

addendum

addendum no. 02

date: October 23, 2026

bid date: October 27, 2026

project name: MPS Bryan Elementary Cooling Tower Replacement

project no: 26243

This addendum is hereby made a part of the contract documents to the same extent as if it were originally included therein. Contract documents shall be considered modified or revised as hereinafter described.

general items

1. Pre-bid conference sign-in sheet and minutes are attached.

drawing items

1. Sheet ME1.1 FLOOR AND ROOF PLANS – MECHANICAL / ELECTRICAL AND STRUCTURAL NEW WORK
 - a. Add keynote S3 to clean, prepare, and repaint the existing steel.
 - b. Revise keynote M3 to indicate that the new piping above the roof can match the existing CPVC piping.
 - c. Add “ROOF WORK NOTE” indicating that the existing roof requires patching due to the work it will need to be done by a roofing contractor who can work on the Carlisle roofing system which is still under warranty.

end of addendum

**Millard Public Schools
Bryan Elementary School
Cooling Tower Replacement
Pre-Bid Meeting Minutes**



Meeting Date: Wednesday October 14, 2026
Time: 3:00 PM local time
Meeting Location: Bryan Elementary School - Main Entrance
Project Name: MPS Bryan Elementary Cooling Tower Replacement
MEI Project No: 26243

1. Introductions
 - A. Jason Eickmeier, Morrissey Engineering
 - B. John Brennan, Millard Public Schools
2. Sign In Sheet
 - A. See attached attendance roster.
3. Project Description
 - A. Replacement of the existing cooling tower, tower pump, heat exchanger, tower storage tank, solids separator, and associated piping and specialties. Work includes cooling tower support modifications and associated general construction, electrical, and temperature control work under one combined contract.
 - B. Questions to Jason Eickmeier, 402-491-4144, jeickmeier@morrisseyengineering.com.
4. Bid Date Time and Place
 - A. **Tuesday October 27, 2026 at 2:00 PM local time.**
 - B. Submit sealed bids to John Brennan, Project Manager, Millard Public Schools, Support Services Center, 13906 F Street, Omaha, NE 68137.
 - C. The MPS Support Services clock determines the close of bidding. Late bids will not be accepted. Bids will be opened and read aloud after the deadline.
5. Bid Submittal
 - A. Use the Bid Form in the Bid Documents. Complete the lump sum bid, addenda acknowledgment, and requested supplier and subcontractor information.
 - B. Bid security of not less than 5% of the bid amount is required. The successful bidder shall provide performance and payment bonds equal to 100% of the Contract Sum.
6. Schedule and Completion of the Work
 - A. Construction Start: Tuesday June 1, 2027. Substantial Completion: Friday July 30, 2027.
 - B. Substantial completion requires the condenser water system to be operational, factory startups complete, and controls installed, programmed, and ready for commissioning. The system must support building-wide heat pump cooling. Coordinate TAB before substantial completion.
 - C. Liquidated damages: \$2,500 per calendar day beyond the stipulated substantial completion date, subject to the Contract Documents.

7. Water Treatment and Flushing

- A. MPS will contract directly with Water Engineering for chemical treatment. Coordinate treatment, startup, and connections to the existing chemical treatment system.

Meeting minutes: Water Engineering work was removed from the bid form by addendum; this work will be contracted directly by MPS.

- B. Contractor shall perform specified piping flushing and cleaning, clean strainers, and provide the chemical treatment piping connections shown on the drawings.

8. Addenda and Interpretations

- A. Changes and clarifications resulting from this meeting will be addressed by addendum.
- B. Deadline for bidder questions: October 22, 2026. Submit questions and prior approval requests to Jason Eickmeier; comply with the applicable substitution deadlines in the Bid Documents.

Meeting minutes: Submit alternate product and manufacturer requests by October 22 for consideration in the October 23 addendum. The post-meeting addendum, including Q&A and meeting notes, is targeted for October 23 to allow bidders time before bid day.

9. Substitutions

- A. Follow the Bid Documents and issued addenda for acceptance of substitutions. Identify deviations and all related coordination costs.
- B. Cooling tower substitutions must satisfy Section 236500. Include any required structural engineering, support modifications, and related piping, electrical, controls, roofing, and access changes at no additional cost to MPS.

