

## Addendum #1

Project Name: Toast Restaurant Expansion  
570 Fallbrook Boulevard, Suite 104, Lincoln, NE  
Project No.: 11077  
Issued: April 9, 2012  
Bid Date: 2:00 p.m., Tuesday, April 17, 2012  
Bid Opening: Bids will be privately opened

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This Addendum is issued to all known bidders before receipt of proposals. This Addendum is to authorize the use of the following information in preparing proposals for the above named project. The bidder **must** enter the number of this Addendum on the **Proposal Sheet**.

### GENERAL CLARIFICATIONS

- ADD 1-1. ELECTRICAL AND MECHANICAL ADDENDUM** items are attached at the end.
- ADD 1-2.** Each bid should include a complete list of subcontractors who will be hired for the Work if the bidder is selected for the project.
- ADD 1-3.** Building Controls to be by: Control Management, Inc. (CMI) Frederick Lerouge, 402-779-6109. CMI will provide their bid to each General Contractor.
- ADD 1-4.** A revised **Proposal Form** is attached at the end of this document. General Contractors are to use this revised form to submit their bid for the Work.
- ADD 1-5.** Plans are available for viewing on the A&D Technical Supply website – A&D Plan Room.  
<http://www.adtechplans.com>  
Select Private Jobs (with password) option on left side of Plan Room Screen.  
Password: **toast**
- ADD 1-6.** The construction documents have been submitted for building permits (Permit Number B1200813). The minimum plan review fee has been paid. The remaining balance that each General contractor will need to include in their bid is \$447.00.
- ADD 1-7.** The existing roofing membrane on the building is a 60 mil. Fully Adhered Black EPDM Roof by Firestone. AAA Roofing was the installer for the original roof. All bidders are welcome to visit the building and gain access to the roof via Mike Martin at Toast.
- ADD 1-8.** The approximate dimension from the finished first floor to underside of second floor deck above is 15'-11". The approximate dimension from finished second floor to underside of roof deck is 13'-6" at the maximum dimension (roof structure slopes to roof drains). General contractor is responsible for verifying all field dimensions.

## Toast Restaurant Expansion

- ADD 1-9.** All new running trim, wood base, window casings, door casings, box beam, header trim, dining room trim will be provided by tenant and installed by General Contractor.
- ADD 1-10.** Tenant to furnish, supply and install all new miscellaneous shelving, racks, etc related to kitchen equipment indicated on K100. Tenant to relocate all existing kitchen equipment, shelving, racks, etc.
- ADD 1-11.** Lawn Sprinkler company currently servicing the irrigation system for the building is Cummins Sprinkler, Chad Raszick, 402-420-1061.

### **MODIFICATIONS TO THE SPECIFICATIONS**

- ADD 1-12.** SECTION 081113 – DOORS
- a. Keynote 081113.C - Tenant to provide door and door hardware. General Contractor to install door and door hardware.
- ADD 1-13.** SECTION 103200 – FIREPLACE SPECIALTIES
- a. Provide and install the following fireplace per the construction documents:
    - a. Monessen Hearth Systems Company; Model WDVST500 – WDV See-thru Wideview Direct Vent Gas Fireplace. See Mechanical Sheet M100 for power vent information and specification.

**End of Addendum #1**

# Addendum 1



1800 O Street, Ste. 104, Lincoln, Nebraska 68508 (402) 477-6161

April 9, 2012

570 Fallbrook Blvd., Suite 104, Toast Restaurant Expansion

Alvine No. 2011 2468

*This addendum is hereby made a part of the contract documents to the same extent as though it were originally included therein. Specifications and drawings shall be considered modified or revised as hereinafter described. Revisions to the drawings are referenced by the drawing number.*

## Changes to Drawings

### Mechanical Drawing Items:

#### 1MD1. Sheet M100 – First Floor Plan – HVAC

1. Revise General Note No. 14 to read as follows:

“14. The Mechanical Contractor shall balance the complete air-side system for the current tenant improvement project and for the outdoor air and exhaust air connections. Balance all terminals to the airflows indicated. All existing first floor tenants and restrooms will also need to have their COA and EA airflows re-balanced since they all share a common energy recovery unit, ERU-1. Balancing locations, quantities, and timeframes shall be included as indicated in specification section 15870. Consult with owner’s maintenance team for access to all affected tenant spaces.”

