



March 21, 2024

MILITARY DEPARTMENT
STATE of NEBRASKA
LINCOLN, NEBRASKA

**NEBRASKA ARMY NATIONAL GUARD
LINCOLN COMPLEX BUILDING 1600
ROOF REPLACEMENT PROJECT**

at the

1600 North 10th Street, Lincoln, NE 68508

for the

MILITARY DEPARTMENT
STATE of NEBRASKA
Lincoln, Nebraska

PROJECT NO. 31030377

A D D E N D U M N O. 1

The original specifications and drawings on the STATE OF NEBRASKA REQUEST for PROPOSAL FORM for the project noted above are amended as noted in this Addendum No. 1.

Receipt of this Addendum shall be acknowledged by inserting its number and date in the space provided on the Bid Form.

ADDENDUM NO. 1

NOTE TO ALL PLANHOLDERS: Please insert this Addendum into your copy of the Contract Documents for the above named project.

The following changes to the Contract Documents are issued by the CFMO-CMB and shall have the same force and affect as though a part of the original issue.

THE RECEIPT DATE, TIME and LOCATION of the BID PROPOSAL submission HAS NOT CHANGED.

ITEM NO.:

ADD 1-1: Pre-Bid Meeting Sign-In Sheet

1. Sign-In Sheet, attachment #1.

ADD 1-2: Nebraska Military Dept Pre-Bid Conference Agenda

1. Pre-Bid Agenda, attachment #2.

ADD 1-3: SSH Architecture Pre-Bid Conference Agenda

1. SSH Pre-Bid Agenda, attachment #3.

ADD 1-4: Contractor Shall Protect Existing Equipment

1. Reference Sheet G191, Detail E13, Sheet Notes. Add note "2. Contractor to protect existing stairs, doors, condensing units, and other equipment from damage."





ADD 1-5: Remove Existing RTU and Install New Roof

1. Reference Sheet D191, Detail A4, Roof Plan High Roof Area B – Demolition - Revise existing Roof Top Unit from to remain in place, to be removed by contractor and prepare curb for structural plywood cap and roofing. Additional document revisions related to this work includes:
2. Sheet D191, Detail J13, Keynotes – Revise Keynote 02.15 to:
 - a. Contractor to remove existing RTU and dispose of equipment.
3. Sheet A191, Detail A4, Roof Plan High Roof Area B – New – Add note at RTU Curb: “Construct wood frame cap, install 3” insulation and 1/8” taper with coverboard, install 90 mil EPDM.
4. Sheet A199, Detail D8, Curb Flashing Detail – Change to RTU Curb Cap Detail, see attachment #4.
5. Sheet MEP 191, Roof ME Plan High Roof Area B – New
 - a. Delete Sheet Note 2.
 - b. Add “Existing RTU to be removed entirely and removed from site by contractor.”
 - c. Add: “Contractor to disconnect duct from unit.”
 - d. Add: “Contractor to disconnect electrical at unit, disconnect conductors from circuit breaker, remove circuit breaker and add blank covers at breaker panel. Provide breaker to owner.”
 - e. Add: “Contractor to disconnect gas from unit to below roof deck and cap pipe.”

ADD 1-6: Remove Pipe Hangers at Roof Area A

1. Reference Sheet D191, Detail G1, Roof Plan Low Roof Area A – Demolition - At east wall add Note: “Remove four electrical pipe hangers attached to limestone and brick wall at approximately 10’ O.C.

ADD 1-7: Provide and Install New Flashing at Roof Areas A & C

1. Reference Sheet D191, Details G1 & G7, Roof Plan Low Roof Area A & C – Demolition - At walls adjoining Area B, Keynote 02.12, Revise salvage and replacement of existing copper flashing to removal of existing flashing and installation of new flashing. Revise Keynote 02.12 to: “Remove existing two-piece copper flashing and sealant.” Additional document revisions related to this work includes:
2. Sheet D198, Detail A8, Roof to Wall Expansion Joint Detail Demolition – Revise Sheet Note 5 to: “Existing flashing receiver and sealant to be removed.”
3. Sheet A191, Details G1 & G7, Roof Plan Low Roof Area A & C – New – Revise Keynote 07.07 to: “New two-piece metal flashing to match existing profile. Color: Dark Bronze. Seal masonry joint at flashing receiver.”
4. Sheet A198, Detail A8, Roof to Wall Expansion Joint Detail – Revise Keynote 07.10 to: “New two-piece metal flashing to match existing profile. Color: Dark Bronze. Seal masonry joint at flashing receiver.”

