



23 July 2026

MILITARY DEPARTMENT
STATE of NEBRASKA
LINCOLN, NEBRASKA

NEBRASKA ARMY NATIONAL GUARD

CATS-M Transit Training Company HQ Bldg. 1270 Construction Project

At the

1324 County Road 8, Mead, NE 68041-4037

For the

MILITARY DEPARTMENT
STATE of NEBRASKA
Lincoln, Nebraska

PROJECT NO. 31090572

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 effect as though a part of the original issue.

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

General Items

1. Attached to this addendum is the agenda and sign-in sheet from the pre-bid meeting held on 16 July, 2026.
2. The Nebraska National Guard owns the water utility. All water utility related issues shall be coordinated with the Owner. Water can be accessed via an existing fire hydrant north of the project site without use charges.
3. Soils. Structural fill for the building pad needs to be imported onto the site and properly placed and compacted. Spoils may be deposited on site where directed by the Owner.
4. Contractor is responsible for obtaining an account with OPPD for temporary power utilizing the new transformer that is part of this project. At the end of construction, the temporary system shall be removed by the Contractor and the account shall be transferred to the Owner for permanent power.



5. Original, copyrighted AIA Documents shall be utilized for all instances where they are indicated in the project manual. Use of copies or facsimiles of AIA documents are prohibited.
6. Operations and Maintenance (O & M) closeout documents and warranties shall be submitted as separate documents during closeout. Warranties shall be bound within a separate binder from the O & M information in closeout submittals.
7. The Contractor is responsible for verifying all existing site utilities before beginning construction by hiring a private utility locating company. 811 will not locate utilities on private property.
8. There are no permits required for this project from any jurisdiction.
9. All inspections indicated within the Contract Documents shall be obtained and paid for by the Contractor.
10. The mechanical and electrical engineer will conduct inspections of the plumbing and electrical systems after rough-ins have been completed. Contractor shall notify Architect at the appropriate time to arrange for these inspections.
11. Construction staking is available from JEO. Contact: Aaron Hamilton, ahamilton@jeo.com (402-443-4661) for quote.
12. See Appendix A, Article 5 for Build America, Buy America Act requirements.
13. Question:
 - a. Spec calls for 22 gauge roof and wall panel in standard color. Nobody really stocks 22 gauge standard color. A more appropriate gauge would be 24 or 26 gauge for both roof and walls. If 22 gauge is required, we will have to buyout two special coils of material in Chief standard color. One coil would be the roof panel and wainscot with the other coil being the upper wall panel. We can only buy coils in minimum quantities and this is such a small building that it will be very expensive. Can we see if the architect will approve a 24 gauge or even 26 gauge panel?
 - b. Answer:
 - i. 24 Gauge panels are acceptable for roof and wall panels.
 - ii. Correction to statement made in the question. Wall and roof panels are not standard colors. They are indicated on Sheet A1.2 to be custom colors to match existing barracks building to the north. See further clarification in this addendum regarding panel colors.
14. Question:
 - a. Need to know if live load is 20 psf? Is live load tributary reduction allowed?
 - b. Answer:
 - i. Sheet S1.1 indicates: Live Load - Roof - Flat Roof Snow (Pf) = 20 psf. This load is not reducible.
 - ii. Additionally, the IBC has a minimum roof live load (Lr) of 20 psf which is reducible, but that load is not shown on sheet S1.1 because the controlling load case is the Flat Roof Snow (Pf).
15. Question:
 - a. Spec calls for perforated soffit panel but there is no ventilation required as the purlin cavity will be filled with insulation. Please confirm that perforated soffit is not required?
 - b. Answer:
 - i. Perforated soffit panels are not required.
16. Question:
 - a. Will soffit panel be the same profile as the wall and roof panel? 24 gauge or 26 gauge?
 - i. Soffit panels are the same profile as the wall panels. 24 gauge.

Substitutions

The following manufacturers have been approved for bidding:

1. None.

Drawings

2. Sheet A1.2 – Details 1,2,3 and 4 and Material Legend.
 - a. See attached Sheet A1.2 with clarifications to custom colors for wall and roof panels.

Specifications

1. Section 133419 – Metal Building Systems
 - a. Article 2.03, Paragraph D, Number 2.f. Change as follows:
 - i. Later to Lateral.
 - b. Article 2.08, Paragraph A and Paragraph B. Change the minimum metal thickness to 24 gauge.



- c. Article 2.08, Paragraph C. Change this paragraph as follows:
i. Remove "perforated for ventilation".

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



MICHAEL E. DAILY
BVH Architecture


For

CRAIG W. STRONG
Major General, The Adjutant General

ATTACHMENTS:

1. Pre Bid Meeting Agenda and Sign-In Sheet.
2. Sheet A1.2.

End of Addendum No. 1



PRE-BID CONFERENCE
CATSM Transit Training HQ 1270 Construction PN# 31090572
1324 County Rd 8, Mead, NE 68041

1000 Hrs. 16 July 2026

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. Keith Brocksmith	Contracts Officer	402-309-8473	keith.d.brocksmith.nfg@army.mil
Mr. Jack Hodges	PM/Business Manager	402-309-8480	john.p.hodges6.nfg@army.mil
	Site POC	402-309-	
Michael Daily, A&E	BVH Architecture	402-413-6721	mdaily@bvh.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 23 July 2026**. **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 (3) 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

BIDS DUE

The Bids are due **NO LATER THAN 1330 hours on 30 July 2026** at the front desk of the Construction & Facilities Management Office, 3rd Floor in the Joint Forces Headquarters Building, Lincoln Air National Guard Base.

