12/S200 show it being 2'-0" deep and part of the footing width. Please clarify.*

Response: Extruded insulation to be 2'-0" deep inboard of footing.

ADD 1-10. Bond Breaker

Question: *What type of material is 03300.C Bond Breaker to be?*

Response: Contractors option

ADD 1-11. Granular Fill

Question: *What type of material is granular fill to be?*

Response: Clean crushed stone or crushed or uncrushed gravel; ASTM D 448, Size 57

ADD 1-12. Drawing reference inquiry

Question: *Detail K1/100 shows details 3 & 5/A102. Where are these shown?*

Response: A1 Section Details on sheet A102 should read G1 Section details. 3/A102 should read G1.4 & 5/102 should read G1.3/A102

ADD 1-13. Lintels

Question: *Detail G1.3 calls for 051200.D to support brick over the top of the door opening. Keynote 051200.D says to see Structural, but I don't see anything about a steel lintel.*

Response: Brick lintel: 4x3 1/2x1/4 angle

ADD 1-14. Cast Stone Panels

Question: *How do Cast Stone Panels attach to structure?*

Response: As recommended by panel manufacturer

ADD 1-15. Acoustical panels

Question: *What is the size and thickness of the acoustical panels?*

Response: 48" L x 24"x 2" nominal

ADD 1-16. Acoustical panels

Question: *How do the acoustical panels attach to structure?*

Response: Mount using sleeved thru-bolts & 18ga Bent metal plate (continuous track) mounted directly to underside of deck, (per manufacturer's detail without threaded rod):

http://www.tectum.com/bulletins/M-08_Tectum_Sound_Baffle_Applications.pdf

ADD 1-17. Allowances

Question: *The table of contents in the Specifications Book lists an Allowance Section, but I don't see this section in my spec book?*

Response: Omit TOC reference to Section 012100 ALLOWANCES

ADD 1-18. Alternate #3 / Base bid

Question: *Alternate #3 says all work in Restrooms except shower head that is in base bid. I don't see this on Mechanical.*

Response: See Mechanical addendum attached.

ADD 1-19. Alternate #3: Toilet Accessories

Question: *Are there any Toilet Accessories to be removed and replaced in alternate 3?*

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Response: Work of Alternate #3 to include removal any existing accessories required for new work. Also, install 1 security grade toilet paper holder at each toilet, basis of design: ASI Model 111, or equivalent.

ADD 1-20. Wood Blocking

Question: Keynote 061053.A Wood Blocking: What type of treatment if any does the wood blocking get? The specifications lead me to think both pressure treated and fire treated.

Response: Wood blocking to be preservative treated, (fire retardant not required).

ADD 1-21. Cast Stone sills

Question: Do the window openings get new cast stone sills?

Response: Yes, at new or modified openings.

ADD 1-22. Doors & Frames

Question: *Details A8.1 & A8.2/A102, Door opening 102, 103 & 104 have a keynote legend 083453.A which is a detention grade hollow metal frame and on the door schedule it is listed just as a hollow metal frame and door. Could you clarify?*

Response: Door & Frame for 103 is detention grade. Doors & Frames 102 & 104 are hollow metal.

ADD 1-23. HM Frames

Question: *What is the configuration of HM-5 and what type of glass?*

Response: HM-5 configuration is similar to HM-6. Glass type is same as HM-4, (but tempered & with privacy film).

ADD 1-24. HM Frames

Question: *What are the widths of the Hollow Metal Frames?*

Response: 5 ³/₄"

ADD 1-25. Lintels

Question: *It appears that door opening 101 goes in a brick & block wall. What do we need for a lintel?*

Response: Provide bond beam lintel per Plan notes 4 & 5 on G8/S100 at all new masonry openings in CMU.

ADD 1-26. CMU Reinforcement

Question: *Do the interior masonry walls get rebar in the cores and if so what spacing*

Response: Provide reinforcing per Plan note 4 on G1/S100 at all new CMU partitions.

