

ARCHITECTURAL DESIGN ASSOCIATES, P.C.
7501 'O' STREET, SUITE 105
LINCOLN, NE. 68510

November 20, 2012

Homestead Nursing & Rehabilitation Center Addition
4735 South 54th Street
Lincoln, Nebraska

ADDENDUM #1

The Architect issues this addendum to Cheever Construction, for distribution to all sub-contractors and suppliers before receipt of proposals. Bidders shall acknowledge the receipt of this Addendum on their bid form and all information and instructions given herein shall become a part of the Contract Documents.

Architectural and Structural

Specifications

Item No. A1-1 **DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS**

- A. Section 00 31 32 – Geotechnical Data: See attached Addendum No. 1 from Olsson Associates regarding the depth of existing fill soil.

Item No. A1-2 **DIVISION 07 – THERMAL AND MOISTURE PROTECTION**

- A. Section 07 53 23 – EPDM Roofing:
1. Under 1.02 SUMMARY, delete A. 2. Reference to tapered roof insulation systems.
 2. Delete paragraph 2.03 ROOF INSULATION in its entirety.

Drawings

Item No. A1-3: **SHEET C1.4 – UTILITY PLAN**

- A. Domestic Water System- The existing 3" domestic water line on the east side of the building (Plan Sheet C1.1) shall be removed beginning 18.2 feet south of the southeast corner of Wing 2 and abandoned in place (Plan Sheet C1.1). Verify exact location and depth. From this point a new 3" domestic water line shall be connected to the existing 3" domestic water line in Existing Mechanical Room 649 by running west as shown on Plan Sheets C1.4 and M1.1. The relocated and reconstructed water line shall be tested per the specifications and the city of Lincoln Plumbing codes, latest edition.

- B. 6" Fire Line- The existing 6" fire line shall be removed beginning 6 feet west of the post indicator valve and abandoned in place (Plan Sheet C1.1), if possible. Verify with over-excavation limits required on Sheet C1-3 and with depths required. From this point a new 6" fire line shall be connected to the existing 6" fire line and run to the location as shown on Plan Sheets C1.4 and M1.1, connecting in Existing Mechanical Room 659.. The relocated and reconstructed fire line shall be tested per the specifications and the city of Lincoln Plumbing Codes, latest edition. The electrical wires for the post indicator valve shall be connected from the post indicator valve to the termination location by the Electrical Contractor.
- C. Storm Sewer System: As shown, install 6" storm sewer pipe from southeast roof drain and connect to 8" storm sewer pipe from 2 new area inlets in north "courtyard" between Wings 2 AND surface drain out through concrete headwall detailed.
- D. LES Electrical Easement: Coordinate with Al Cameron at LES. LES will abandon the existing easement and electrical service running through the new addition and will relocate to the east out and around the new addition. Location will be 1 foot west of the existing property line and not as shown on Sheet C1.4

Item No. A1-4:
SCHEDULE

SHEET A2.1 – ROOM FINISH

- A. Under the "FINISH MATERIALS LIST":
 - 1. Under 03 - Vinyl Composition Tile, change the second reference to VCT 2 to read "VCT3".
 - 2. Under 07 – Wallcovering, change WC1 to read: MDC Wallcoverings #VVP524.
 - 3. Under 07 – Wallcovering, change WC5 to read: MDC Vycon Wallcovering #Y45226ML "Milan", color: Asparagus.
 - 4. Under 07 – Wallcovering, change WC7 to read: MDC Vycon Wallcovering

Item No. A1-5:

SHEET A4.1 – ROOF PLAN

- A. Amend the location and numbers of roof top units to reflect what is shown on Sheet M2.1 showing only 2 roof top units.

Item No. A1-6:

SHEET A7.1 – INTERIOR ELEVATIONS

- A. See attached section (Sheet AD 01) through the 3'-0" high walls faced with oak paneling shown on elevations 16, 17 and 18.

Item No. A1-7:

SHEET A7.2 – INTERIOR ELEVATIONS

- A. At elevation 16, the height of the computer desk shall be 30" above finish floor.

Item No. A1.8:

STRUCTURAL SHEETS S1.2 THROUGH S3.1

- A. At specification note H. 2. on Sheet S1.1 and at "Sheathing Attachment Schedule" on Sheet S2.1 and all other references to 5/8" Ext. Grade Gypsum Sheathing, change to read: 5/8" Glass-Mat Gypsum Wall Sheathing as specified in Section 06 10 00 Rough Carpentry.
- B. At Detail 3/S2.1, CIP RETAINING WALL SECTION, delete the brick ledge and cast the wall full 12" thick.