10. Form of Agreement and Insurance

- A. AIA A101-2017 and A201-2017 with the MPS modifications and insurance requirements included in the Project Manual.

11. Background Checks and Security Badges

- A. Comply with the OneSource screening and MPS security badge requirements. Submit employee names at least two weeks before anticipated site work; include screening costs. See A201 Modifications Sections 3.4.4 and 3.4.5.

12. Commissioning

- A. TUNE Facilities is the owner-contracted commissioning authority. Include contractor and subcontractor time for required startup, testing, documentation, training, and commissioning support.

Meeting minutes: Include witness functional testing in the commissioning support carried in the bid.

13. Testing Adjusting and Balancing

- A. MPS will contract separately for TAB. Contractor shall coordinate and assist the TAB contractor and schedule equipment startup to allow TAB before substantial completion. See Section 230593.

14. Temperature Control Contractors

- A. Approved contractors and product lines in Section 230900: Engineered Controls / Honeywell; Albireo / Alerton

Meeting minutes: Temperature control contractor work is limited to the cooling tower portion.
Bidders shall contact the approved contractors directly regarding this scope.

16. Permits
 - A. Contractor is responsible for required permits, licenses, inspections, and fees as specified.
20. Building Tour
 - A. Roof
 - B. Tank Room
 - C. Mechanical Room
21. Questions and Discussion
 - A.