ADD 1-8: Replace Sealant at Four Expansion Joints

1. Reference Sheet A191, Details G1 & G7, Roof Plan Low Roof Area A & C – New - At match lines A/B and B/C, east and west sides, add note: “At 17’ long vertical masonry control joint, remove existing sealant and install new sealant (Four locations). Sealant to be polyurethane and sanded per specifications.”

ADD 1-9: Delete New Overflow Roof Drain

1. Reference Sheet MEP 191, Detail A4, Roof ME Plan High Roof Area B – New - Delete New Overflow Roof Drain (ORD1) west of existing chimney. The existing ORD is to remain. Delete all other associated new work related to this drain including keynotes 22.03, 22.06, 02.02, 07.01, 22.04, and Elevation Designation K1 / A198. Additional document revisions related to this work includes:
2. Sheet D191, Detail A4, Roof Plan High Roof Area B – Demolition – Delete Keynote 02.09 at ORD.
 - a. Existing ORD to remain.





3. Sheet A191, Detail A4, Roof Plan Hight Roof Area B – New – Delete Keynotes 22.03, 02.02, 07.11, 22.04 and Elevation Designation K1 / A198.
4. Sheet A198, Detail K1, Downspout Detail – Delete this work entirely.
5. Sheet MEP 191, Detail D1, Plumbing Schedule – Delete ORD-1 and DSN.

ADD 1-10: Existing Ductwork at Exhaust Vents to Remain

1. Clarification at Sheet MEP 191, Keynote 02.01 Remove existing relief exhaust vent and associated work / keynotes.
2. Remove vent ductwork to below roof deck. All other ductwork will remain abandoned in place.
3. Replacement of existing ceiling tile is not required at ceiling unless required to replace damaged tiles during demolition.

ADD 1-11: Pre-Bid Meeting Discussion Items Included

1. Contact Kevin Hittle to coordinate additional onsite visits: 402-483-2893 or Kevin@SSH-Arch.com.
2. Contractor staging area will be parking area along the south fence with 10' space between fence and material.
3. Roof Core Test Cuts Images are attached for reference, see attachment #5.
 - a. Contractor may receive high resolution pictures by emailing Kevin@SSH-Arch.com.

THIS ADDENDUM SHALL BE ATTACHED TO AND MADE A PART OF THE DRAWINGS AND SPECIFICATIONS AND SHALL BE ACKNOWLEDGED WITH THE BIDDER'S PROPOSAL.

Digitally signed by Kevin Hittle
Date: 2024.03.26 13:55:25
-05'00'

Kevin L. Hittle, AIA
SSH Architecture

Craig W. Strong
Major General, The Adjutant General

ATTACHMENTS:

1. Pre-Bid Sign-In Sheet
2. NE Military Dept. Pre-Bid Conference Agenda
3. SSH Architecture Pre-Bid Conference Agenda
4. Detail D8 – RTU Curb Cap Detail
5. Test Cut Images

End of Addendum No. 1





Nebraska Military Department
Construction and Facilities Management Office
 JFHQ Building, 2433 NW 24th Street, Lincoln, Nebraska 68524-1801
 (402) 309-8450 (main) (402) 309-7480 (fax)



Pre Bid Meeting - Lincoln Complex Bldg 1600 Roof Replacement
PN# 31030377 19 March 2024

