

TO: PLANHOLDERS
ADDENDUM NUMBER ONE

DATE ISSUED: October 11, 2024

RE: Hamilton County Courthouse
Phase 1 Exterior Restoration Project
1111 13th Street
Aurora, NE 68818

BERGGREN ARCHITECTS
PROJECT NO: 202302-302
NUMBER OF PAGES (Including Attachments): TEN (10)

The Architect issues this addendum to all plan holders of record. This addendum amends only those portions of the plans and specifications described below and all other portions remain unchanged and in full effect.

CHANGES TO THE PROJECT MANUAL

ITEM NO. 1-1 ADVERTISEMENT FOR BIDS:

The Board of Commissioners of Hamilton County extend the bid opening date of October 15, 2024, to October 29, 2024.

Sealed bids labeled as indicated on page SIB-3 of the specifications shall be submitted to the Hamilton County Clerk's Office before 9 AM on October 29th, 2024. Berggren Architects will make recommendations to the board the following Monday, November 4th.

ITEM NO. 1-2: SECTION 01 3400 – PROJECT SUBMITTAL DATA, SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES

PRODUCT DATA: The first sentence of the paragraph shall read: "Submit all project data including RFIs, CCPs, Construction Change Directives (CCDs), Change Orders, Applications for Payment, Shop Drawings, and substitution requests and all other construction related communications, with the exception of physical samples, in digital format by means of Personal Data Format (PDFs) transmitted by email."

The second sentence of the second paragraph shall read: All digital communications with the Architect or Engineer shall be by means of email with PDFs of documents.



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1201 "O" Street, Suite 302
Lincoln, NE 68508
402-475-0597

ITEM NO. 1-3: PRE-BID CONFERENCE

A copy of the pre-bid attendance sheet and pre-bid conference minutes are included as attachments to this document.