ADD 1-27. Alternate #5 / Electrical

Question: *Sheets E100 & E200 show switches, light fixtures, heater & receptacles by an Alternate Bid in the new addition. What alternate is this?*

Response: These items are to be base bid. Refer to Electrical addendum attached.

ADD 1-28. Exterior work

Question: *What procedure will be required for the work that is done on the exterior of the building?*

Response: Work enclosure fence is not required. Resident occupants are confined to non-work areas. However, tools and materials will be required to be secured between all work periods.

ADD 1-29. Shelter roof

Question: *What are the dimensions for the roof at the Roof Shelter Alternate #6?*

Response: Overhangs are 2'-0" horizontally beyond outer columns.

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- ADD 1-30.** Casework
Question: *Can we use other Casework suppliers other than those specified?*
Response: Yes, as long as specifications are otherwise met.
- ADD 1-31.** Temporary Barrier
Question: *Where the temporary wall is shown on the Phasing Plan between Phase 1 and 3, the demolition of the room is partially in both Phase 1 and 3?*
Response: Temporary wall location to be modified as required accommodating work and security.
- ADD 1-32.** Temporary Fencing
Question: *Will we need temporary fence to do the exterior work that occurs in the Fenced Rec. Yard?*
Response: No.
- ADD 1-33.** Roof Blocking
Question: *Details G1.1, G1.2, G1.3, and G1.4/A102: What does the perimeter 2 x framing fasten to?*
Response: Secure blocking to metal deck and / or continuous steel plate.
- ADD 1-34.** Furnishings
Question: *Demolition Keynote 8 on A001; Do we have to move this table?*
Response: Include table in work of Alternate Bid 6.
- ADD 1-35.** Lintels
Question: Door Opening 108 is where an existing window is removed which is taller than the new door. Won't we need a lintel for block and brick above door opening?
Response: Yes, provide lintels similar to that at door 150.
- ADD 1-36.** Lintels
Question: *At door Opening 101, 102 and 107, one side of the door frame butts tightly to existing concrete column. How does masonry bond intel work at this condition?*
Response: Dowel 4" into column & provide #5 bar in adjacent grouted jamb.

MODIFICATIONS TO THE DRAWINGS

- ADD 1-37.** Clarification to Alternate Bid 5: Alternates are listed correctly on the Bid Form and in section 012300 ALTERNATES, but Alternates 5A & 5B are transposed on Drawings:
- A. Revise ALT 5A to ALT 5B
 - B. Revise ALT 5B to ALT 5A

MODIFICATIONS TO THE SPECIFICATIONS

- ADD 1-38.** Clarification to Specification Section 088853: Glazing types are to be performance specified and otherwise open to qualified manufacturers. Provide glazing in conformance to requirements listed in Drawings and Specifications. Coordinate sealant compatibility as required. In addition to attack ratings, glazing at all resident occupied faces to be vandal (scratch) resistant.
- A. Delete Section 2.2.D1 "Manufacturers..."
 - B. Delete Section 2.3.A "Manufacturers..."
 - C. Delete Section 2.6.A "Manufacturers..."

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ADD 1-39. ATTACHMENTS

- A. Mechanical & Electrical Addendum #1 (1 Page)
- B. Pre-Bid Conference Minutes (2 Pages)
- C. List of Attendees at the Pre-Bid Conference. (1 Page)
- D. List of Plan Holders (1 Page)

End of Addendum #1

This addendum is hereby made a part of the contract documents to the same extent as though it were originally included therein. Specifications and drawings shall be considered modified or revised as hereinafter described. Revisions to the drawings are referenced by the drawing number.