See Attached Mechanical / Electrical addendum.

END OF ADDENDUM NO. 1

ADDENDUM NO. 1

	Overnight
	Regular Mail
	Hand Delivery
X	Other: Email

TO:	Homestead Real Estate LLC
FROM:	Andrew M. Phillips, PE
RE:	Report of Geotechnical Exploration- Homestead Nursing & Rehabilitation Center Building Addition Lincoln, Nebraska
DATE:	November 20, 2012
PROJECT #:	012-1904

The following modifications should be included in the **Test Boring and Laboratory Summary** and **Site Preparation-Building Area** sections of the Report of Geotechnical Exploration – Homestead Nursing & Rehabilitation Center Building Addition dated September 19, 2012.

Test Boring and Laboratory Summary

The geotechnical report has the following statement on page 4:

Existing fill soil were encountered beneath the developed zone in soil test borings B-1, B-2, B-3 and B-4A and extended to depth ranging from 3.0 to 5.0 feet below the existing ground surface.

The statement regarding the fill depth should be replaced with the following:

Existing fill soil were encountered beneath the developed zone in soil test borings B-1, B-2, B-3 and B-4A and extended to depths ranging from 1.5 to 5.0 feet below the existing ground surface.

Site Preparation-Building Area

The geotechnical report has the following statement on page 7:

Based upon observations made during drilling operations, the fill soils extended to depths ranging from 3.0 to 5.0 feet below the existing ground surface.

The statement regarding the fill depth should be replaced with the following:

Based upon observations made during drilling operations, the fill soils extended to depths ranging from 1.5 to 5.0 feet below the existing ground surface.

This addendum is solely intended to provide modifications to the **Test Boring and Laboratory Summary** and **Site Preparation-Building Area** sections of the geotechnical report. Unless specifically addressed or modified in this addendum, the recommendations contained in **Olsson's** Report of Geotechnical Exploration – Homestead Nursing & Rehabilitation Center Building Addition dated September 19, 2012 remain valid and unchanged for new construction.