attendance roster

project name: MPS Bryan Elementary Cooling Tower Replacement

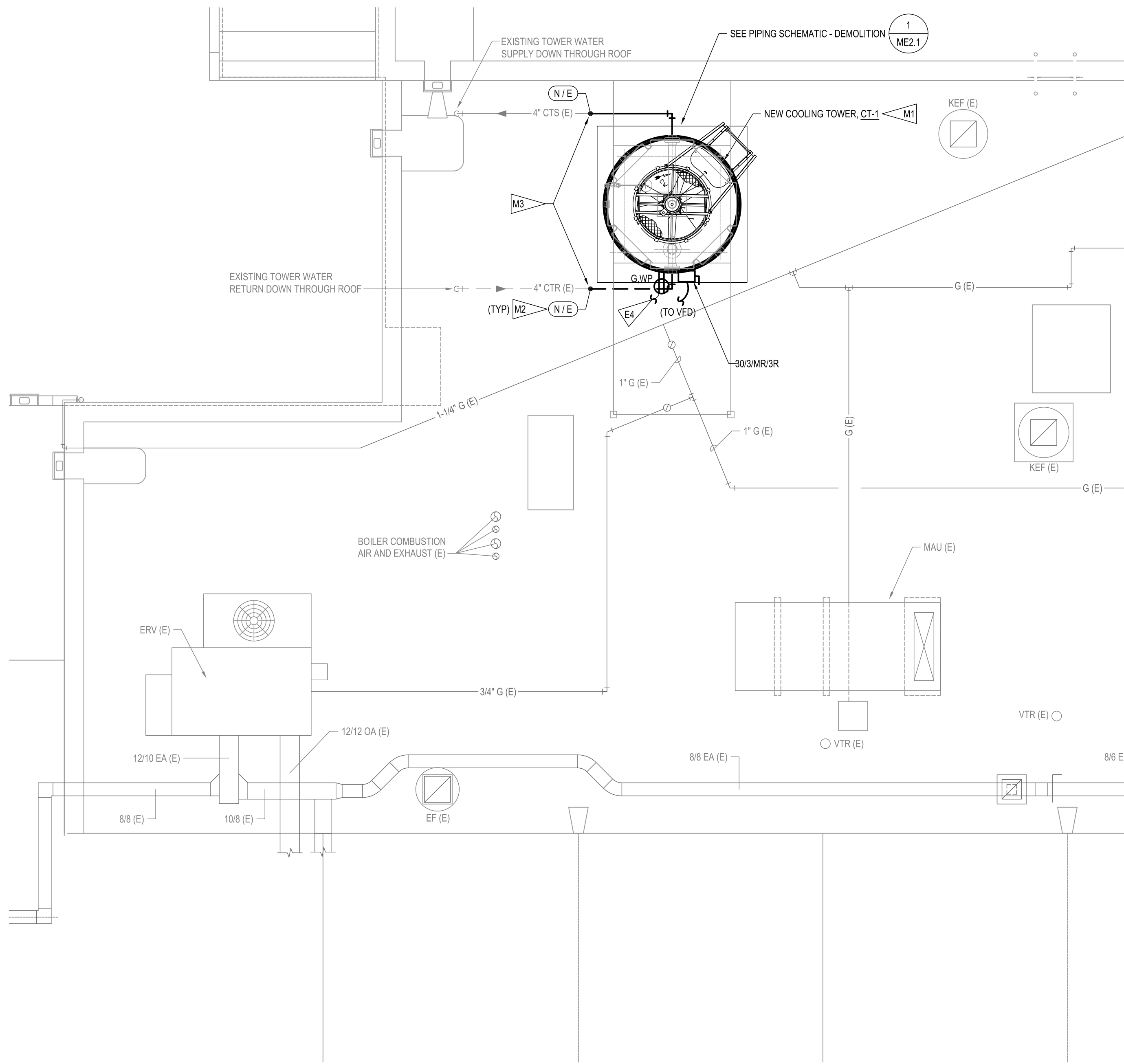
project no: 26243

meeting location: Bryan Elementary School - Main Entrance

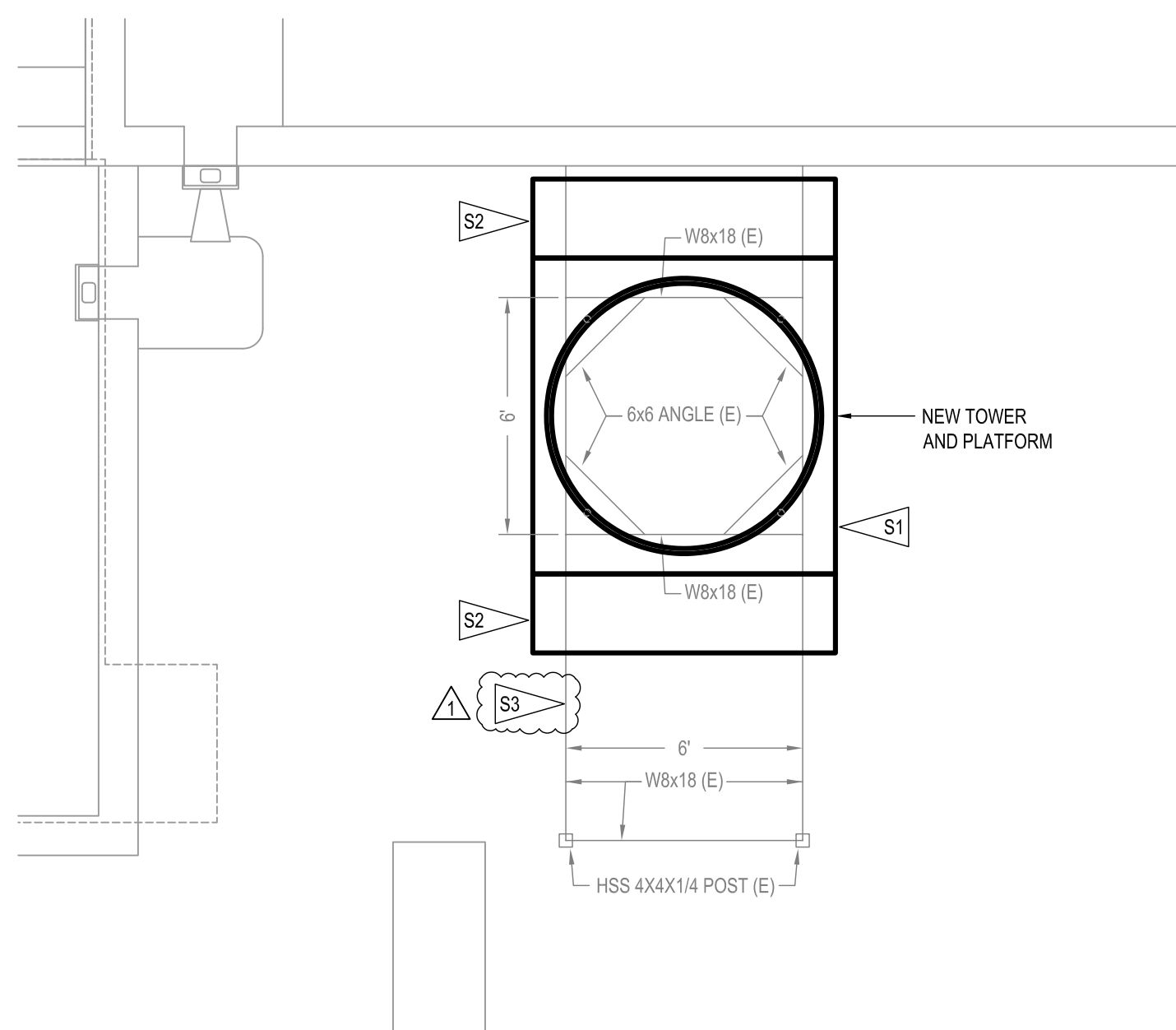
meeting date: October 14, 2026 at 3:00 PM

