



DATE: October 5th, 2026

FROM: The Schemmer Associates
1044 North 115th Street, Suite 300
Omaha, Nebraska 68154-4436
Phone: (402) 493-4800
Telefax: (402) 493-7951

TO: ALL PLANHOLDERS

RE: **Addendum No. 1** to the Construction Documents for:
NORTHERN PONCA TRIBE
MAINTENANCE BUILDING RENOVATION
Schemmer Project No. 011127.001

This Addendum is issued by the Architect to all Plan Holders. This Addendum shall be made a part of the Contract Documents.

This addendum consists of two pages of written addendum items, including this page, and six (6) pages of Specifications Sections.

THE SCHEMMER ASSOCIATES INC.

CHANGES TO THE SPECIFICATIONS

SECTION 00-0000 – TABLE OF CONTENTS

- a. Refer to Division 07 – THERMAL AND MOISTURE PROTECTION, page 2. Delete reference to 07-4213.16 – METAL PLATE WALL PANELS – DRI-DESIGN, entirely from the Table of Contents. A revised Table of Contents is reissued with this Addendum 1.
- b. Refer to Division 08 – OPENINGS, page 2. Delete reference to 08-6200 – UNIT SKYLIGHTS, entirely from the Table of Contents. A revised Table of Contents is reissued with this Addendum 1.
- c. Refer to Division 10 – SPECIALTIES, page 3. Delete reference to 10-1423 – PANEL SIGNAGE, entirely from the Table of Contents. A revised Table of Contents is reissued with this Addendum 1.

SECTION 00-1113 – ADVERTISEMENT FOR BIDS

- d. Refer to Paragraph #1.04(A), Potential Bidders. Change last sentence to read: “Before 11:00am local standard time on the 13th of November 2026.” A modified Section #00-1113, Advertisement for Bids document is reissued with this Addendum.

Please acknowledge receipt of this Addendum #1 on your bid form.

Respectfully Submitted,

SCHEMMER ASSOCIATES

BY: 

Curtis Field, AIA

Attachments:

Specification Section 00-0000, Table of Contents (8 ½” x 11” – 4 pages)

Specification Section 00-1113, Advertisement for Bids (8 ½” x 11” – 2 pages)

END OF ADDENDUM NO. 1

SECTION 00-1113 - ADVERTISEMENT FOR BIDS

FROM:

1.01 THE OWNER (HEREINAFTER REFERRED TO AS):

- A. Northern Ponca Housing Authority
- B. 1501 West Michigan Avenue
Norfolk, Nebraska 68701

1.02 AND THE ARCHITECT (HEREINAFTER REFERRED TO AS):

- A. The Schemmer Associates
- B. 1044 North 115th Street
- C. Omaha, Nebraska 68154

1.03 DATE: OCTOBER 2ND, 2026

1.04 TO: POTENTIAL BIDDERS

- A. Your firm is invited to submit an offer under seal to Owner for construction of an Addition located at:
10635 Birch Street
Omaha, Nebraska 68134

Before 11:00 am local standard time on the 13th day of November, 2026, for:

- B. Project: Northern Ponca Maintenance Building Addition
- C. Architect's Project Number: 011127.001.
- D. Project Description: 3,970sf Addition to an existing property maintenance facility, together with related sitework..
- E. This project is funded through a Capital Fund Program (CFP) grant from the Department of Housing and Urban Development (HUD). As such, the project requires compliance with Davis-Bacon Wage Rates and Equal Employment Opportunity.
- F. Bidders shall comply in all respects to HUD 5369, "Instructions to Bidders for Contracts Public and Indian Housing Programs".
- G. Federal Compliance is required for HUD Section 3; Davis-Bacon Wage Rates, and Equal Employment Opportunity.
- H. The Project is exempt from Sales Tax in Nebraska.
- I. Bid Documents for a Stipulated Sum contract may be obtained from the office of A&D Technical Supply Online Planroom for a slight fee.
- J. Bidders will be required to provide Bid security in the form of a Bid Bond of a sum no less than 5 percent of the Bid Amount.
- K. Refer to other bidding requirements described in Document 00-2113 - INSTRUCTIONS TO BIDDERS.
- L. Submit your offer on the Bid Form provided. Bidders may supplement this form as appropriate.
- M. The Owner reserves the right to accept or reject any or all offers.

SECTION 00-0110 - TABLE OF CONTENTS
PROCUREMENT AND CONTRACTING REQUIREMENTS

DIVISION 00 -- PROCUREMENT AND CONTRACTING REQUIREMENTS

00-0101 - PROJECT TITLE PAGE
00-0102 - PROJECT INFORMATION
00-0107 - SEALS PAGE
00-0110 - TABLE OF CONTENTS
00-1113 - ADVERTISEMENT FOR BIDS
00-2113 - INSTRUCTIONS TO BIDDERS
ATTACHMENT 3 - STATEMENTS REGARDING INDIAN PREFERENCE IN
SUBCONTRACTING, EMPLOYMENT, AND TRAINING
00-3100 - AVAILABLE PROJECT INFORMATION
00-4100 - BID FORM
00-7200 - GENERAL AND SUPPLEMENTARY CONDITIONS
HUD FORMS (INFORMATIONAL)