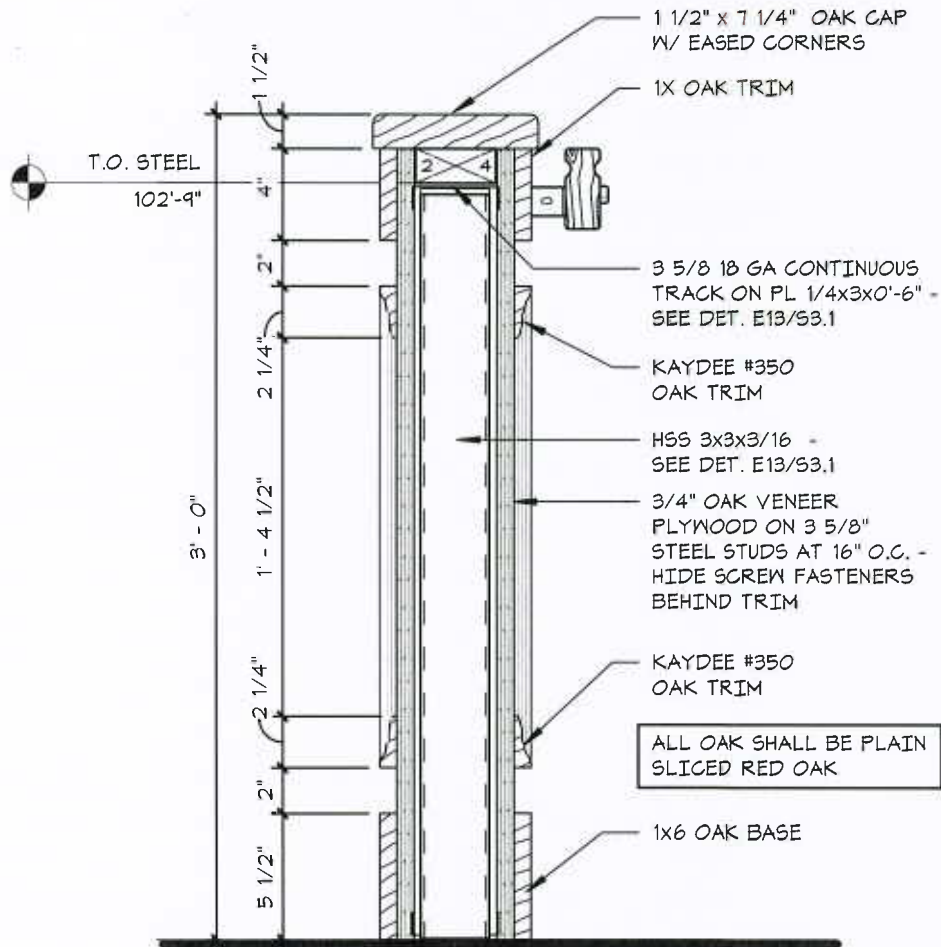
Respectfully submitted,

Olsson Associates

Prepared by:



Andrew M. Phillips, P.E.
Geotechnical Engineer



1 HALF-HIGH WALL SECTION
 AD 01 1 1/2" = 1'-0"

*Homestead Nursing &
 Rehabilitation Center*

Addition

4735 South 54th Street

Architectural Design Associates

Suite 105
 7501 O' Street
 Lincoln, Nebraska 68510

www.adalincoln.com
 tel 402 486 3232

Project number

11-006

Date

11-6-2012

Scale

1 1/2" = 1'-0"

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AD 01

11/20/2012 1:26:54 PM

ADDENDUM



Date: November 20, 2012

Project: Homestead Nursing & Rehabilitation Center Addition

To: Mr Dick Bergt
Architectural Design Associates
7501 'O' Street – Suite 105
Lincoln, NE 68510

Project No.: 11013

Addendum No.: 1

CC:

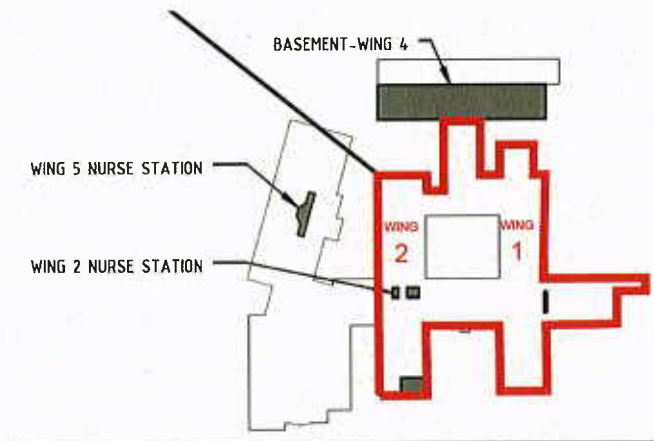
All work shall be in accordance with the terms, stipulations, and conditions of the original contract.

CHANGES TO PROJECT DRAWINGS

Mechanical

1. Sheet M1.2

- A. Refer to Alternate Note for Alternate M-1, note shall read: As part of Alternate M-1 Contractor to provide isolation valves in all branch pipes serving the existing fan coil units located in Wings 1 and 2. There are approximately sixty (60) fan coil units in Wings 1 and 2. Isolation valves shall be installed in both the supply and return branch lines to each unit, the existing piping is believed to be 3/4" steel. The draining and filling of the hydronic glycol system is the Owner's responsibility and shall not be included as part of Contractor's alternate price.



Electrical

1. General

- A. The existing fire water service to the building is being relocated. Refer to civil drawings C1.1 and C1.2. This will require the electrical contractor to provide a new 1" conduit from the existing PIV location to a location within the building to intercept existing pathway to the existing fire alarm control panel. The contractor shall remove old wire from FACP to PIV and provide new wiring and terminations. Refer to sheet E2.1 for location of existing FACP.

ADDENDUM



2. Sheet E0.1

- A. See the attached drawing E0.1 1 of 1 for addition of a third 1" PVC conduit.

3. Sheet E2.1

- A. See the attached drawing E2.1 1 of 1 for changes at nurse station #2.
- B. See the attached drawing E2.1 2 of 1 for changes to service grounding.

4. Sheet E2.2

- A. See the attached drawing E2.2 1of1 for changes to Basement Wing 4 Bedrooms 1, 2 & 3.
- B. See the attached drawing E2.2 2 of 2 for changes to Basement Wing 4 Bedrooms 1, 2 & 3.