Mailing Address: Construction and Facilities Management Office
(Project Name)
2433 NW 24th Street
Lincoln, NE 68524

Overnight Service – Ensure that delivery will be made no later than 1:30 p.m. of the Bid Date.

All vehicles entering the Base will be stopped at the Front Gate and asked to show a Driver's License Photo ID and asked the reason or business for entry. Identify the Construction Company you are representing and are there to deliver a Construction Bid for the **Project NAME**. In advance of the Bid Opening, we will notify Base Security of the Bid Opening and provide them with a copy of today's Sign-In Sheet to expedite this process. Please note: Security may, at random, inspect your vehicle; please allow sufficient time.

Hand-carried bids must be delivered no later than 1:30 p.m. to the Contracting Branch. CFMO is located on the 3rd floor of the building. There is guest parking available in front of the Joint Forces Headquarters Building. If you are having difficulty getting onto the Air Guard Base, please call 402-309-8464 or 402-309-8473. The Bids will be publicly opened at 2:00 p.m. and recorded. You are encouraged to stay and attend the Bid Opening. If you hand carry your bid, call by noon to be put on the visitor access listing and be sure to allow adequate time to clear through Security and find our Office.

DRUG POLICY

By signing the Invitation to Bid, the Bidder is committed to providing a drug free workplace environment. If requested by the Military Department, the Bidder must furnish evidence that they have a Drug Free Workplace Policy.

BID REVIEW COMMITTEE

The "Bid Review Committee" will meet within one week after the Public Bid Opening to review the bids for any irregularities and to award the contract on the Project.

LIQUIDATED DAMAGES

No liquidated damages will be assessed for this project.

DAVIS BACON ACT

DAVIS BACON does not apply to this Project under Nebraska State Contracting Procedures.

PERFORMANCE BONDS

Performance Bonds and Labor & Material Bonds are required on this Project upon awarding.

MANDATORY MEETINGS

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 more than \$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 vehicles and personnel is not authorized.

- An Entry Access List (EAL) will be required of the awarded contractor 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). The Project Manager will provide the format.

SITE POINT OF CONTACT(POC) COMMENTS:

PROJECT MANAGER COMMENTS:

ARCHITECT COMMENTS:



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)



CATSM TT HQ Bldg 1270 Construction Pre-Bid Meeting

PN# 31090572 Date 16 July 2026

Name	Agency/Company	Phone Number	E-mail Address
Mr. James Rasmussen	CFMO Business Manager	402-309-8457	james.t.rasmussen3.civ@army.mil
Keith Brocksmith	CFMO Contracts Officer	402-309-8473	keith.d.brocksmith.nfg@army.mil
Jack Hodges	CFMO Project Manager Supervisor	402-309-8480	john.p.hodges6.nfg@army.mil
Michael Daily	BVH Architecture	402-413-6721	mdaily@bvvh.com
Brad Peters	Arrowhead Construction	402-989-6967	brad@arrowhead-construction.com
Mike Stearn	Ideal Construction	402-660-4751	mikes@idealconstruction.com
Ray McChesney	Ideal Construction	402-986-8322	Ray-97@idealconstruction.com
Jacdyn Parks	Computer Cable Connection	402-250-0636	Jacdyn.Parks@ccone.com
Craig Nickolke	Walco Concrete	402-649-0879	craig@walcoconcrete.com
Dave Hueser	Blackhawk Construction	402-889-7852	dave@blackhawkconstruction.com
Ty Kula	Kula earthworks	402-677-4461	Tykulacontracting@gmail.com
SPENCER DACY	ROGGE GENERAL CONT.	402-432-0460	PROGGE@ROGGEINC.COM
Brad mrsay	Fluid mech	402-600-4300	brad.mrsay@fluidmech.com
Breck Bryant	Cheers Construction	402-477-6745	bids@cheersconstruction.com
JACK KARLS	JFK CONST. INC	402-496-8478	JFKCONSTRUCTION@GMAIL.COM
Pat Mart	Pat Mart Bros.	402-602-1274	patmartbros@gmail.com
Steve Dingers	PHILKORN WEST	402-660-3857	Steve@Philkornwest.com
Zach Mart	PHILKORN WEST	402-660-3857	Zach@Philkornwest.com
Earl Snider	Snider Construction	402-510-4049	earl@sniderconstruction.com
Larry Kummer	IES Electric Inc	402-440-6544	larryk@ieselectricinc.com



(402) 309-8450 (main) (402) 309-7480 (fax)

PN# 31090572 Date 16 July 2026

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8 DETAIL - TYPICAL HM FRAME IN MTL STUD WALL