Name	Agency/Company	Phone Number	E-mail Address
Mr. James Rasmussen	CFMO Business Manager	402-309-8457	james.t.rasmussen3.civ@army.mil
Mr. Jack Hodges	CFMO Project Manager	402-309-8480	john.p.hodges6.nfg@army.mil
Mr. Dustin Robinson	CFMO Project Manager	402-309-8463	dustin.t.robinson2.nfg@army.mil
Robert DeMoss	CFMO Contracts Officer	402-309-8464	robert.w.demoss2.nfg@army.mil
MAJ Jessica Wolff	1776 Facility POC	402-309-7365	jessica.l.wolff16@army.mil
Mr. Kevin Hittle, AIA <i>KUH</i>	SSH Architecture	402-483-2893	kevin@ssh-arch.com
<i>Dan Kothenbeutel</i>	<i>Bradco</i>	<i>402 334 2758</i>	<i>dan@bradcocompany.com</i>
<i>Aaron Delay</i>	<i>McKinnis Inc</i>	<i>402-237-6080</i>	<i>garondelay@mcKinnisinc.com</i>
<i>Tim Hoffart</i>	<i>Prairie View Roofing</i>	<i>308 233-1388</i>	<i>tim@prairie-view.com</i>
<i>Zach Hones</i>	<i>10 Men Roofing</i>	<i>402-430-2463</i>	<i>Zach@10menroofing.com</i>
<i>Jeff Johnston</i>	<i>Neemann & Sons Roofing</i>	<i>402-450-0950</i>	<i>jeff.johnston@neemannandsons.com</i>
<i>Joshua Carter</i>	<i>Neemann & Sons</i>	<i>402-450-0111</i>	<i>joshua.Carter@neemannandsons.com</i>
<i>Trevor Blair</i>	<i>Apple Roofing</i>	<i>402-318-8008</i>	<i>trevor.blair@appleleaf.com</i>
<i>Kolby Johnson</i>	<i>White Castle Roofing</i>	<i>308-350-0397</i>	<i>K.johnson@whitecastleroofing.com</i>
<i>Chris Lehn</i>	<i>White Castle Roofing</i>	<i>402-270-9857</i>	<i>clehn@whitecastleroofing.com</i>
<i>Richard Geertgens</i>	<i>Steg Roofing</i>	<i>402-599-0264</i>	<i>richard@stegroofing.com</i>
<i>Nick Pischel</i>	<i>309 Task Force</i>	<i>402.416.7462</i>	<i>nick.pischel@nebraska.gov</i>

PRE-BID CONFERENCE
Lincoln Complex Bldg 1600 Roof Replacement PN# 31030377
1776 N. 10th St, Lincoln, NE 68505
Pike Conference Room, 2nd Floor, South Side of Building
1000 Hours 19 March 2024

INTRODUCTORY REMARKS

The purpose of this conference is to answer any Administrative or Technical questions you may have and to provide you with an opportunity to look at the Project Site. Please make sure to sign in before you leave if you haven't already.

Mr. James Rasmussen	Business Manager	402-309-8457	james.t.rasmussen3.civ@army.mil
Mr. Robert DeMoss	Contracts Officer	402-309-8464	robert.w.demoss2.nfg@army.mil
Mr. Jack Hodges	Project Manager	402-309-8480	john.p.hodges6.nfg@army.mil
Mr. Dustin Robinson	Project Manager	402-309-8463	destin.t.robinson2.nfg@army.mil
MAJ Jessica Wolff	1776 RC Fac. POC	402-309-7365	jessica.l.wolff16@army.mil
Mr. Kevin Hittle, AIA	SSH Architecture	402-483-2893	kevin@ssh-arch.com

ADDENDUM

Everyone receiving Plans and Specs and or attending the Pre-Bid Meeting will receive an addendum. Deadline for clarification of Plans & Specifications that may require an Addendum needs to be submitted to the **A&E** by 1300 on 26 March 2024. **Addendums** will be posted on the A&D Technical Supply Plan room website (Lincoln Office) and in-turn at the other Plan houses.

BID FORM

On completing the Bid Proposal Form contained in the Bid Packet (Section P1 of 4):

1. Please fill out Bid Form completely for all applicable items.
2. Sign the Bid Form in **BLUE INK**. Bids received without original signature or signed in pencil will not be accepted.
3. Return all (4) pages of the Bid Form, Pages P1-P4.
4. Include Bid Security of 5% of the total Bid Amount on the project.
5. On the Bid Form, there is a Total Base Bid Amount and (0) Alternative Bid Items (ABIs) and (0) Unit Bid Items (UBIs).
6. Be sure to enter your Bid Proposal amounts correctly in both word and figure as required on the Bid Proposal Form.
7. In case of an irregularity between the numeric amount and the written amount, the amount written shall govern.