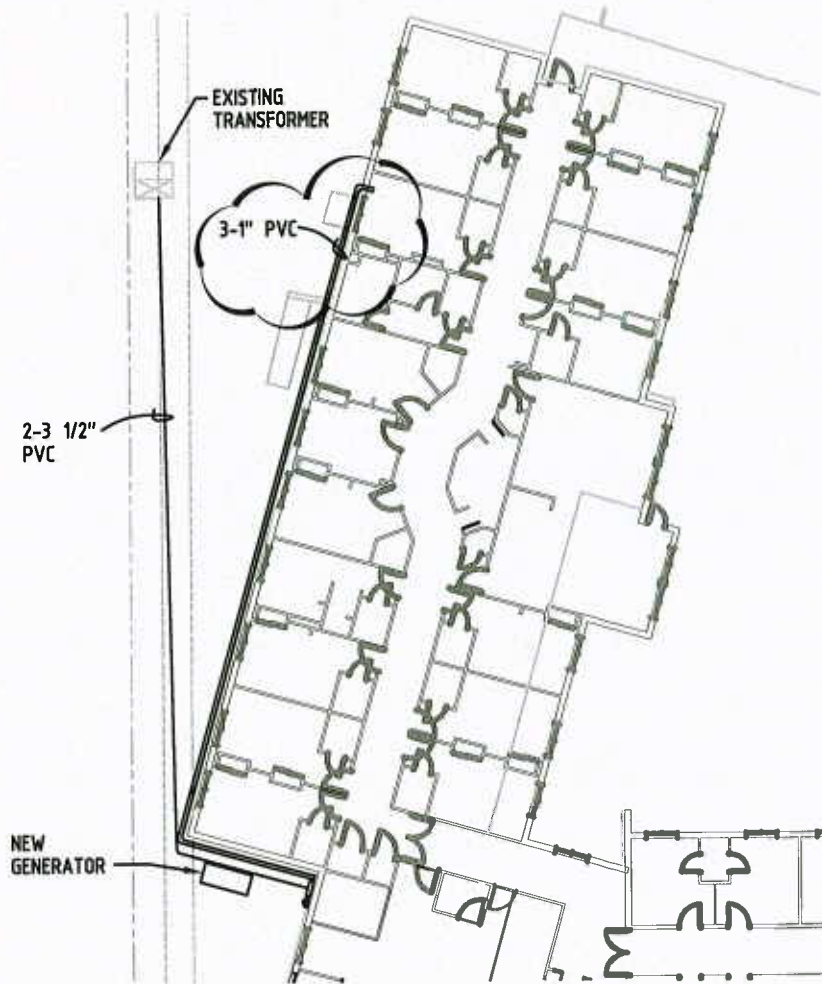
5. Sheet E3.1

- A. See the attached drawing E3.1 1 of 1 for changes to Panel Schedule 'EM6'.

6. Sheet E4.1

- A. See the attached drawing E4.1 1 of 1 for new grounding and bonding notes.

By: Don Changstrom	Date: 11-20-12
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ELECTRICAL SITE PLAN

1/8" = 1'-0"

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PROJECT: HOMESTEAD NURSING & REHABILITATION CENTER ADDITION

SHEET:

PROJECT #: 11-013

E0.1

DATE: 11-20-12

DESCRIPTION: ADDENDUM #001

NUMBER: 1 of 1

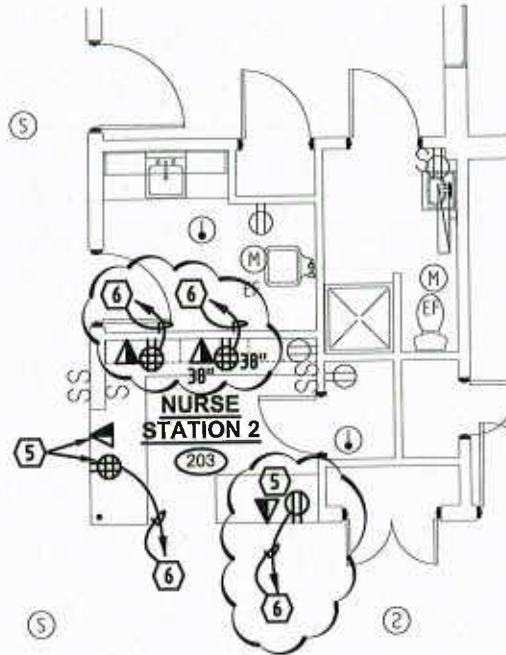
SHEET NOTES

GENERAL NOTES

KEY NOTE SYMBOL = (X)

KEY NOTES

- 5. COORDINATE EXACT MOUNTING HEIGHT WITH MILLWORK.
- 6. ROUTE TO NEW 20/1 BREAKER IN NEAREST EXISTING PANEL. PROVIDE ALL TERMINATIONS AS REQUIRED.



