



ARCHITECTURE • ENGINEERING • INTERIOR DESIGN

ADDENDUM

PROJECT: Jefferson Community Health Center
Cedarwood Assisted Living Addition
Fairbury, Nebraska

ADDENDUM NUMBER

AD-2

ISSUED BY:

Bryce Johnson, Coordinating Professional
Wade Stange, Architect
Darin Sperling, Structural Engineer
Todd Jedrzejczyk, Mechanical Engineer
Dan Chrisp, Electrical Engineer

PROJECT #: 12-0126

DATE ISSUED: Wednesday, September 26, 2012

This addendum is issued by the Architect to all known bidders before receipt of proposals, for the purpose of explaining, interpreting, or modifying the original plans and specifications. When enumerated by the bidder upon the proposal sheet, the information or instructions given hereon will be equally binding upon all parties as if included in the original plans and specifications.
BIDDER MUST ENTER THE NUMBER OF THIS ADDENDUM ON HIS PROPOSAL SHEET

THE FOLLOWING ITEMS ARE GENERAL INFORMATION:

AD-2, ITEM 1:

In reference to the Prebid Meeting held September 20, 2012, the Agenda and an attendee sign in sheet are attached for reference.

AD-2, ITEM 2:

In reference to NM (Romex) cable in the apartments, in speaking with the State Electrical Inspector for Jefferson County, his view is that the apartments' conductors shall be installed in a raceway system; NM cable will not be allowed.

THE FOLLOWING ITEMS ARE APPLICABLE TO THE SPECIFICATIONS:

AD-2, ITEM 3:

In reference to specification Section 035400 - Gypsum Cement Underlayment, entire section is attached.

AD-2, ITEM 4:

In reference to specification Section 074600 - Siding, under Article 2.1, add Paragraph B and associated Sub-paragraphs reading as follows:

- B. Existing Siding:
 - 1. Manufacturer: Certainteed Corp; Cedar Impressions (perfection shingles).

Manufacturers listed below make and sell VSI-certified products; some also make products that are sold under other brand names and are VSI certified.

2. Style: Double 7, straight edge.
3. Color: Natural clay.

AD-2, ITEM 5:

In reference to specification Section 081433 - Stile and Rail Wood Doors, make the following changes:

Under Article 2.1, Paragraph A, Subparagraph 1, add sub-subparagraph g. "The Maiman Company" to the list of approved manufacturers.

Under Article 2.1, Paragraph A, add Subparagraph 2. add verbiage reading "All doors to receive a factory finish."

AD-2, ITEM 6:

In reference to specification Section 085200 - Wood Windows, under Article 2.1, Paragraph A, Subparagraph 1, add sub-subparagraph d. "JELD-WEN Windows and Doors" to the list of approved manufacturers.

AD-2, ITEM 7:

In reference to specification Section 221316 - Sanitary Waste and Vent Piping, Part 2 - Products: Solid Wall schedule 40 PVC pipe with solvent welded PVC socket fittings and joints shall be acceptable for sanitary drain, waste, and vent piping above and below grade, inside and outside the building. Where PVC sanitary drain, waste, or vent piping is installed in or passes through return air plenums, piping must be insulated with material that is compliant with 25/50 flame spread/smoke developed indices.

AD-2, ITEM 8:

In reference to specification Section 221413 - Facility Storm Drainage Piping, Part 2 - Products: Solid Wall schedule 40 PVC pipe with solvent welded PVC socket fittings and joints shall be acceptable for below grade, gravity flow, storm drainage piping outside the building. Ductile iron piping with bell and spigot ends and mechanical joints shall be acceptable for above and below grade sump pump discharge/force main storm drainage piping.

AD-2, ITEM 9:

In reference to specification Section 233300 - Air Duct Accessories, Part 2 - Products: United Enertech shall be an approved manufacturer for fire, smoke, and combination fire/smoke dampers.

AD-2, ITEM 10:

In reference to specification Section 233423 - HVAC Power Ventilators, Part 2 - Products: ACME, and ILG/American Coolair shall be approved manufacturers for ceiling mounted ventilators.