subject: Pre-Bid Meeting

name	organization	phone	email
Jason Eickmeier	Morrissey Engineering	402-491-4144	jeickmeier@morrisseyengineering.com
John Brennan	Millard Public Schools	402-715-1145	jtbrennan@mpsomaha.org
Andrew Pullmann	Tyman	308-293-9205	apullmann@TrustTyman.com
Matt Karnes	MTC Mechanical	515-537-6351	MattK@MTC-Mechanical.com
Adam Buzbee	Boiler Chiller Systems	531-346-2956	abuzbee@boilerchillersystems.com
Matt Hansen	FLUID MECH	402-319-8716	Matt.Hansen@FLUIDMECHNE.com
Ben Jacobsen	KE Flex Contracting	402-212-7580	Ben@keflexcontracting.com
Mike Centarri	Cerris Systems	402-214-2785	Mcentarri@Cerris.com
Ryan Bena	Grunwald	402-889-8521	rbena@grunwald1.com
Danny Downs	Downs Electric	402-733-3080	danny@downselectric.net
Chad Blacketer	Albire Energy	702-681-2590	cblacketer@albireenergy.com



2 ROOF PLAN - MECHANICAL / ELECTRICAL NEW WORK
 SCALE: 1/4" = 1'-0"
 0 1 2 4 8

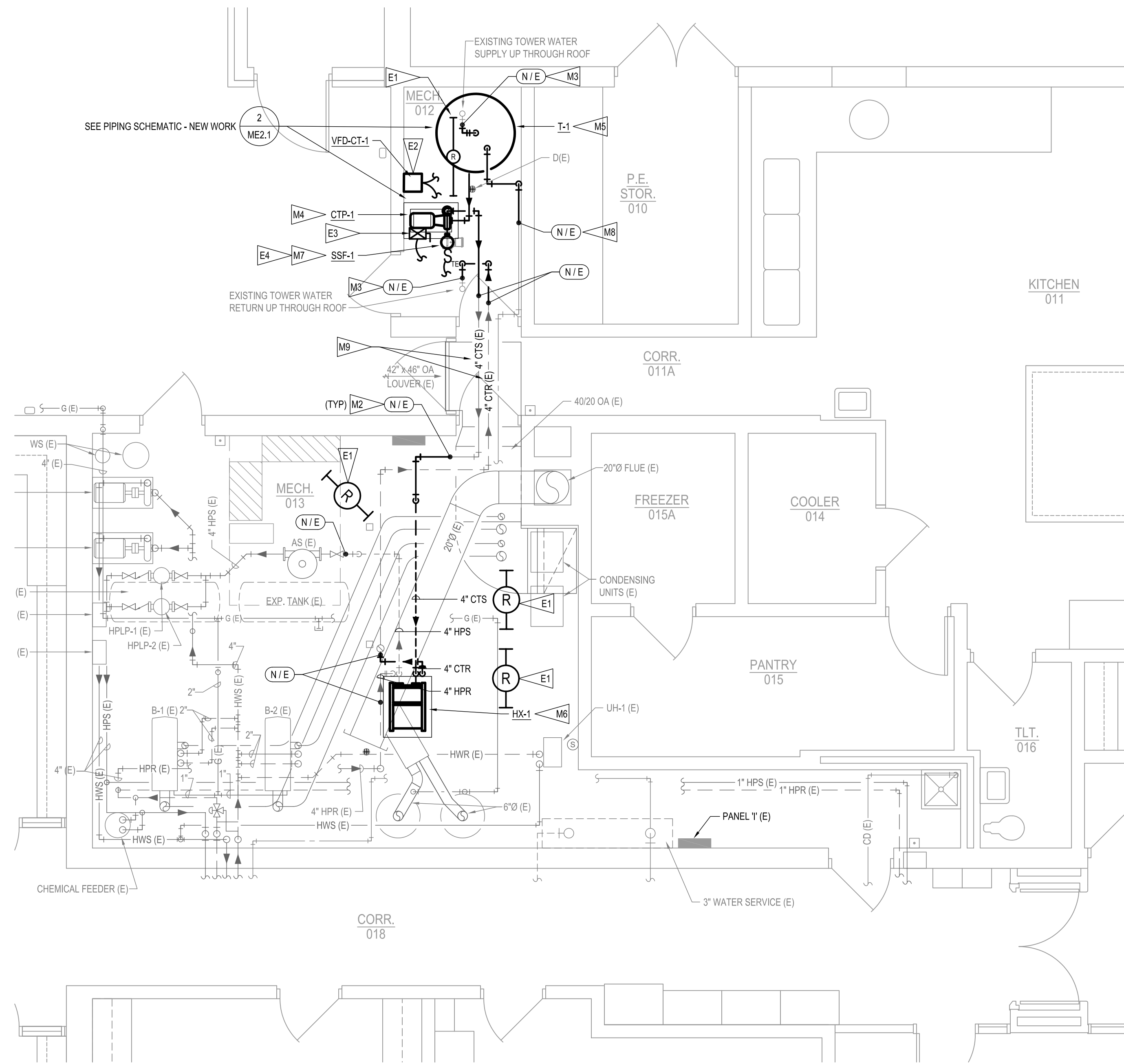


FLAG NOTES - STRUCTURAL

- S1** TOWER SHALL BE SECURED TO EXISTING STRUCTURAL STEEL SUPPORTS PER COOLING TOWER MANUFACTURER'S RECOMMENDATIONS WITH SHIMS MATCHING EXISTING MEMBER THICKNESSES AS REQUIRED.
- S2** PROVIDE NEW 2'-0" WIDE BY 7'-6" LONG MONICHOLES GW-200 SERIES WITH 19-W4 SPACING (2" DEEP 3/16" THICK BEARING BARS AT 1 3/16" O.C. AND REGULAR CROSS BARS AT 4" O.C.) GALVANIZED STEEL BAR GRATING WITH SERRATED SURFACE. CONNECT TO EXISTING W8X15 BEAMS PER MANUFACTURER'S RECOMMENDATIONS