BID SECURITY

The bid proposal **MUST** be accompanied by a Bid Bond in the amount of 5% in order to be considered (in order of preference):

1. Bonding Company (AIA Document A310 American Institute of Architects)
2. Cashier's Check
3. Money Order

PRE-CONSTRUCTION MEETING

PROGRESS REVIEW will be conducted every two weeks

INVOICE PAYMENTS ON PROJECT (AIA Form G702 -G703 are required)

Payments will be made by **DIRECT DEPOSIT** on the project in accordance with State of Nebraska procedures. Payments will be made within **45 days** after the invoices are received at the CFMO Office. The Contractor must establish a direct deposit payment enrollment with the State Treasurer (ACH – Automated Clearing House). The enrollment form will be provided at the Pre-Construction Meeting. The Nebraska State Treasurer requires that payments in excess of \$25,000 be made by direct deposit instead of State Warrants (checks).

USE OF SANITARY FACILITIES

Contractor will be required to supply and maintain chemical toilets during project execution.

EQUIPMENT STORAGE & MATERIAL STORAGE AT THE SITE

The Contractor is responsible for the security of their equipment and any materials left at the site. The Contractor is expected to keep the construction site clean and free of trash and debris during the project. Daily cleaning shall be completed.

CONTRACT TIME

The Contractor should ensure that the estimated completion timeline indicated on bid form (page P-2) is correct and realistic. The timeline should reflect the time required from issuance of "Notice to Proceed" **thru** Substantial Completion of the project. **IF**, The Bid form indicates a "**not to exceed date**"; this is the maximum amount of time we have allotted for the project. Your number of days can be less but not more than indicated.

GENERAL CONDITIONS REVIEW

See General Conditions provided in the bid packet.

USE OF SITE

The Contractor is responsible for the security and safety of the site at all times. The contractor is responsible for repair of any damages to facilities and property.

SECURITY RESTRICTIONS

Taking photos of government aircraft, vehicles and personnel is not authorized. An Entry Access List (EAL) will be required of the awarded contractor (including subcontractors) so that the government can vet all workers on site (delivery personnel will be escorted from the gate to delivery and back to the gate by an EAL individual)

PROJECT MANAGER COMMENTS

1776 RC Facility: MAJ Wolfe Comments

ARCHITECT COMMENTS



AGENDA for PRE-BID MEETING

Project: Bldg 1600 Roof
Location: 1776 Readiness Center, Lincoln, NE
Date: 19 March 2024
Time: 10:00 AM

Introductions

- | | |
|---|---|
| <ul style="list-style-type: none">1. Nebraska Army National Guard<ul style="list-style-type: none">– BLDG 1600 Representativea. Brian Blankenshipb.2. Nebraska Army National Guard<ul style="list-style-type: none">– NEARNG-CFMOa. Jack Hodges – Facilities Construction Manager (FCM) | <ul style="list-style-type: none">b. Dustin Robinson (Alternate FCM)3. SSH Architecture<ul style="list-style-type: none">a. Kevin Hittle – Project Architectb. Scott Smith – Project Coordinatorc. Emalea Dean – Admin Coordinator |
|---|---|

Please Sign In

Pertinent Dates and Times

- 1. Substitution Deadline – March 26, 2024 at 1:00 PM
- 2. Addendum –
 - a. Last Possible Addendum will be Issued March 28, 2024 at 1:30
 - 1. Posted at A&D Technical Supply (Lincoln) Website
- 3. Bids Due: April 2, 2024 at 1:30 p.m.

Bid Form and Submittal

- 1. All bids must be submitted on the bid form provided in the project manual.
- 2. All sections of bid form must be fully completed, including acknowledgement of all addenda regardless of whether they affect contract time or cost.

Scope of Work

- 1. New EPDM Roof System
 - a. 14,600 SF (3 Roofs)
 - b. Demo Existing Roofs
 - 1. EPDM
 - 2. Modified Bit
 - 3. Built Up Roof
 - c. Patch Concrete Deck (Exhaust Fans)
 - d. 5" Base Layer Insulation
 - 1. 1/8" Taper w/ Coverboard
 - e. 90 Mil, 30 Year EPDM
 - f. New Limestone Color Flashing

- 2. Alternate Bid Items:
 - a. None at this time.

