



ADDENDUM #002

Date: May 12, 2026

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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.

BID PROPOSAL

PROPOSAL OF: _____, a corporation, organized and existing under the State of _____, a partnership consisting of: _____ and _____ or a sole proprietorship as: _____, hereinafter called the Bidder,

TO: _____ First Central Congregational Church _____
431 South 36th Street _____
Omaha, NE 68131 _____

The undersigned acknowledges visitation to the site and being familiar with the local conditions affecting the cost of the Work, hereby proposes and agrees to furnish all labor, materials, tools and equipment and perform all work and services required for the Combined Construction, including General Construction and Mechanical and Electrical Work required, in accordance with the Contract Documents prepared by Jackson - Jackson & Associates, Inc., 6912 North 97th Circle, Suite 1, Omaha, Nebraska, 68122, under **JJA Project No. 3689**, including Addenda issued thereto,

FOR: The Exterior Elevator Addition and Renovations

All amounts shown herein are in both figures and words. In case of discrepancy, amounts shown in words shall govern.

ADDENDA: The undersigned acknowledges receipt of all Addenda including **Addendum No.** _____ through **Addendum No.** _____.

LUMP SUM BASE BID: The undersigned hereby proposes and agrees to perform the foregoing combined construction for the lump sum base bid of:

BASE BID: \$ _____
_____ Dollars

The undersigned further acknowledges and agrees:

1. That the Owner reserves the right to reject any or all bids and to waive any informalities in the bidding.
2. That this Bid shall be good and may not be withdrawn for a period of thirty (30) days after the scheduled closing time for receiving bids.
3. That if notified of the acceptance of this Bid Proposal within thirty (30) days from the scheduled opening of the bids, the undersigned will enter into and execute an "Owner-Contractor Agreement" based upon this Bid, in the form of a stipulated sum agreement, to be attached to and made part of the Contract Documents.
4. That if awarded the Contract to furnish and deliver to the Owner within fifteen (15) days after the signing of the Contract, a satisfactory Performance Bond and Labor and Material Payment Bond in the form currently issued by the AIA in an amount equal to one hundred percent (100%) of the Contract Sum for the Work to be performed.
5. That if awarded the Contract, **the Work shall be substantially complete within _____ calendar days** after written notice of acceptance of the Bid Proposal.

BID SECURITY: Attached hereto is bid security as required in accordance with the Instructions to Bidders in the amount of not less than five percent (5%) of the highest total dollar amount bid.

STATE REGISTRATION NUMBER: _____

SIGNED this _____ day of _____, 2026

BY:

Legal Name of Bidder

Address

City State Zip

Authorized Officer (signature) Title

(Corporate Seal)

This Proposal Form furnished by
Jackson - Jackson & Associates, Inc., Architects
6912 North 97th Circle, Suite 1; Omaha, Nebraska 68122; Tele: (402) 391-3999

(End of Proposal)

SUPPLEMENT TO BID PROPOSAL

LUMP SUM BASE BID PRICE BREAKOUT:

| | |
|---------------------------------------|----------|
| General Building Construction | \$ _____ |
| Mechanical Work | \$ _____ |
| Electrical Work | \$ _____ |
| Special Construction (Elevator, etc.) | \$ _____ |
| Total (to equal Base Bid) | \$ _____ |

UNIT PRICES: The quantity of those materials/procedures which are listed below may be modified by a Change Order in accordance with the following Unit Prices:

1. Contractor shall provide a cost per each geopier installation used to support the existing/new foundation for the Elevator Addition. DIVISION 31 62 16 – Helical and Hydraulic Piling.

ADD: \$ _____ per geopier
_____ Dollars

2. Contractor shall provide a cost per square foot of roof area requiring patching to alleviate current roof leaks in Entry 100 on the northeast corner of the building.

ADD: \$ _____ per square foot
_____ Dollars

PRIME SUBCONTRACTORS: The undersigned proposes the following Prime Subcontractors for the Work under the Contract:

Mechanical Work: _____

Electrical Work: _____

MA

ALLOWANCE PRICES: The quantity of those materials/procedures which are listed below may be modified by a Change Order:

1. Include in the Contract, a stipulated sum/price for the Parking Lot on the east side of the building. Option 1: Resurfacing exiting asphalt parking lot

ADD: \$ _____ per square foot
_____ Dollars

2. Include in the Contract, a stipulated sum/price for the Parking Lot on the east side of the building. Option 2: Replacing existing asphalt parking lot with a concrete parking lot.

ADD: \$ _____ per square foot

_____ Dollars

3. Include in the Contract, a stipulated square foot and sum dollar amount to clean and repair existing broken cast stone. Option:1 Cost to Clean/Repair stone on east side of building.

ADD: \$ _____ per square foot

4. Include in the Contract, a stipulated square foot and sum dollar amount to clean and repair existing broken cast stone. Option:2 Cost to Clean/Repair stone on remaining sides of the existing building.

ADD: \$ _____ per square foot

_____ Dollars

_____ Dollars

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