- S3** AFTER REMOVAL OF THE UPPER PLATFORM FRAMING, CLEAN EXISTING W8X18 AND L6X6 ANGLES BY SAND OR SHOT BLASTING AND THEN WASH WASH WITH SOLVENTS OR ALKALINE CLEANERS. RECOAT ALL EXISTING STEEL WITH A ZINC-RICH PAINT.

3 ROOF PLAN - STRUCTURAL NEW WORK
 SCALE: 1/4" = 1'-0"
 0 1 2 4 8



1 FLOOR PLAN - MECHANICAL / ELECTRICAL NEW WORK
 SCALE: 1/4" = 1'-0"
 0 1 2 4 8

GENERAL NOTES - MECHANICAL

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH STATE AND LOCAL CODES AND MILLARD PUBLIC SCHOOLS STANDARDS.
- ALL PERMITS, LICENSES, INSPECTIONS AND ARRANGEMENTS SHALL BE OBTAINED BY THE CONTRACTOR AT THEIR EXPENSE. VERIFY ALL REQUIREMENTS.
- OWNER SHALL HAVE FIRST RIGHT OF SALVAGE FOR ALL REMOVED ITEMS. COMPLETELY REMOVE AND LEGALLY DISPOSE OF ALL UNWANTED ITEMS.
- PROTECT ALL SERVICES AND SYSTEMS TO REMAIN AGAINST DAMAGE DURING DEMOLITION AND NEW WORK OPERATIONS.
- ALL NEW AND EXISTING PENETRATIONS IN FLOOR, WALLS AND CEILING ASSEMBLIES SHALL BE PATCHED, REPAIRED AND FIRE STOPPED. COORDINATE WORK WITH GENERAL CONTRACTOR.
- ALL DUCT, PIPE AND EQUIPMENT SHOWN LIGHT OR INDICATED AS (E) ARE EXISTING. NOT ALL MECHANICAL ITEMS ARE SHOWN. ALL DUCT, PIPE AND EQUIPMENT SHOWN DARK/BOLD IS NEW WORK. PIPING AND DUCT SHOWN SCHEMATICALLY. FIELD VERIFY EXISTING SITE CONDITIONS.
- FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK. ADJUST WORK AS REQUIRED TO ACCOMMODATE EXISTING CONDITIONS.
- DO NOT ROUTE DUCTWORK / PIPING ABOVE ELECTRICAL PANELS OR IN REQUIRED ELECTRICAL CLEAR SPACE. MAINTAIN ALL CODE REQUIRED CLEARANCES.