Changes to the Drawings

Mechanical Drawing Items:

1MD1. M200 - Enlarged Mechanical Plans, Riser Diagrams, and Schedules

1. Refer to partial enlarged floor plan 1 and 3.
 - A. Existing shower head shall be replaced with a new head. The new shower head shall be a Behavioral Safety Products Model # SH430 "or equal" suicide resistant flush mounted shower head, polished chrome plated finish, solid brass body construction, 2.0 gpm, and vandal resistant mounting and spray screws.
2. Refer to diffuser register and grille schedule.
 - A. Add the following as an approved manufacturer:
 - 1) Price Industries

Electrical Drawing Items:

1ED1. Electrical Sheets E010, E100, E200

1. Equipment Room 150 is by base bid not alternate bid.

END

**YRTC Kearney Dickson Cottage
Pre-Bid Conference Minutes:**

4/30/2014

1. Introductions: (refer to attached sign-in sheet)
2. Project Background
 - a. Project is to provide physical and visual separation between the existing secure care housing wing and the existing orientation housing wing, Renovation & addition generally includes:
 - i. Various window replacement
 - ii. Addition of similar construction
 - iii. Masonry & HM frame wall reconfiguration
 - iv. Plumbing revisions
 - v. HVAC revisions
 - vi. Site fence revision
 - vii. Outdoor shelter
3. Bid details:
 - a. Bid opening will be at the State of Nebraska, DAS/State Building Division, located in the 1526 Building 1526 K Street, Lincoln, Nebraska 68508 at 10:00 a.m. CST on May 8, 2014
 - b. 5% bid bond
 - c. Sealed bids
4. Alternates:
 - 1: Replace exterior windows in Secure Dayroom.
 - 2: Replace exterior windows in new classroom.
 - 3: All work in restrooms except showerhead replacement.
 - 4: Add suspended acoustic baffles at ceiling of each Dayroom with vertical orientation. Include all components for complete assembly with panels mounted from track flush with underside of ceiling structure. Basis of Design: Tectum M-08.
 - 5A:
 - Base bid: No work associated with Recreation Yard Fence
 - Alternate bid: All work associated with replacing the Recreation Yard Fence mesh with Fence mesh using Securite Basis of Design: **(PER K4/A101)**
 - Add 3/8" galvanized steel mesh fabric fence in curved profile using listed Basis of Design
 - Add posts & Footings as indicated.
 - 5B:
 - Base bid: No work associated with Recreation Yard Fence
 - Alternate bid: All work associated with replacing the Recreation Yard Fence with Arched Fence using First Defense Basis of Design: **(PER A1/A101)**
 - Add 3/8" galvanized steel mesh fabric fence in curved profile using listed Basis of Design
 - Remove & replace posts & Footings as required for new fence per manufacturer's structural requirements. (See below)

Install Recreation Yard Shelter (See below)

If Alternates 5A and 6 are both selected, then the outdoor shelter will be relocated, reduced in size, or both in order to prevent an escape route over the fence.
5. Working conditions
 - a. Secure site
 - b. Background checks will be reviewed and subject to final approval by YRTC Staff.
 - c. Building (but not work areas of each phase) will be occupied by youth residents during work:

Pre-Bid Conference Minutes:

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- i. Tools & materials are required to be secured from access by occupants at all times.
 - ii. A 6' Site staging fence is to be provide at contractors discretion
 - iii. The campus has an area available for trailer storage, (however it is not adjacent to building).
 - iv. Re-grading & reseeding will be required as necessary
 - v. Temporary barriers:
 - 1. do not require fire rating or treatment
 - 2. Require a secured (not egress) door
 - 3. Require tamper resistant (or inaccessible) fasteners
 - 4. Existing partitions may be used in place of barrier as work permits
 - d. Site will have zero tolerance for:
 - i. Drugs
 - ii. Alcohol
 - iii. Tobacco
 - iv. E-cigarettes
 - v. Firearms
 - vi. Knives & any other weapons
- 6. Schedule is not set to a specific timeline. However contract will be expected to be completed as listed on Bid Form.
- 7. Questions
 - a. Submitted inquiries will be answered via addenda. (refer to balance of Addendum #1)