CHANGES TO THE DRAWINGS

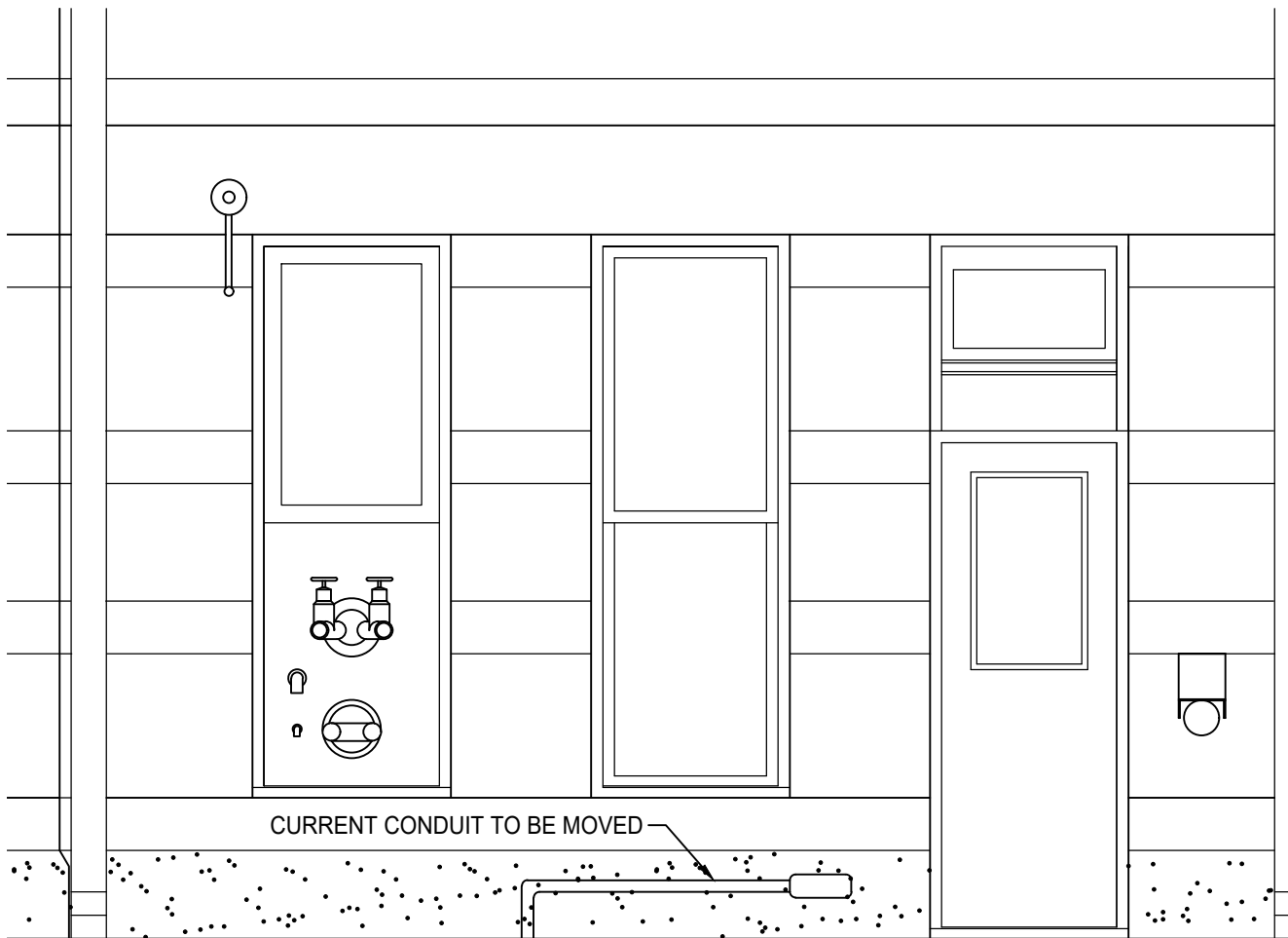
ITEM NO. 1-4: SHEET A-107

Refer to supplemental drawing SDA-1.

The location of the current conduit has been noted next to accessible entry door on east elevation. Conduit is being moved underground in the separate mechanical room project. Stone in this location is to be replaced with others in this phase 1 project once the conduit has been moved.

END OF ADDENDUM ONE





1. CONDUIT THROUGH STONE LOCATION

SCALE: 3/8" = 1'-0"

MODIFIED FROM
SHEET A--107

**HAMILTON CO.
COURTHOUSE**
EXTERIOR RESTORATION - PHASE 1
1111 13th Street Aurora, Nebraska



1201 'O' Street
Suite 302
Lincoln, NE 68508
PHONE: 402-475-0597
berggrenarchitects.com

Project number:
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Date:
10-11-2024

SDA-1

HAMILTON COUNTY COURTHOUSE
Pre-bid Conference Minutes
Aurora, Nebraska

Berggren Architects PC

LOCATION: Hamilton County Courthouse, 1111 13th Street, Aurora, NE 68818 east entrance lobby

DATE: October 8, 2024

TIME: 10:00 AM

PROJECT TEAM: Berggren Architects, P.C. 402-475-0597

Jerry Berggren, Principal Architect, jb@berggrenarchitects.com
Doug Elting, Specifications, Site Observations, de@berggrenarchitects.com
Alexi Caines, Assoc. AIA, ac@berggrenarchitects.com

PURPOSE OF THE MEETING:

Pre-bid Conference for the introduction of the project to prospective bidders.

MINUTES:

The meeting was conducted following the agenda. Below are the agenda items with discussion (*in italics*) immediately following each topic.

1. Summary of the Work (Spec Section 01010)
 - a. *The scope of work in the proposed project entails a thorough examination, assessment and restoration of the existing conditions of the courthouse, brick masonry walls, stone bands and frames, sandstone water table, carved stone decorative elements, foundations and grading.*
 - b. *As part of the remedial work, a foundation drainage system will be designed to collect and move water away from the courthouse's foundation to prevent moisture from wicking up from the ground and causing spalling the deterioration of the sandstone. This system will transport water from the perimeter of the building and be discharged into the city storm sewer system.*
 - c. *The stonework at the base of the courthouse shows areas of spalling and deterioration. In areas where the deterioration of the stone threatens the integrity of the structure, "dutchman" repairs involve removing 4 inches from the face of the stone and replacing it with a new stone veneer. Where the sandstone is severely damaged by environmental conditions and/or deterioration due to the manner in which the stone was originally placed, a judgment will be*



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made based on the long-term best interest of the building as to whether the stone will be replaced, a dutchman repair made or the existing condition is allowed to remain. In areas where sealants have been used to conceal mortar failure or cement-based mortars used that have or will damage the stonework, the offending material will be removed, and the period correct mortar used to repoint the joints.

