



DATE: October 22nd, 2026

FROM: The Schemmer Associates
1044 North 115th Street, Suite 300
Omaha, Nebraska 68154-4436
Phone: (402) 493-4800
Telefax: (402) 493-7951
Direct: (402) 431-6333 (Architect)

TO: ALL PLANHOLDERS

RE: **Addendum No. 3** 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 three (3) pages of written addendum items, including this page, and eight (8) pages of Attachments.

THE SCHEMMER ASSOCIATES INC.

CHANGES TO THE SPECIFICATIONS

SECTION 00-0102 – PROJECT INFORMATION

- a. Refer to Paragraph #1.05(D), Bid Due Date. Change last sentence to read: “11-13-2026, *before 1:00pm local standard time at the project location at 10635 Birch Street, Omaha, Nebraska.*”

SECTION 00-1113 – ADVERTISEMENT FOR BIDS

- a. Refer to Paragraph #1.04(A), Potential Bidders. Change last sentence to read: “Before *1:00pm* local standard time on the 13th of November 2026.”
- b. Refer to Paragraphs # 1.04(E) and (F). A scan of Davis-Bacon wage rates, current as of May 18, 2026, has been furnished by the Owner and is hereby issued with this Addendum #3.

SECTION 00-2113 – INSTRUCTIONS TO BIDDERS

- a. Refer to Paragraphs #1.11(A), AWARD OF CONTRACT AND INDIAN PREFERENCE USED IN THE AWARD, paragraph #1.12, SECTION 7(B) LEGAL REQUIREMENTS, paragraph 1.13, PRE-QUALIFICATION OF BIDDERS SEEKING INDIAN PREFERENCE, and paragraph #1.14, STATEMENTS REGARDING INDIAN PREFERENCE IN SUBCONTRACTING, EMPLOYMENT AND TRAINING. A list of pre-qualified Native American-owned Subcontractors has been provided by the Owner, and is hereby issued with this Addendum #3.
- b. Refer to Paragraph 2.01(A), BID SUBMISSION. Replace the entire paragraph A with the following:
“Bids signed and under seal, executed and dated will be received at the Lobby of the project site building located at 10635 Birch Street, Omaha, NE 68134, before 1:00pm local standard time on November 13th, 2026. The Owner will receive Bidding materials between 12:30pm and 1:00pm and Bids will be time-stamped.”
- c. Refer to Paragraph #4.02, PREBID CONFERENCE. A list of Attendees at this conference has been provided and is hereby issued with this Addendum #3.
- d. Refer to Paragraph #6.01(C), SUBMISSION PROCEDURE. Change the wording in the sentence to read:
“Bidders should deliver their sealed Bids to the Project address at 10635 Birch Street Omaha, NE 68134 in a manner guaranteed to be received by the date and time of the collection deadline. The Owner will receive Bidding materials between 12:30pm and 1:00pm, and Bids received will be time-stamped. All sealed Bids will then be publicly opened at 1:00pm and read aloud.”

SECTION 00-3100 – AVAILABLE PROJECT INFORMATION

- a. Refer to Paragraph 3.01(B)(2), OBTAINMENT OF PERMITS. Point of clarification: A question was asked at the Pre-Bid Meeting regarding the payment of “Capital Improvement Fees”, which are due prior to receipt of Building Permit; Item #2 states “Pay required fees”.

SECTION 01-1000 – SUMMARY

- a. Refer to Paragraphs #1.06(B)(3), Owner Occupancy. Owner will *endeavor* to open the barricaded entrance at the southwest corner of the property for use by their vehicles only. Contractors should make every effort to maintain an unobstructed route for Owner use to the existing Maintenance Garage doors on the south side of

the building.

SECTION 01-4533 – CODE-REQUIRED SPECIAL INSPECTIONS AND PROCEDURES

- a. Point of clarification: Contractor shall arrange and pay for all materials testing required by other parts of these Drawings and Specifications not strictly described under this section.

Please acknowledge receipt of this Addendum #3 on your bid form.