Anderson Bros. Elec Plbg Htg Inc. 2600 Highway 30 East P.O. Box 159 Kearney, NE 68848	Sub Contractor	Jerry Rash Phone: (308) 236-6437 Fax: (308) 237-5614
Bamford Inc. 2815 W. 24th Street (Bulk) 68845 P.O. Box 1868 (Mail) 68848 Kearney, Nebraska 68845	Fire & Sprinkler	Roger Scheidies Phone: (308) 237-2157 Fax: (308) 237-4607
Central Contracting Corporation 4407 1st Avenue Place (bulk) 68847 PO Box 68 (mail) 68848 Kearney, Nebraska 68847	GENERAL	Deb Schrack Phone: (308) 234-2421 Fax: (308) 237-4767
Chief Construction 4035 Strauss Road P.O. Box 2078 Grand Island, NE 68802	GENERAL	Jim Fiala Phone: (308) 389-7222 Fax: (308) 389-7393
Dave Waggoner Plumbing & Heating 2617 1/2 W. 24th Street Kearney, NE 68845	PLUMBING	Dave Waggoner Phone: (308) 236-6850 Fax: (308) 237-6875
Designer Woods 9314 North 45th Street Omaha, NE 68152	Cabinetry	John Matousek Phone: (402) 592-5868 Fax: (402) 592-2576
Hastings Builders Bureau 301 S Burlington PO Box 1104 Hastings, NE 68902	PLAN ROOM	Cara Kimberly Phone: (402) 461-8400 Fax: (402) 461-4400
Heartland Electric Company 4035 Stauss Road , 68802	ELECTRICAL	Craig Sup Phone: (308) 385-4600 Fax: (308) 385-4610
Insulation Systems INC 355 North Pine Street Grand Island, NE 68801	Insulation	Joy Catholos Phone: (308) 384-7856 Fax: (308) 384-0501
Kidwell Electric Co Inc. 3333 Folkways Circle Lincoln, NE 68504	ELECTRICAL	Gabe Kidwell Phone: (402) 475-9151 Fax: (402) 475-9186
Lexington Masonry 801 S Harrison Lexington, NE 68850	Masonry	Don Scharf Phone: (308) 324-4959 Fax: (308) 324-2688
Lincoln Builders Bureau 5910 S. 58 St Suite C Lincoln, NE 68516	PLAN ROOM	Rhonda Gutknecht Phone: (402) 421-8332 Fax: (402) 421-8334
McGraw Hill Dodge/Arkansas - Hard Copy Plans 3315 Central Ave. Hot Springs, AR 71913	PLAN ROOM	Plan Room
Middleton Electric 2716 West Old Hwy 30 Grand Island, NE 68803	ELECTRICAL	Krystal Dubas Phone: (308) 382-2550 Fax: (308) 382-3442
Nebraska Fire Sprinkler Corporation P.O. Box 186 118 Apollo Avenue Alda, NE 68810	Fire Protection	Ryan Dexter Phone: (308) 381-2033 Fax: (308) 381-2605
Omaha Builders Exchange 4255 S. 94th St Omaha, NE 68127	PLAN ROOM	Jill Nyffeler Phone: (402) 593-6908 Fax: (402) 593-6912
Reed Construction Data 30 Technology Pkwy So. Ste. 100 Norcross, GA 30092	PLAN ROOM	Kristin Whiston Phone: (800) 699-8640 Fax: (678) 680-0623
RMV Construction 8645 Dove Hill Kearney, NE 68845	GENERAL	Curtis Baetz Phone: (308) 893-2010 Fax: (308) 238-0910
Rogge General Contractors Inc. 6101 South 58th Street Suite a Lincoln, NE 68516	GENERAL	Randy Rogge Phone: (402) 441-3100 Fax: (402) 441-3109
Tri-Cities Group 1423 Johnstown Road Grand Island, NE 68803	Roofing	Tom Urban Phone: (308) 384-7230 Fax: (308) 384-7260