- d. The brickwork, including the condition of the mortar, contains areas where the mortar is failing due to various environmental or structural conditions. The areas of failed or failing mortar are to be removed, using the least intrusive methods possible, and repointed with mortar of the same or similar composition.*
- e. At building entrances, non-historic concrete steps and cheek walls will be reconstructed with historically accurate stone treads and cheek walls.*

2. Bid opening at the County Clerk's office Courthouse, 1111 13th Street, Suite 1 Aurora, Nebraska on October 15th, 2024, until 10:00 AM (Advertisement)

- a. Sealed proposals for furnishing all equipment, transportation, tools, materials, labor and skills necessary and incidental to perform all work described in the Proposed Contract Documents entitled: Hamilton County Courthouse Phase 1 Exterior Restoration, Aurora, Nebraska, dated August 9th, 2024, will be received by Hamilton County. The Proposals will be publicly opened and read aloud in the adjacent Commissioners' hearing room.*

3. A&D Technical is responsible for plan distribution (Advertisement & Instructions to Bidders pg.2)

- a. A & D Technical Supply Co. Distribution Department is located at 1822 "N" Street, Lincoln, NE 68508 (Ph: 402-474-5454 ext. 1) (web: <https://plans.adtechsupply.com>)*
- b. Other plan services (Omaha Builders Bureau, Lincoln Builders Bureau) have also shared plans.*

4. Interpretation of Documents (Instructions to Bidders pg. 3, 3.2)

- a. The Specifications and the Drawings are considered of equal importance. Any discrepancy between the two documents shall be brought to the Architect's attentions for interpretation. Only written interpretations are binding.*
- b. § 3.2.1 The Bidder shall carefully study the Bidding Documents, shall examine the site and local conditions, and shall notify the Architect of errors, inconsistencies, or ambiguities discovered and request clarification or interpretation pursuant to Section 3.2.2.*
- c. § 3.2.2 Requests for clarification or interpretation of the Bidding Documents shall be submitted by the Bidder in writing and shall be received by the Architect at least three business days prior to the date for receipt of Bids.*



- d. § 3.2.3 Modifications and interpretations of the Bidding Documents shall be made by Addendum. Modifications and interpretations of the Bidding Documents made in any other manner shall not be binding, and Bidders shall not rely upon them.*
5. Substitutions (Instructions to Bidders pg. 3, Substitutions)
- a. Alternates – See Item #14
 - b. *Substitutions will be considered. They need to be submitted according to the instruction in Specification Section 01 6300. The Architect will determine if the proposed substitution is equal to that which was originally specified. A response will be issued in the form of an Addendum to all known Bidders either accepting or denying acceptance of the proposal.*
6. Addenda (Instructions to Bidders pg. 4)
- a. *Responses to questions during the Bidding process will be in writing delivered to all Plan Holders of record.*
7. Taxes, Permits & Fees - Tax Exempt (Supplementary Instructions to Bidders SIB-2)
- a. *Hamilton County is Exempt from Nebraska Sales Tax. Examples of Forms 13 and 17 are included in the Project Manual & Specification booklet. The successful bidder shall acquire the completed forms from the Hamilton County Clerk.*
8. Bid Security (Instructions to Bidders pg. 4 & Supplementary Instructions to Bidders SIB-2)
- a. *A 5% bid security is required from each bidder. The form of security may be in the form of a Bid Bond or a Certified Check.*
9. Submission of Bids (Instructions to Bidders pg. 4 & Supplementary Instructions to Bidders SIB-3)
- a. *Sealed bids labeled as indicated on page SIB-3 of the specifications shall be submitted to the Hamilton County Clerk's Office before 9 AM on October 15th, 2024.*
10. Modification or Withdrawal of Bid (Instructions to Bidders pg. 5 & Supplementary Instruction to Bidders SIB-3)
- a. *Bids may not be modified or canceled for forty-five (45) days following the bid opening.*



11. Consideration of Bids (Instructions to Bidders pg. 6 & Supplementary Instructions to Bidders SIB-3)
 - a. *Once opened the bids will be reviewed by the Architect and a recommendation will be made to the Board of Commissioners at their next regularly scheduled meeting.*
12. Post Bid Information (Instructions to Bidders pg. 6)
 - a. *Post bid information may include the bidders list of proposed subcontractors and a breakdown of construction values to verify the bid proposal is complete and accurate.*
13. Performance Bond & Payment Bond (Instructions to Bidders pg. 7 & Supplementary Instructions to Bidders SIB-4)
 - a. *Performance & Payment (Labor & Material) Bonds are required and shall be in the amount of 100% of the construction contract.*
14. Schedule of Alternates and Unit Prices (Spec Section 01100)
 - a. *ALTERNATE #1: (DEDUCT) Provide new site drainage system as shown on Alternate Sheet A103.1 of the drawings in lieu of perimeter gutter system shown elsewhere on the drawings.*
 - b. *ALTERNATE #2: (DEDUCT) Provide new stainless steel handrail system in lieu of brass handrail system shown as base bid.*
 - c. *UNIT PRICE QUOTE: The Contractor shall state the unit cost per square foot of surface area for the removal and replacement of additional veneer sandstone wall stone as directed by the Architect.*
15. E-Verify (Supplementary Conditions SGC-2)
 - a. *The State of Nebraska now requires all businesses which contract with a municipality to submit all new hires to the Federal "E-Verify" background check. The procedure is not difficult and is fully described in the Supplementary Conditions on page SC – 2. This requirement is only for new hires. The successful bidder is not required to submit current employees to the "E-Verify" system.*
16. Walk through to follow Pre-Bid Conference
 - a. *Following the meeting in the Commissioners Hearing Room, a tour of the structure will be conducted. The tour will include a walk around the building*



exterior. Starting from one entry stair, points of interest will be viewed. These include both entry stairs, fire stair, and drainage locations.