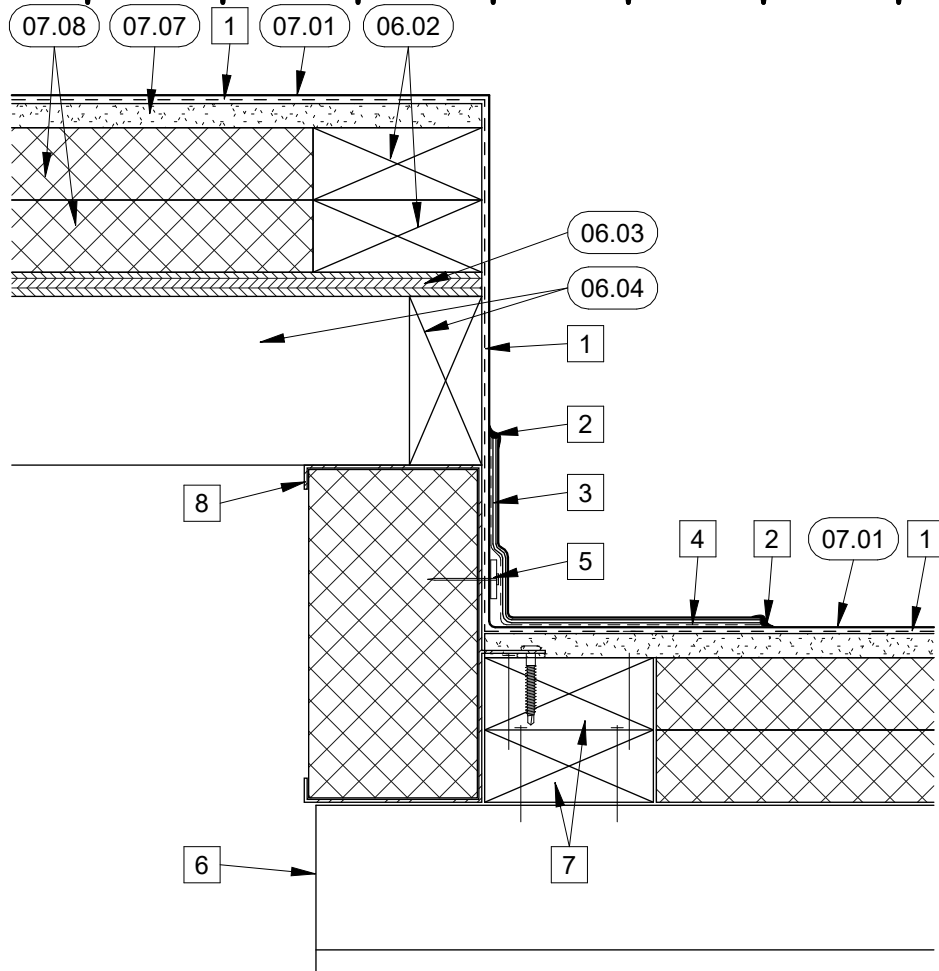
Special Project and Site Requirements

- 1. Concrete structural deck
 - a. Coal Tar Pitch previously removed
- 2. Limestone Flashing
- 3. Staging
- 4. Permits (none required)

NEARNG Comments

Questions

Individual Site Review



XX.XX

KEYNOTES

- 06.02 (2) 2x4 EDGE BLOCKING.
- 06.03 1/2" OSB.
- 06.04 2x4 FRAME WITH 2x4 SPANNING 16" O.C. SECURED TO CURB.
- 07.01 90 MIL EPDM ROOF MEMBRANE.
- 07.07 1/2" COVERBOARD.
- 07.08 1 1/2" POLYISO INSULATION.

X

DETAIL NOTES:

- 1. BONDING ADHESIVE.
- 2. CONTINUOUS BEAD OF LAP SEALANT.
- 3. 9" FLASHING SET IN SEALANT.
- 4. FLASHING SEALANT.
- 5. FASTENING STRIP (BAR) AND FASTENERS.
- 6. ROOF STRUCTURE / DECK.
- 7. 2x4 WOOD BLOCKING CONT. SECURE TO ROOF DECK / BLOCKING.
- 8. EXISTING CURB.

GENERAL NOTES:

- 1. PROVIDE SEALANT OVER FASTENER HEADS AND ALONG ENTIRE EDGE OF CURB FLANGE.

D8

RTU CURB CAP DETAIL

A199

SCALE: 3"=1'-0"