Respectfully Submitted,

SCHEMMER ASSOCIATES

BY:



Curtis Field, AIA

Attachments:

Davis-Bacon Wage Rates (current as of 5/18/26 - 5 sheets, 8 ½" x 11")

Owner's list of pre-qualified Native American-owned Subcontractors (1 sheet, 8 ½" x 11")

List of Pre-Bid Conference Attendees (1 sheet, 8 ½" x 11")

END OF ADDENDUM NO. 3

Northern Ponca Maintenance Building Addition - Addendum 3

Davis-Bacon Wage Rates

"General Decision Number: NE20260057 05/18/2026

State: Nebraska

Construction Types: Building

Counties: Nebraska Counties of
Douglas

Modification Number	Publication Date
0	01/02/2026
1	05/18/2026

BRNE0001-001 06/01/2025

	Rates	Fringes
BRICKLAYER.....	\$ 34.80	19.94

CARP0427-001 06/01/2025

	Rates	Fringes
CARPENTER (INCLUDING ACOUSTICAL CEILING INSTALLATION).....	\$ 33.42	18.66

CARP0427-004 06/01/2025

	Rates	Fringes
CARPENTER (DRYWALL HANGING, FINISHING/TAPING ONLY).. <td>\$ 33.42</td> <td>18.66</td>	\$ 33.42	18.66

ELEC0022-001 06/01/2025

	Rates	Fringes
ELECTRICIAN.....	\$ 46.40	20.89

ELEV0028-001 01/01/2025

	Rates	Fringes
ELEVATOR MECHANIC FOOTNOTE: A. VACATION PAY: 8% FOR PERSONS WITH 5 OR MORE YEARS OF SERVICE, 6% FOR PERSONS WITH LESS THAN 5 YEARS OF SERVICE. B. PAID HOLIDAYS: NEW YEAR'S DAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, VETERANS' DAY, THANKSGIVING DAY, FRIDAY AFTER THANKSGIVING, AND CHRISTMAS DAY.....	\$ 55.88	38.44

ENGI0571-004 10/01/2024

	Rates	Fringes
OPERATOR: FORKLIFT.....	\$ 31.06	18.69
OPERATOR: CRANE.....	\$ 36.44	18.69

IRON0021-002 06/01/2025

	Rates	Fringes
IRONWORKER, STRUCTURAL.....	\$ 39.00	22.30

LAB01140-003 10/01/2023

	Rates	Fringes
LABORER (MASON TENDER, BRICK & HOD).....	\$ 24.00	13.48

PLUM0016-003 05/25/2025

	Rates	Fringes
PLUMBER (EXCLUDING HVAC PIPE INSTALLATION).....	\$ 44.26	16.90

PLUM0464-006 06/01/2025

	Rates	Fringes
PIPEFITTER (INCLUDES HVAC PIPE INSTALLATION AND EXCLUDES HVAC SYSTEM INSTALLATION).....	\$ 46.25	21.10

SFNE0669-001 04/01/2025

	Rates	Fringes
SPRINKLER FITTER (FIRE SPRINKLERS).....	\$ 43.79	28.35

SHEE0003-001 07/01/2023

	Rates	Fringes
SHEET METAL WORKER (INCLUDING HVAC DUCT & SYSTEM INSTALLATION).....	\$ 39.65	19.87

SUNE2011-031 10/27/2011

	Rates	Fringes
TRUCK DRIVER, INCLUDES DUMP AND TANDEM TRUCK.....	\$ 14.77	1.41
ROOFER.....	\$ 13.57	0.77
PAINTER: BRUSH, ROLLER AND SPRAY.....	\$ 14.26	0.00
OPERATOR: LOADER.....	\$ 20.76	4.64
OPERATOR: BOBCAT/SKID STEER/SKID LOADER.....	\$ 23.11	0.91
OPERATOR: BACKHOE/EXCAVATOR/TRACKHOE.....	\$ 22.55	5.72
LABORER: COMMON OR GENERAL.....	\$ 15.47	5.34
GLAZIER.....	\$ 17.67	1.71
FORM WORKER.....	\$ 19.07	3.84
ELECTRICIAN (LOW VOLTAGE WIRING).....	\$ 21.54	5.99
CEMENT MASON/CONCRETE FINISHER.....	\$ 18.44	4.08
CAULKER.....	\$ 17.13	0.00

WELDERS - Receive rate prescribed for craft performing
operation to which welding is incidental.

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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave
for Federal Contractors applies to all contracts subject to the
Davis-Bacon Act for which the contract is awarded (and any
solicitation was issued) on or after January 1, 2017. If this
contract is covered by the EO, the contractor must provide
employees with 1 hour of paid sick leave for every 30 hours
they work, up to 56 hours of paid sick leave each year.
Employees must be permitted to use paid sick leave for their
own illness, injury or other health-related needs, including
preventive care; to assist a family member (or person who is

like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Note: Executive Order 13658 generally applies to contracts subject to the Davis-Bacon Act that were awarded on or between January 1, 2015 and January 29, 2022, and that have not been renewed or extended on or after January 30, 2022. Executive Order 13658 does not apply to contracts subject only to the Davis-Bacon Related Acts regardless of when they were awarded. If a contract is subject to Executive Order 13658, the contractor must pay all covered workers at least \$13.65 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract from May 11, 2026, through December 31, 2026. The applicable Executive Order minimum wage rate will be adjusted annually. Additional information on contractor requirements and worker protections under Executive Order 13658 is available at www.dol.gov/whd/govcontracts.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than **SU**, **UAVG**, **SA**, or **SC** denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE:

UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The **SU** identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

SU wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The **SA** identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the **SA** identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

- a) a survey underlying a wage determination
- b) an existing published wage determination
- c) an initial WHD letter setting forth a position on a wage determination matter
- d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys

Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

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END OF GENERAL DECISION

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Northern Ponca Maintenance Building Addition - Addendum 3

Pre-qualified Native-Owned Subcontractors

Name	Business Name	Address	Services	Phone	Email
Evan Mackey	Elite Crete Construction, LLC	2310 Cedar Ter, Yankton, SD 57078	Construction	605-760-6225	eliterecreconstruction@gmail.com
Scott Grove	Seven Generation Architecture/Engineer	600 E Michigan Ave Suite B Kalamazoo MI 49007	Arch/Engineer Firm/Construction	269-927-0144	sgrove@7GenAE.com
Carl Ironshell	Top Notch Telecom		Communication/Cabeling	531-333-0821	cbronsheil@gmail.com
Joshua Ironshell	The Gutter ConnectionLLC	7525 S 38th St. Lincoln NE 68516	Gutters/siding/roofing	402-937-5616	
Joseph L Pitzi	Pitzi Contracting LLC	4422 N 91st St, Omaha NE 68134	Concrete Construction & General	402-216-8990	pitzicontracting@gmail.com
Chris Glotzbach	MedVolt Construction Services LLC	1600 Genessee St, Suite 722, Kansas City MO 64102	Construction Management/Concrete/HVAC	402-332-8952	Chris.Glotzbach@tepa.com
Tamara R McCall	Cleaned UP	POB 4223, Lincoln NE 68504	Cleaning services, Comm, residential,construction clean up	531-289-8756	Cleainedup2k@gmail.com
Daniel Bear Shield			HVAC	402-340-7077	
Gary Zdan/Trezure Patlan	Home Improvement Team/Gary Zdan	9900 South 252nd St Lot P34, WaterlooNE 68069	siding, gutters, windows	402-813-1613	hitbyzdan@yahoo.com
ADSI	ADSI	7026 Koll Center Parkway Suite 211, Pleasanton CA 94566	Office products, furniture	702 389 5862	rfo@adsii.com
Joshua Aaron Kitka	Hulk Contracting Services Inc	7914 W Dodge Suite 216 Omaha NE 68114	Construction , contracting	720-456-5558	hulkcontractingservices@gmail.com
Steven Leash Jr	Sovereignty Construction	5100 Hwy 371 Agunga CA 92536	construction, project management, remodels	760-477-5409	info@sovereigntyconstruction.com
Jay Gould	Gould Young Construction	17225 Burt St, Suite 200 Omaha NE 68118	General Contractor construction	402-690-2890	jay.gould@gouldyoung.com
Brian Goudge	Dark Horse General Contracting	8601 73 Ave. N, Suite 21 Brookly Park MN 55428	General Contractor construction	701-500-6591	bgoudge@dark-horse-gc.com
	Loeffler Construction	9202 202Nd St W Ste 100, Lakeville, MN 55044	General Contractor construction	952-955-9119	jgreenwald@loefflerconstruction.com
W.C Germandt III	Direct 2 Completion D2C	5314 S. Yale Suite 1100 Tulsa OK 74135	General Contractor construction/Owners Rep	918-457-6905	WC@d2completion.com