AD-2, ITEM 11:

In reference Section 275223 - Nurse Call System, current nurse call system is a Stanley Healthcare Solutions, manufactured by Stanly Health Care Solutions.

AD-2, ITEM 12:

In reference Section 283111 - Fire Alarm System, current fire alarm system is a, EST Quickstart, manufactured by Edwards.

THE FOLLOWING ITEMS ARE APPLICABLE TO THE DRAWINGS:

AD-2, ITEM 13:

In reference to Sheet G-101, see attached Detail 20 for toilet paper dispenser location. Applicable to all toilets.

AD-2, ITEM 14:

In reference to Sheet C-101, Detail 2 – Storm Discharge Detail, change “NEW 4” SCH 40 STORM PIPING...” TO “NEW 6” DUCTILE IRON STORM PIPING...” Storm drainage sump pump discharge piping shall be ductile iron piping with bell and spigot ends and mechanical joints.

AD-2, ITEM 15:

In reference to Sheet S-101, note the following clarifications.

Anchor rods for exterior walls are as noted on the plans (S-101); 48" o.c. at south and west, 24" o.c. at north. The #4 rebar is a support for the #4 horizontal. Adjust spacing to miss anchor rods, 40" o.c. maximum.

Shear wall anchor rods shall be 48" o.c., unless noted *otherwise on the plans or schedule*. Where noted 40" o.c. provide anchor rods at 40" o.c. Where there is no note on the plans provide anchor rods at 48" o.c. per detail. All shear walls (north-south and east west) get anchor rods.

AD-2, ITEM 16:

In reference to Sheet S-502, revise the scale for detail 3 to read **“No Scale”** instead of $\frac{3}{4}'' = 1'-0''$

AD-2, ITEM 17:

In reference to Sheet A-101, see attached partial plan for portable fire extinguisher locations.

AD-2, ITEM 18:

In reference to Sheet A-402, see wall section 1 for expansion joint detail. The expansion joint is not required to be fire rated.

AD-2, ITEM 19:

In reference to Sheet A-202, Details 3 and 5, all triple section medicine cabinets to be 36" wide x 30" high.

AD-2, ITEM 20:

In reference to Sheet P-101, Plan 2 - First Floor Plan Plumbing, the plumbing contractor shall be responsible for concrete floor cutting and patching in the existing building where new sanitary drain lines are to connect to existing.

AD-2, ITEM 21:

In reference to Sheet P-101, Plan 3 - Fire Protection Plan, the extension of the existing fire protection system to serve the new addition on both levels of the building shall be designed and installed in accordance with NFPA-13R.

AD-2, ITEM 22:

In reference to Sheet M-101, the existing heat pump units noted to be relocated shall be done so as soon as possible in the earliest phase of work. Allowable down time for the heat pumps and associated fan coil units is minimal. New refrigerant line sets and electrical conductors and disconnects should be installed and ready for connection/changeover prior to disconnecting and relocating heat pumps from current location.

AD-2, ITEM 23:

In reference to Sheet E-101, Plan 5 and 6, all receptacles installed in the counter top area around sink to be GFCI.

AD-2, ITEM 24:

In reference to Sheet E-101, Plan 5 and 6, all receptacles installed in the bath room area around sink to be GFCI and installed at 44" in height.

END AD-2

Cedarwood Assisted Living Addition

Fairbury, NE
Pre-Bid Walk Through
9/20/12 at 10:00AM

GENERAL INFORMATION:

- Introductions and General Overview
- Bids are due on Tuesday October 2, 2012 at 2:00PM..
- Bids will be accepted at BCI's Office
PO Box 866
1901 Rvierside Blvd
Norfolk, NE 68701
402-371-5363 Phone
402-371-1129 Fax
- Faxed bids will be accepted
- E-mail bids will be accepted at gschaffer@beckenhauerconstruction.com.
- Bid Packages open for bidding are listed in specifications. All bids must be per the bid package complete.
- Bids **must be submitted on the bid form** enclosed in the specifications.
- There are no alternates to address on the project.
- Please note your performance and payment bond rate in the space provided on the bid form. The bond may not be required, however, BCI reserves the right to add it to the proposal for the protection of the owner and BCI.
- Bid Bonds or Checks for 5% of the bid are required for all bids of \$100,000 or more.
- Bids are to remain valid for 45 days.
- This is a tax exempt project.
- Please note the insurance requirements in the specifications. You will be required to carry the applicable coverage in the amounts listed.
- All bidders must be registered on the State of Nebraska Contractors Database
- All contracts for construction will be with BCI.
- Plans and specifications are available through
A&D Technical Supply
402-474-5454
1822 N Street
Lincoln, NE 68508
- There is a \$100/set refundable deposit plus nonrefundable shipping costs required by A&D.
- There are online drawings available through Submittal Exchange. Please see the link provided here to access these drawings.
<https://www.submittalexchange.com/bid/JCHCCedarwoodAssisted/PlanRoom>
- All submittals, RFI, closeout and other correspondence will be processed through the use of Submittal Exchange.
- Mock ups are required in the specifications, please be prepared to take care of these items.

- Pay applications are due once a month on the form provided by BCI with the contract
- Work will commence on site approximately October 22nd. We are anticipating a 5-6 month overall schedule on the project.
- This work is an initial phase to a larger renovation of the hospital. The hospital work will bid separate of this. The start of the hospital project is contingent on the completion of this work, maintaining schedule will be imperative.
- We will anticipate a 5 day work week during normal working hours and expect to see all trades working on site to be there during those times.
- Because the building is occupied, there may be times where some night or weekend work will be required to avoid disrupting operations of the owner. We will work to keep this to a minimum, but cannot guarantee it will not happen.
- There will be weekly foreman meetings for coordination of work.
- There will be monthly progress meetings with the Owner, Architect, CM and necessary contractors.
- Safety Concerns
- The presence of alcohol, tobacco, illegal drugs and fire arms onsite will not be tolerated and will result in immediate removal.
- Sexual Harassment will not be tolerated and will result in immediate removal.
- No radios will be allowed onsite.
- Clean up on a daily basis will be expected.
- Site logistics – There will be limited storing and staging on site. We are working on an offsite lot for trailer parking and material storage. Entry to our work will be separate from the access to the building. Be sure and keep all emergency exits clear.
- All emergency information and site rules will be reviewed with personnel onsite. They will receive a hard hat sticker showing they have completed the orientation.
- Hard Hats, Safety Glasses and appropriate work clothing will be required.
- BCI will be taking care of all temporary dust and sound partitions. These separation barriers are critical for the safety of the residents and staff of the existing facility, as well as, the safety and protection of the workers on the construction project. You are not allowed beyond this barrier without approval. If there are any issues with this barrier please report them immediately to BCI for correction.
- All third party testing required in the specifications will be hired by BCI.

SCOPE OF WORK:

- The building is a 2 story wood framed addition to the existing Cedarwood Assisted living. The addition will add 8 new living units for the facility, with the 4 units on 2nd floor serving as a temporary office area during the renovation of the hospital.
- Discuss Bid Packages.

QUESTIONS

Cedarwood Assisted Living Addition

Pre-Bid Meeting 9/20/12 at 10:00AM

NAME, COMPANY AND E-MAIL

	NAME	COMPANY	E-MAIL
1	Roger Pollman	Pollman Htg, A/C + Electrical	pollmanhvac@chota.com
2	Levi Joseph	Anderson Bros.	Contract 2 andersonbros.com
3	Doug Reeder	Bamford INC	
4	DENNIS SCHUSTER	BEATRICE MECHANICAL	
5	Dawn REASER	ELECT ASSOC	DREASER@EL-ASSOCIATES.COM
6	Kevin Leightsman	Leightsman Plbs	Kevinightsman@airstream.net
7	BRIAN Scheele	Plymouth Electric	bscheele@plymouthelectric.com
8	Russ DeBoer	Noakes	russ@noakesinc.com
9	JEFF Ackerman	Beckenbauer	
10	Bryce Johnson	Davis Design	
11	Austin Funk	Beckenbauer Construction	
12	BOB EUBERT	EBS CONSTRUCTION	ebsconst@4400.com
13	JEFF COOPER	MIDLANDS MECHANICAL	jcooper@midmechinc.com
14	Jon Fritchhorn	Meininger Fine Properties	Jon@SPP-inc.com
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SECTION 035400 - GYPSUM CEMENT UNDERLAYMENT