FLAG NOTES - MECHANICAL

- M1** INSTALL ROOF MOUNTED COOLING TOWER ATOP EXISTING/MODIFIED SUPPORT. TOWER SHALL BE SECURED TO STRUCTURAL STEEL SUPPORT. SEE STRUCTURAL DRAWINGS AND NOTES FOR REQUIRED MODIFICATIONS TO EXISTING STRUCTURAL SUPPORT.
- M2** CONNECT NEW PIPING TO EXISTING PIPING AT LOCATION INDICATED. FIELD VERIFY EXACT SIZE, LOCATION AND ELEVATION OF EXISTING PIPING PRIOR TO CONNECTION. TRANSITION, EXTEND AND OFFSET NEW PIPING AS REQUIRED TO MAKE CONNECTION AND AVOID CONFLICTS.
- M3** CONNECT NEW TOWER SUPPLY/RETURN PIPING TO EXISTING TOWER SUPPLY/RETURN PIPING AT APPROXIMATE LOCATION SHOWN. FIELD VERIFY EXISTING CONDITIONS. PIPING MAY MATCH EXISTING PIPING MATERIAL (CPVC).
- M4** INSTALL NEW PUMP ON NEW CONCRETE HOUSE KEEPING PAD. PAD TO BE 4" THICK AND 4' LARGER THAN EQUIPMENT FOOTPRINT ON ALL SIDES.
- M5** NEW TOWER STORAGE TANK TO BE SHIPPED IN SECTIONS AND FIELD ASSEMBLED TO FIT THROUGH EXISTING DOOR OPENING (± 35" WIDE BY ± 80" HIGH). FIELD VERIFY EXISTING CONDITIONS.
- M6** INSTALL NEW HEAT EXCHANGER ON NEW CONCRETE HOUSE KEEPING PAD. PAD TO BE 4" THICK AND 4' LARGER THAN EQUIPMENT FOOTPRINT ON ALL SIDES.
- M7** NEW SIDE STREAM FILTER. SEE PIPING SCHEMATIC ON SHEET ME2.1.
- M8** PROVIDE NEW MAKE-UP WATER CONNECTION. SEE PIPING SCHEMATIC ON SHEET ME2.1.
- M9** REPURPOSE THIS PORTION OF 4" PIPING FOR COOLING TOWER SUPPLY AND RETURN. REPLACE PIPE LABELS ACCORDINGLY.

HAZARDOUS MATERIAL COORDINATION NOTE

- WHENEVER THE CONTRACTOR ENCOUNTERS A MATERIAL WHICH COULD POSSIBLY BE HAZARDOUS, THE CONTRACTOR SHALL STOP WORK AND CONTACT THE OWNER IMMEDIATELY FOR DIRECTION. DO NOT DISTURB THE MATERIAL IN ITS LOCATION.
- CONTRACTORS SHALL AND MUST COORDINATE REMOVAL OF ANY ITEMS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS WITH THE OWNER. REMOVAL OF ANY HAZARDOUS MATERIALS SHALL BE IN ACCORDANCE WITH ANY EPA REQUIREMENTS AS WELL AS ANY REQUIREMENTS OF ANY OTHER AGENCIES WITH JURISDICTION OVER SUCH WORK.

ROOF WORK NOTE

- IF ANY ROOF PATCHING IS REQUIRED FOR THE INSTALLATION OF NEW WORK, THE CONTRACTOR SHALL ENGAGE A ROOFING CONTRACTOR WHO IS CERTIFIED TO WORK ON THE INSTALLED MEMBRANE. THE CARLISLE ROOFING SYSTEM WAS INSTALLED IN 2014 AND CARRIES A 25 YEAR WARRANTY.