17. *Proposals submitted for this project shall include all work as described in the Construction Documents. No proposals for partial work, or sub-contract work, or material only work, will be considered.*

Meeting/Question end time: 11:30AM

Bidders were invited to peruse the building and grounds

QUESTIONS POSED DURING PRE-BID WALKTHROUGH:

1. Where is the Courtroom?
 - a. The district courtroom is located on the center north side of the third floor. Care should be taken to work with the posted court dates and openings so as not to interrupt proceedings.
2. Does the heating system need to be inspected?
 - a. Heating & inspection requirements will need to be coordinated with the city.
3. Does the entry stair work need to be done one at a time?
 - a. Yes. One of the stair entrances must always be open for user access into the building in addition to the accessible entrance on the east side. Two routes of exit must be available at all times.
4. Where is the contractor's area?
 - a. Staging area is on the South side of the existing parking lot as labeled on drawing sheet A-102 in the architectural site plan. The other side of the parking lot will be reserved for mechanical room construction, sheriff, and accessible parking. Fencing around area preferred.
 - b. Around construction, fencing is required to be 6-foot chain-link fencing or equivalent.
5. Has granite color been picked?
 - a. In the specifications, section 04 4650 granite, see submittals of "a minimum of 2x 12" sample of (etc.)
6. Are the grooves on stairs to be done by contractor or manufacturer?
 - a. These will be completed by the fabricator
7. Is the control panel for stair heating outside accessible?
 - a. The control panel is to be located in sto. 101B & 107C.
8. Is a surface mounted conduit acceptable for the stair?



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- a. No, we are avoiding any viewable conduits added to the exterior.
9. Is there any work on the sidewalk over the tunnel?
- a. The concrete over the tunnel is to remain, although there is work on the surrounding sidewalk anticipated. Differences in thermal expansion shall be controlled with expansion joints.
10. Consolidation with stone spalling considered?
- a. A lot of work could be done on the courthouse. While other stone repairs may be done in future phases, phase 1 does not include stone repair beyond ground level and stairs. Stone repair does not include consolidates.
11. Are stair landings accessible underneath?
- a. The situation is somewhat exploratory and depends on what is found during selective demolition. The interior stair landings can be accessed inside on both east and west sides. The exterior landings cannot.
 - b. Work from inside the crawlspace should be avoided, as the area does contain asbestos.
12. Various questions on the mechanical room.
- a. Drawings provided for the mechanical room are for information only. Construction on the emergency floor repair will proceed separately from the phase 1 exterior restoration.
13. How far down is the crawlspace elevation?
- a. Approximately 4-5 feet
14. What is the wire attached to the gutter?
- a. Wires behind the gutters are grounding wires
15. Can the bid date be extended to allow for pricing collection?
- a. The bid date has been extended two weeks, until October 29th. See Addendum 1, Item no. 1.
16. What is the project completion date?
- a. Each bidder's proposed completion date is to be included in their bid



POTENTIAL BIDDERS IN ATTENDANCE:

Duncan Theis Construction Scott Theis stheis@duncantheisconstruction.com (308) 234-6285 Kearney, NE	Done Right Masonry LLC Richard Fiese donerightmasonryrf@yahoo.com (308) 4401 1005 Kearney, NE
Mid-Continental Restoration Travis Leischner Travis-leischner@midcontinental.com (605) 928-3533 (605) 505-0455	Shane's Electrical Shane Laughlin (402) 960-3053 Shane1.ses@outlook.com
Kingery Construction Eric Brown ericb@kccobuilders.com (402) 416 3720	RMV Construction Adam Davel adam@rmvconst.com (308) 893-2010

OTHER ATTENDEES:

Berggren Architects Doug Elting de@berggrenarchitects.com (402) 475-0597	Hamilton County Business Manager Pat Shaw hcam@hamiltoncountyne.gov (402) 604-1357
Berggren Architects Alexi Caines ac@berggrenarchitects.com (402) 475-0597	Hamilton County Building & Grounds John Bish bandg@hamiltoncountyne.gov (402) 604-0355