PART 1 - GENERAL

1.1 SUMMARY

- A. Description of Work: Work of this section includes underlayment for interior finish flooring and is not limited to the following:

1. Maxxon Gyp-Crete Floor Underlayment covering normal project conditions and applications.

1.2 REFERENCES

- A. Maxxon Corporation A WBENC Certified Business Enterprise
www.maxxon.com
- B. Underwriters Laboratory Fire Resistance Volume 1
www.ul.com
- C. ASTM E336 and E1007 Field Sound Transmission Class (F-STC), Field
Impact Insulation Class (F-IIC)
- D. ASTM E90 and E492 Sound Transmission Class (STC), Impact
Insulation Class (IIC)
- E. GREENGUARD Certified GREENGUARD Indoor Air Quality Certified[®], GREENGUARD
Children & Schools CertifiedSM, and GREENGUARD Select
CertifiedSM
www.greenguard.org
- F. ASTM C472M Compressive strength of gypsum concrete
- G. ASTM F2170 Standard Test Method for Determining Relative
Humidity in Concrete Floor Slab
- H. ASTM F2419 Standard Test Method for Installation of Thick
Poured Gypsum Concrete and Preparation of Surface to Receive
Resilient Flooring
- I. ASTM F2678 Standard Practice for Preparing Panel Underlayments, Thick Poured
Gypsum Concrete Underlayments, Thick Poured Lightweight Cellular
Concrete Underlayments, and Concrete Subfloors with Underlayment
Patching Compounds to Receive Resilient Flooring
- J. TCNA F 180 Tile Council of North America Installation
Handbook
www.tileusa.com

- K. NWFA National Wood Flooring Association
Instructions
www.nwfa.org
- L. Maxxon Corporation Maxxon Procedures for Attaching Finished Floor
Goods to Maxxon Underlayments
www.maxxon.com

1.3 SUBMITTALS

- A. Product Data: Submit sale sheets Gyp-Crete Sales Sheet, Procedures for Attaching Finished Floor Goods to Maxxon Underlayments, and Maxxon's Building Conditions Guide with project materials clearly identified for each required product or system.
- B. UL Directory Fire Resistance Volume 1.
- C. Code Approvals: See www.maxxon.com for the current list of code approvals.

1.4 SYSTEM REQUIREMENTS

- A. Performance Requirements:
 - 1. Gyp-Crete Floor Underlayment
 - a. Compressive strength up to 2,200 psi
 - b. Density 110 pounds per cubic foot
 - 2. Sound Control – 2009 International Building Code: Section 1207.2 & .3
 - a. Minimum Sound Transmission Class, 50 STC (45 if field tested) – Section 1207.2
 - b. ASTM E90 and E336
 - c. Minimum Impact Insulation Class, 50 IIC (45 if field tested) – Section 1207.3
 - d. ASTM E492 and E1007

1.5 QUALITY ASSURANCE

- A. Performance Standards:
 - 1. All materials, unless otherwise indicated, shall be manufactured by Maxxon Corporation and shall be installed in accordance with its current printed directions and by a Maxxon Corporation Authorized Applicator.
 - 2. Underlayment mix shall be tested for a slump using a 2" (i.d.) x 4" cylinder resulting in a patty size of 8 inches plus or minus 1 inch diameter.
 - 3. Compressive strength tested in accordance with ASTM C 472M.

1.6 DELIVERY, STORAGE AND HANDLING

- A. All materials shall be delivered in their original unopened packages and protected from damage and exposure from the elements. Damaged or deteriorated materials shall be removed from the premises.