2. Add the following to Flag Note No. 15:

“Direct vent piping exposed within Dining 112 shall be factory painted, verify exact paint color with architect and tenant. The Mechanical Contractor shall be responsible for coordinating and creating all interior wall penetrations needed for the routing of the direct vent piping and shall install and hang direct vent piping per manufacturer’s recommendations.”

#### 1MD2. Sheet M200 – Under Floor Plan - Plumbing

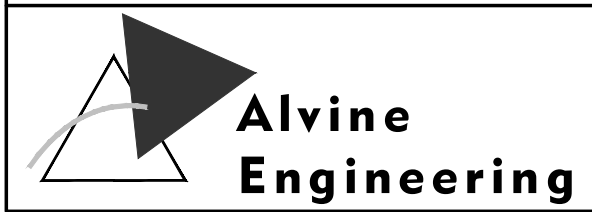
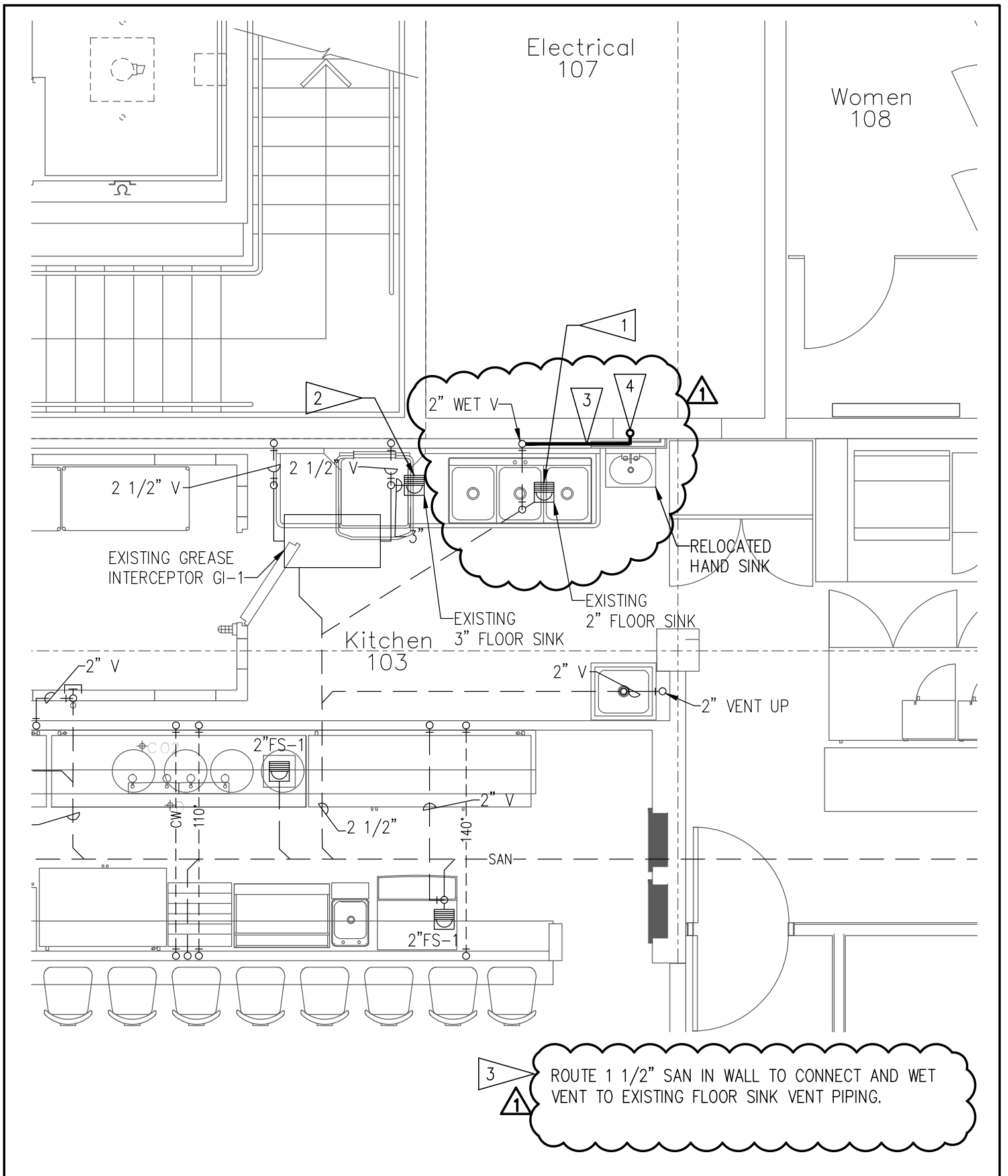
1. The relocated hand sink shall drain to the nearby floor sink vent above floor to create a wet vent thus, eliminating the need to cut and patch the existing floor as indicated on attached Mechanical Sketch Sheet MS-1.
2. Revise Flag Note No. 3 as indicated on attached Mechanical Sketch Sheet MS-1.

