



ADDENDUM #002

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JACKSON
JACKSON
& ASSOCIATES, INC.

Owner: First Central Congregational Church
Project Name: Elevator Addition & Renovation
421 So. 36th Street
Omaha, NE 68131

JJA Project: 3689
Drawings & Specifications
Dated: 04/06/26

The Drawings and Specifications for the above referenced project are hereby amended and the following changes shall be made part of the Contract Documents.

ARCHITECTURAL – Specifications

ITEM #1

Refer to the Attached Revised Project Manual, – BID PROPOSAL FORM.

- A. Replace BID PROPOSAL FORM in Addendum No. 1 with revised BID PROPOSAL FORM ATTACHED.

ITEM #2

Refer to the Attached Revised Project Manual, Section 01 21 00 – ALLOWANCES.

- A. Paragraph 1.3 CONTINGENCY ALLOWANCES: Add Paragraph “C” – Include in the Contract, a stipulated sum/price for the Parking Lot on the East side of the building.
1. Option #1 – Provide an Allowance to Resurface existing asphalt parking lot adjacent to new concrete area at Elevator Addition.
 2. Option #2 – Provide an Allowance to Replace the existing asphalt parking lot adjacent to new concrete area at Elevator Addition with a new concrete parking lot.
- B. Paragraph 1.3 CONTINGENCY ALLOWANCES: Add Paragraph “D” – Include in the Contract, a stipulated sum/price for Cleaning and repairing broken precast.
1. Option #1 – Provide an Allowance to Clean all existing precast on east side of building.
 2. Option #1A – Provide an Allowance to repair any broken precast on the east side of the building.
 3. Option #2 – Provide an Allowance to Clean the existing precast on the remaining (3) sides of the building.
 4. Option #2A – Provide Allowance to repair any broken precast on the remaining (3) sides of the building.

DIVISION I – GENERAL REQUIREMENTS

SECTION 01 21 00

ALLOWANCES

PART 1 GENERAL

1.1 SUMMARY

- A. This Section specifies administrative and procedural requirements governing handling and processing allowances.
- B. Types of allowances required include the following: Lump Sum Contingency Allowance.
- C. Related Sections:
 - 1. Section 01 26 57 - Change Order Procedures.

1.2 CASH ALLOWANCES

- A. Costs Included in Cash Allowances: Cost of product to Contractor or Subcontractor, less applicable trade discounts; and delivery to site.
- B. Architect/Engineer Responsibilities:
 - 1. Consult with Contractor for consideration and selection of products, suppliers, and installers.
 - 2. Select products in consultation with Owner and transmit decision to Contractor.
 - 3. Prepare Change Order.
- C. Contractor Responsibilities:
 - 1. Assist Architect/Engineer in selection of products, suppliers [and installers].
 - 2. Obtain proposals from suppliers [and installers] and offer recommendations.
 - 3. On notification of selection by [Architect/Engineer,] [Owner,] execute purchase agreement with designated supplier [and installer].
 - 4. Arrange for and process shop drawings, product data, and samples. Arrange for delivery.
 - 5. Promptly inspect products upon delivery for completeness, damage, and defects. Submit claims for transportation damage.
- D. Differences in costs will be adjusted by Change Order.

1.3 CONTINGENCY ALLOWANCES

- A. Include in the Contract, a stipulated sum/unit price for geopiers per Construction Documents for geopiers to support existing/new foundations.
- B. Include in the Contract, a stipulated sum/price for roof leak repairs for Entry 100. Refer to Roof Water Testing Procedure paragraph 1.10 below.
- C. Include in the Contract, a stipulated sum/price for the Parking Lot on the east side of the building. **Addendum No. 1**
 - 1. Option #1 – Resurfacing existing asphalt parking lot.
 - 2. Option #2 – Replacing existing asphalt parking lot with a concrete parking lot.
- D. Include in the Contract a stipulated square foot and sum dollar amount for below options. A site visit will be required to evaluate the existing conditions. **Addendum No. 1**
 - 1. Option #1 – Cost to clean/repair cast stone on east side of building.
 - 2. Option #2 – Cost to clean/repair cast stone on remaining sides of existing building.
- E. Contractor's costs for products, delivery, installation, labor, insurance, payroll, taxes, bonding, equipment rental, overhead and profit will be included in Change Orders authorizing expenditure of funds from this Contingency Allowance, if work is required of the Contractor.
- F. Funds will be drawn from Contingency Allowance only by Change Order.
- G. At closeout of Contract, funds remaining in Contingency Allowance will be credited to Owner by Change Order.