1.7 PROJECT CONDITIONS

- A. Before, during and after installation of product, building interior shall be enclosed, with adequate ventilation and heat maintained at a temperature above 50° F to allow for drying of product.

PART 2 - GENERAL

2.1 PRODUCTS AND MANUFACTURERS

- A. Manufacturer: Maxxon Corporation, Hamel, MN. Telephone: (800) 356-7887

2.2 MATERIALS

- A. Proprietary products/systems: Poured flooring underlayment and topping products, including the following:
 - 1. Gyp-Crete Floor Underlayment
- B. Maxxon Floor Primer:
 - 1. Material Standard: Comply with specifications outlined in manufacturer's Design and Installation Guide for wood.
- C. Mix Water:
 - 1. Material Standard: Potable, free from impurities and from a domestic source.
- D. Sand Aggregate:
 - 1. Sand shall meet Maxxon Sand Specification 101.
- E. Maxxon Overspray Primer Sealer:
 - 1. Seal all areas that receive glue down floor goods with Maxxon Overspray according to manufacturer's specifications.
- F. Maxxon Acrylic Primer Sealer (Alternate to Overspray):
 - 1. Seal all areas that receive glue down floor goods with Maxxon Acrylic according to manufacturer's specifications.
- G. Maxxon Reinforcement or Maxxon CSM (Crack Suppression Mat):
 - 1. If reinforcement in the Maxxon underlayment is needed or required.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Site Verification of Conditions:

1. Installation shall not begin until the building is enclosed, including roof, windows, doors, and any other apertures.
2. Wood substrate shall be structurally sound, properly fastened, and dry. Contractor shall clean subfloor to remove mud, oil, grease, and other contaminating factors before arrival of the authorized applicator.
3. Wood substrate:
 - a. The wood subfloor must be adequate to withstand live and dead loads with a deflection limitation of L/360.
 - b. Wood should be agency approved 23/32" T & G subfloor sheathing.

3.2 REQUIREMENTS

A. Leak Prevention:

1. Fill cracks and voids in subfloor where leakage of slurry could occur.

B. Priming subfloor:

1. Prime substrate according to manufacturer's recommendations.

C. Application:

1. Install in accordance with reference standards and manufacturer's instructions.

3.3 GENERAL INSTALLATION REQUIREMENTS

A. Mixing Proportions:

1. General Requirements: Mix proportions and methods shall be in strict accordance with product manufacturer recommendations.

B. Application:

1. Pour floor topping to recommended thickness. Immediately spread and screed product to a smooth surface. Expansion joints in all types of work shall be brought through the underlayment.
 - a. Minimum Maxxon Underlayment Depth:

C. Drying:

1. The general contractor must provide and maintain correct environmental conditions to keep the building clean and dry, and protect against infestation of moisture from a variety of potential sources. The general contractor must supply mechanical ventilation and heat if necessary to remove moisture from the area until the Gyp-Crete is dry.
2. Protection from Heavy Loads: During construction, place temporary wood planking over Gyp-Crete wherever it will be subject to heavy wheeled or concentrated loads.

3.4 PREPARATION FOR INSTALLATION OF GLUE DOWN FLOOR GOODS

A. Sealing:

1. Seal all areas that receive glue down floor goods with Maxxon Overspray or Maxxon Acrylic according to the Maxxon Corporation's specifications. Any floor areas where the surface has been damaged shall be cleaned and sealed regardless of floor covering to be used. Where floor goods manufacturers require special adhesive or installation systems, their requirements supersede these recommendations.
2. Maxxon UWR can be used over Maxxon underlayments in low traffic areas such as utility rooms, storage rooms and closets, as a protective surface.