### Electrical Drawing Items:

#### 1ED1. Sheet E200 – First Floor Plan - Power

1. Flag Notes. Add the following to Flag Note No. 1:

“Before the existing floor is removed and new conduit extension is installed, length of existing reused conductors shall be verified against the length of conductors required to reach new panel location. Results shall be communicated through the General Contractor to the design team for review.”



<b>570 FALLBROOK BLVD., SUITE 104 TOAST RESTURANT EXPANSION</b>			
PROJECT NO.	DATE	DRAWING REFERENCED:	M200
20112468	04-09-2012	ADDENDUM NO.:	1
			SKETCH <b>MS-1</b>

**Toast Restaurant Expansion Project - 570 Fallbrook Blvd Building – Lincoln, Nebraska  
Project No. 11077**

**PROPOSAL FORM**

The following proposal shall be filled out by each bidder:

Date: \_\_\_\_\_

Proposal of:

\_\_\_\_\_  
Name

(a Corporation organized and existing under the laws of the State of \_\_\_\_\_)

or

(an Individual trading as: \_\_\_\_\_)

**TO: Fallbrook 570 LLC dba Toast**

**PROJECT: Toast Restaurant Expansion Project, 570 Fallbrook Blvd., Lincoln, NE**

The undersigned in compliance with your Invitation for Bids for construction of the tenant improvement and landlord improvement project, having examined the plans and specifications with related documents and the site of the proposed work and being familiar with all of the conditions surrounding the construction of the proposed project, including the availability of labor, hereby proposes to furnish all labor, materials and supplies and to construct the project in accordance with the Contract Documents, at the prices stated below. The prices are to cover all expenses incurred in performing the work required under the contract documents of which this proposal is a part.

I (or We) acknowledge receipt of the following addendum or addenda:

\_\_\_\_\_

The Contractor shall indicate herein the number of consecutive calendar days anticipated to complete the project after commencing work.

\_\_\_\_\_ calendar days

**Toast Restaurant Expansion Project - 570 Fallbrook Blvd Building – Lincoln, Nebraska  
Project No. 11077**

The Contractor shall include on a separate sheet of paper a proposed work schedule for the entire construction project which outlines Contractors schedule for restaurant operation and potential closure of kitchen to complete the kitchen relocation. Contractor to indicate below that they have included this detailed schedule with this Bid Form and understand that schedule is a factor in final selection of Contractor for the Work.

Number of calendar days the restaurant requires **limited closure** for construction:

\_\_\_\_\_ calendar days

Number of calendar days the restaurant requires **full closure** for construction:

\_\_\_\_\_ calendar days

Work Schedule attached to this proposal form? \_\_\_\_\_yes \_\_\_\_\_no

**BASE PROPOSAL ONE – TOAST RESTAURANT EXPANSION PROJECT – LANDLORD SCOPE OF WORK:**

For all work described in the specifications and shown on the plans for the project and as designated as "Landlord Scope of Work" noted on Sheet A002, I (or we) agree to perform all work for the sum of

\_\_\_\_\_ Dollars

(\$ \_\_\_\_\_)

(Amount shall be shown in both written form and figures. In case of discrepancy between the written amount and the figures, the written amount will govern.)

**BASE PROPOSAL TWO – TOAST RESTAURANT EXPANSION PROJECT – TENANT IMPROVEMENT  
SCOPE OF WORK:**

For all work described in the specifications and shown on the plans for the project as designated as "Tenant Improvement Scope of Work" noted on Sheet A002, I (or we) agree to perform all work for the sum of

\_\_\_\_\_ Dollars

(\$ \_\_\_\_\_)

(Amount shall be shown in both written form and figures. In case of discrepancy between the written amount and the figures, the written amount will govern.)

**Toast Restaurant Expansion Project - 570 Fallbrook Blvd Building – Lincoln, Nebraska  
Project No. 11077**

Upon receipt of notice of the acceptance of the bids, we will execute the formal contract attached within five (5) days.

Respectfully submitted,

By \_\_\_\_\_

\_\_\_\_\_  
Title

\_\_\_\_\_  
Business Address

SEAL: If bid is by Corporation