1.4 SELECTION AND PURCHASE

- A. The Owner may choose to use contingency funds for items to be purchased and installed by the Owner, purchased by the Owner and installed by the Contractor or items purchased and installed by the Contractor, which shall be defined by change order.
- B. At the earliest feasible date after work is defined by the Owner, if work by the Contractor is required, advise the Architect of the date when the final selection and purchase of each product or system described by an allowance must be completed in order to avoid delay in performance of the Work.
 - 1. When requested by the Architect, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performance of the Work.
 - 2. Purchase products and systems as selected by the Architect from the designated supplier.

1.5 SUBMITTALS

- A. Submit proposals for purchase of products of systems included in allowances, in the form specified for change orders.

1.6 INSPECTION

- A. Inspect products covered by an allowance promptly upon delivery for damage or defects.

1.7 PREPARATION

- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related construction activities.

1.8 INSTALLATION

- A. Refer to appropriate specification section for installation of all materials specified to be installed by the Contractor under this section or as further defined by change order.

1.9 TESTING AND INSPECTION ALLOWANCES

- A. Costs Included in Testing and Inspecting Allowances: Cost of engaging testing and inspecting agency; execution of tests and inspecting; and reporting results.
- B. Costs Not Included in Testing and Inspecting Allowance But Included in Contract Sum/Price:
 - 1. Costs of incidental labor and facilities required to assist testing or inspecting agency.
 - 2. Costs of testing services used by Contractor separate from Contract Document requirements.
 - 3. Costs of retesting upon failure of previous tests as determined by Architect/Engineer.
- C. Payment Procedures:
 - 1. Submit one copy of inspecting or testing firm's invoice with application for payment.
 - 2. Pay invoice on approval by Architect/Engineer.
- D. Testing and Inspecting Allowances Schedule:
- E. Differences in cost will be adjusted by Change Order.

1.10 ROOF WATER TESTING PROCEDURE:

- A. **Suspect Areas:** Start at the lowest point of the suspected area, such as a roof valley, vent, or flashing near the leak.
- B. **Begin Testing Low:** Start spraying water at the lowest point of the roof slope, below the suspected area.

- C. **Apply Water Methodically:** Use a garden hose with low to moderate pressure to simulate rain. Avoid high-pressure washing as it can damage shingles.
- D. **Wait and Monitor:** Let the water run on one section for several minutes (often 15–20 minutes) to allow time for the water to penetrate the roof layers.
- E. **Communicate:** The observer inside should have a visual on the bottom of the roof structure above the lay-in ceiling and inform the sprayer when water begins to appear, which can take time.
- F. **Move Upward:** If no leak is found, move the hose 2–3 feet higher and repeat the process. Always move up the roof slope systematically.
- G. **Isolate Potential Leaks:** If the leak is confirmed, stop moving the hose to isolate that specific area and confirm the source.
- H. **Mark the Spot:** Once the entry point is found, mark it on the outside of the roof with chalk or tape for repair.
- I. **Probable Cost:** After identifying the location and source of the water infiltration the contractor shall provide an itemized cost back down of work to be completed to correct the cause of the water infiltration for review and approval by the owner. Refer to the specifications section 01 21 00 – Allowances for cost carried by the Contractor to correct roof leaks at Entry 100.

PART 2 PRODUCTS

Not Used.

PART 3 EXECUTION

Not Used.

END OF SECTION