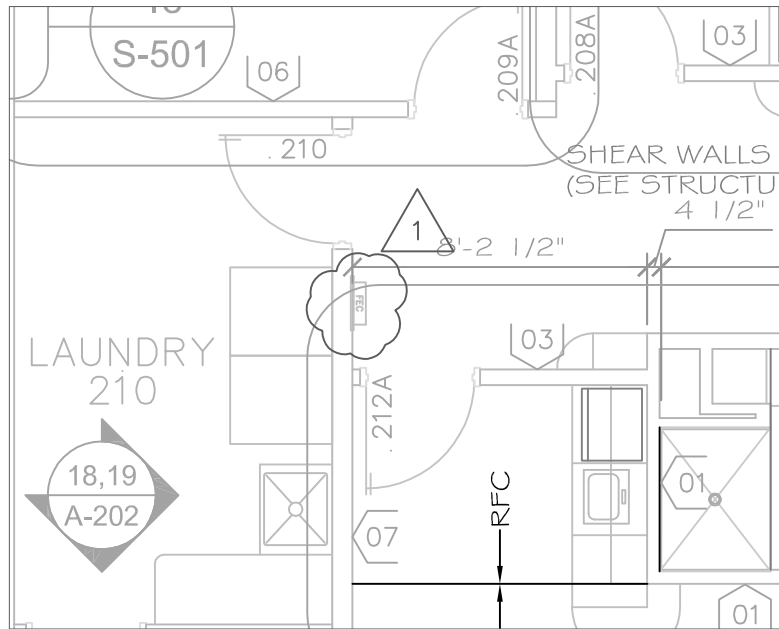
B. Moisture Testing:

1. ASTM F2170 Test Method for Determining Relative Humidity in Concrete. Follow the respective floor goods manufacturers' recommendations for relative humidity requirements. When manufacturer does not have a relative humidity requirement, refer to Maxxon's *Procedures for Attaching Finished Floor Goods to Maxxon Underlayments* brochure.

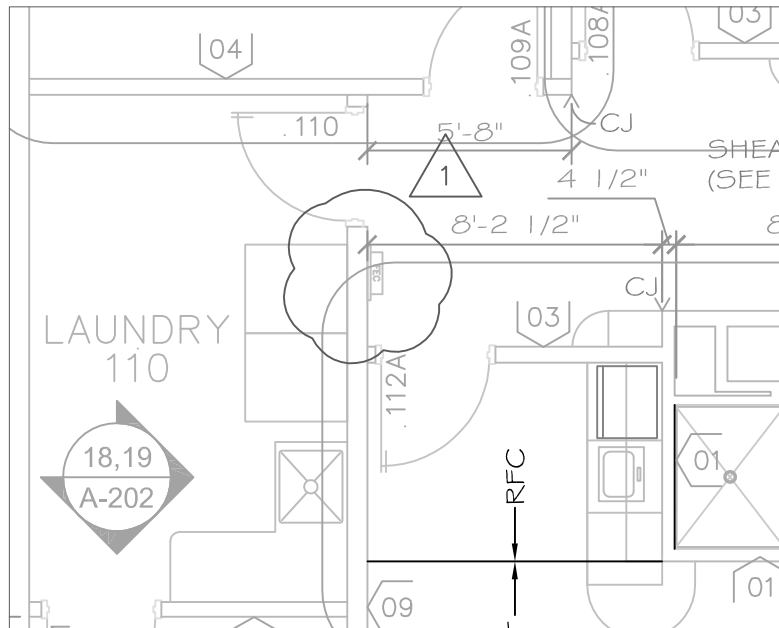
C. Finished Floor Goods:

1. There are many reference standards for the installation procedures and recommendations for finished flooring applications over gypsum underlayments. These include instructions of the manufacturers of the finished flooring, adhesives and thin-set as well as national agency reference standards. The national standards are listed below:

END OF SECTION 035400



1 **First Floor Plan**
 Scale: 3/16" = 1'-0"



2 **Second Floor Plan**
 Scale: 3/16" = 1'-0"



Lincoln
 1221 N Street, Suite 600
 Lincoln NE 68508
 Phone 402-476-9700
 Fax 402-476-9722

Vermillion
 15 East Main, Suite 201
 Vermillion SD 57069
 Phone 605-624-1081

Issue Date	09-25-2012
Job #	12-0126
Drawn by:	DDH
CADD file:	A-101.dwg
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Drawing Title	
From Sheet:	for CA use:
A-101	
Drawing #	
A101.1	