Ponca Tribe Business Contractors

Full Name	Company	Address	Job/Type Services	Business Phone	Home Phone	Mobile Phone	Email
Brandon Villalpando	Pando Construction LLC	11015 T Plaza #302, Omaha NE 68137	General contracting, residential, comm	402-640-9489			constructionpando@gmail.com
Brooke and Lisa Morehouse	Morehouse Construction	1410 Fairacres Drive, Fremont, NE 68025	Construction	(402) 320-0844	(402) 721-1153		
Christopher Nightser	Fairman Glen	14829 Highland Park RD, Council Bluffs, IA 51503	Electrical Contractor/Snow Removal	712-256-6232			christopher.nightsr@mba.midlandu.edu
Christopher J Stollenberg	Quality Plumbing & Air	1022 Country Road 19, Hooper, NE 68031	Plumbing & HVAC Contractor	(402) 720-0261			chris@qualityplumbingandair.com
Curtis Boschutt	Lacreme Construction LLC	300 Victor Ave, Walkhill, NE 68067	Construction	402-922-2607	(402) 455-8904	(402) 812-4867	curtis@lacremeconstruction.com
Danny Barfield	Barfield's Painting Company	6705 Kansas Ave, Omaha, NE 68104	Painting		402-208-0280		dannbarfields@hotmail.com
Donnie Barfield	Donnie Barfield	8215 Templeton Dr., Omaha, NE 68134	cleaning service/comm, resident	402-802-2247			Donniebarfield1947@gmail.com
Felicia Welke	Queens Clean LLC	625 B St, Lincoln NE 68502	Contractor/Construction	(402) 540-7122			queenscleandu@gmail.com / feleciawelke@gmail.com
Larry Wright Jr	Buffalo Spirit LLC	2420 SW 16th St, Lincoln, NE 68522	General Contractor				larrywright@buffalospiritllc.com
Marshall Pritchard	ASW Associated LLC	5900 Dobson's Ct., Lincoln, NE 68516	Remediation, Ground water sampling	(402) 202-9211			marshallpritchard@mac.com
Matthew Kennedy	Costello Kennedy Arch & Engineer- Landscaping	16 DeLa Guerra Rd., San Rafael, CA 94901	Landscaping/Arch/Engineer	415-847-3052	(402) 377-0555	(402) 380-2228	http://costellokenmedy.com
Matthew Pickell	Pickell Handyman	240 E Carlson, Craig, NE 68019	Handyman work				info@osnponca.com
Osni Ponca Construction & Development	Osni Ponca Construction & Development	2756 O St, Lincoln, NE 68510	Construction & Consultation	(402-434-2127			
Patrick Wright	Wright Construction	1620 E Berry Hill, Norfolk, NE 68701	Construction	(402) 371-5614		(402) 841-7948	
Randy L. Suverkrubbe	ASAP Quality Painting	4122 N 101st St., Omaha, NE 68134	Painting/light repair	(402) 208-8718			
Rhonda Weston	S O S Cleaning Service	5029 S 171 St Circle, Omaha, NE 68135	cleaning service	(402) 740-4867			rweston1224@gmail.com
Sean Nightser or Tracey Nichols	Glass Services Inc	1436 N 15th St., Council Bluffs, IA 51501	auto/commerical glass repair	712-256-5553			tracy@glass-services.net
Toni Hegstrom	Hegstrom Design	2915 Pierce St., Sioux City IA 51104	advertising & design	(712) 301-4429			
William Yunker	Yunker Flooring	PO Box 100, Verdigre, NE 68783	Carpet & Tile			(402) 640-8426	weyoutyunk@yahoo.com
Clinton Kyle Harding	Bringshunder Remediation Ventures ASW	302 East 4th St, Pickering MI	General Contracting	660-553-2102			clintonbringsthunder45@gmail.com
Jeff Bogacz	HandyMaster	16419 Weir St, Omaha NE 68135	Construction	402-714-1334			eddiebogacz12@gmail.com

NORTHERN PONCA MAINTENANCE BUILDING ADDITION

10635 Birch Street, Omaha, NE

PREBID CONFERENCE ATTENDANCE

October 21st, 2026 – 9:00am

ATTENDEES - PLEASE PRINT CLEARLY:

NAME	COMPANY	E-MAIL
George Turner	Sampson Construction	george.turner@sampson-construction.com
Chris Nielson	Fauss Construction	chris@faussconstruction.com
Earl Snider	Snider Construction	earl@sniderconstruct.com
Marcus Rand	Peitzmeier Demolition	marcus.rand@peitzdemo.com
Zach Mart	Elkhorn West Construction	zach@elkhornwest.com
Justin Schulz	BIC	bids@bicconstruction.com
Kayla Butler	Kingery Construction	kaylab@kccobuilders.com
Jack Potzner	Kehm Contractors	jack@kehmcontractors.com
Grant Skierka	Prime Connected	gskierka@primeconnected.com
Cody Gardner	Midwest Erectors	cody@midwesterectors.com
Derek Schmitz	Sand Creek Construction Company	Dschmitz@sandcreekcc.com
Ilanna Fern	Meco-Henne Construction	estimating@mecohenne.com
Mel McGinnis	DR Anderson Constructors	bids@dranderson.com
Matt Hansen	Dicon	bid@dicon.com
Heath Hargens	Miller Electric	heath.hargens@millerelect.com