SPECIFICATIONS

DIVISION 01 -- GENERAL REQUIREMENTS

01-1000 - SUMMARY
01-2000 - PRICE AND PAYMENT PROCEDURES
01-2500 - SUBSTITUTION PROCEDURES
01-3000 - ADMINISTRATIVE REQUIREMENTS
01-3216 - CONSTRUCTION PROGRESS SCHEDULE
01-3553 - SECURITY PROCEDURES
01-4000 - QUALITY REQUIREMENTS
01-4100 - REGULATORY REQUIREMENTS
01-4216 - DEFINITIONS
01-4219 - REFERENCE STANDARDS
01-4533 - CODE-REQUIRED SPECIAL INSPECTIONS
01-5000 - TEMPORARY FACILITIES AND CONTROLS
01-5100 - TEMPORARY UTILITIES
01-5213 - FIELD OFFICES AND SHEDS
01-5500 - VEHICULAR ACCESS AND PARKING
01-5713 - TEMPORARY EROSION AND SEDIMENT CONTROL
01-5813 - TEMPORARY PROJECT SIGNAGE
01-6000 - PRODUCT REQUIREMENTS
01-7000 - EXECUTION AND CLOSEOUT REQUIREMENTS

01-7419 - CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL

01-7800 - CLOSEOUT SUBMITTALS

01-7900 - DEMONSTRATION AND TRAINING

DIVISION 02 -- EXISTING CONDITIONS

02-4100 - DEMOLITION

DIVISION 03 -- CONCRETE

03-3000 - CAST-IN-PLACE CONCRETE

03-4113 - PRECAST CONCRETE HOLLOW CORE PLANKS

DIVISION 04 -- MASONRY

04-2000 - UNIT MASONRY

DIVISION 05 -- METALS

05-1200 - STRUCTURAL STEEL FRAMING

05-2100 - STEEL JOIST FRAMING

05-3100 - STEEL DECKING

05-5213 - PIPE AND TUBE RAILINGS

DIVISION 06 -- WOOD, PLASTICS, AND COMPOSITES

06-1000 - ROUGH CARPENTRY

06-2000 - FINISH CARPENTRY

06-4100 - ARCHITECTURAL WOOD CASEWORK

DIVISION 07 -- THERMAL AND MOISTURE PROTECTION

07-2100 - THERMAL INSULATION

07-2700 - AIR BARRIERS

07-5300 - ELASTOMERIC MEMBRANE ROOFING

07-6200 - SHEET METAL FLASHING AND TRIM

07-7100 - ROOF SPECIALTIES

07-9200 - JOINT SEALANTS

DIVISION 08 -- OPENINGS

08-1113 - HOLLOW METAL DOORS AND FRAMES

08-1416 - FLUSH WOOD DOORS

08-3613 - SECTIONAL DOORS

08-4313 - ALUMINUM-FRAMED STOREFRONTS

08-7100 - DOOR HARDWARE

08-7100.01 - DOOR HARDWARE SCHEDULE

08-8000 - GLAZING

DIVISION 09 -- FINISHES

09-2116 - GYPSUM BOARD ASSEMBLIES

09-3000 - TILING
09-5100 - ACOUSTICAL CEILINGS
09-6500 - RESILIENT FLOORING
09-6813 - TILE CARPETING
09-7200 - WALL COVERINGS
09-9113 - EXTERIOR PAINTING
09-9123 - INTERIOR PAINTING

DIVISION 10 -- SPECIALTIES

10-2113.13 - METAL TOILET COMPARTMENTS
10-2113.19 - PLASTIC TOILET COMPARTMENTS
10-2600 - WALL AND DOOR PROTECTION
10-2800 - TOILET, BATH, AND LAUNDRY ACCESSORIES
10-4400 - FIRE PROTECTION SPECIALTIES
10-7316.13 - METAL CANOPIES

DIVISION 11 -- EQUIPMENT

DIVISION 12 -- FURNISHINGS

12-2400 - WINDOW SHADES
12-3600 - COUNTERTOPS

DIVISION 13 -- SPECIAL CONSTRUCTION

13-3419 - METAL BUILDING SYSTEMS

DIVISION 23 -- HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC) (NOT USED)

DIVISION 26 -- ELECTRICAL

26-0526 - GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS
26-0529 - HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS
26-0533.13 - CONDUIT FOR ELECTRICAL SYSTEMS
26-0533.16 - BOXES FOR ELECTRICAL SYSTEMS
26-0553 - IDENTIFICATION FOR ELECTRICAL SYSTEMS
26-2416 - PANELBOARDS
26-2726 - WIRING DEVICES
26-4300 - SURGE PROTECTIVE DEVICES
26-5100 - INTERIOR LIGHTING

DIVISION 27 -- COMMUNICATIONS

27-0529 - HANGERS AND SUPPORTS FOR COMMUNICATIONS SYSTEMS
27-0533.13 - CONDUIT FOR COMMUNICATIONS SYSTEMS
27-1000 - STRUCTURED CABLING

DIVISION 32 -- EXTERIOR IMPROVEMENTS

32-9119 - LANDSCAPE GRADING

32-9219 - SEEDING

32-9300 - PLANTS

END OF SECTION 00-0110

Northern Ponca Tribe
Maintenance Building Renovation
Omaha, NE
Schemmer No.: 011127.001



END OF SECTION 00-1113