1 **FIRST FLOOR ELECTRICAL**
E2.1 **PLAN - WING 2**

1/8" = 1'-0"

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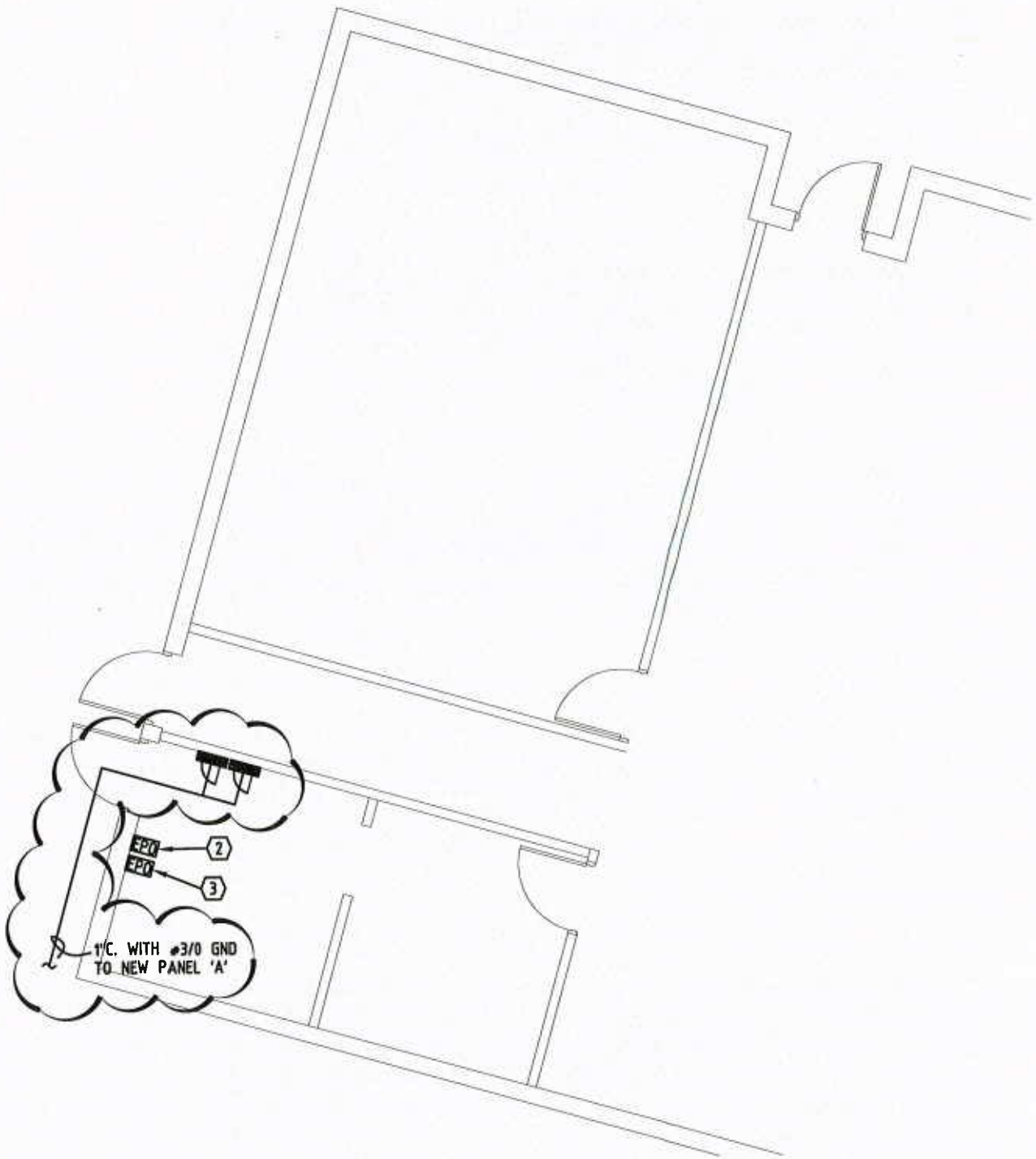
DATE: 11-20-12

DESCRIPTION: ADDENDUM #001

SHEET:

E2.1

NUMBER: 1 of 2



SOUTH BASEMENT ELECTRICAL PLAN

1/8" = 1'-0"

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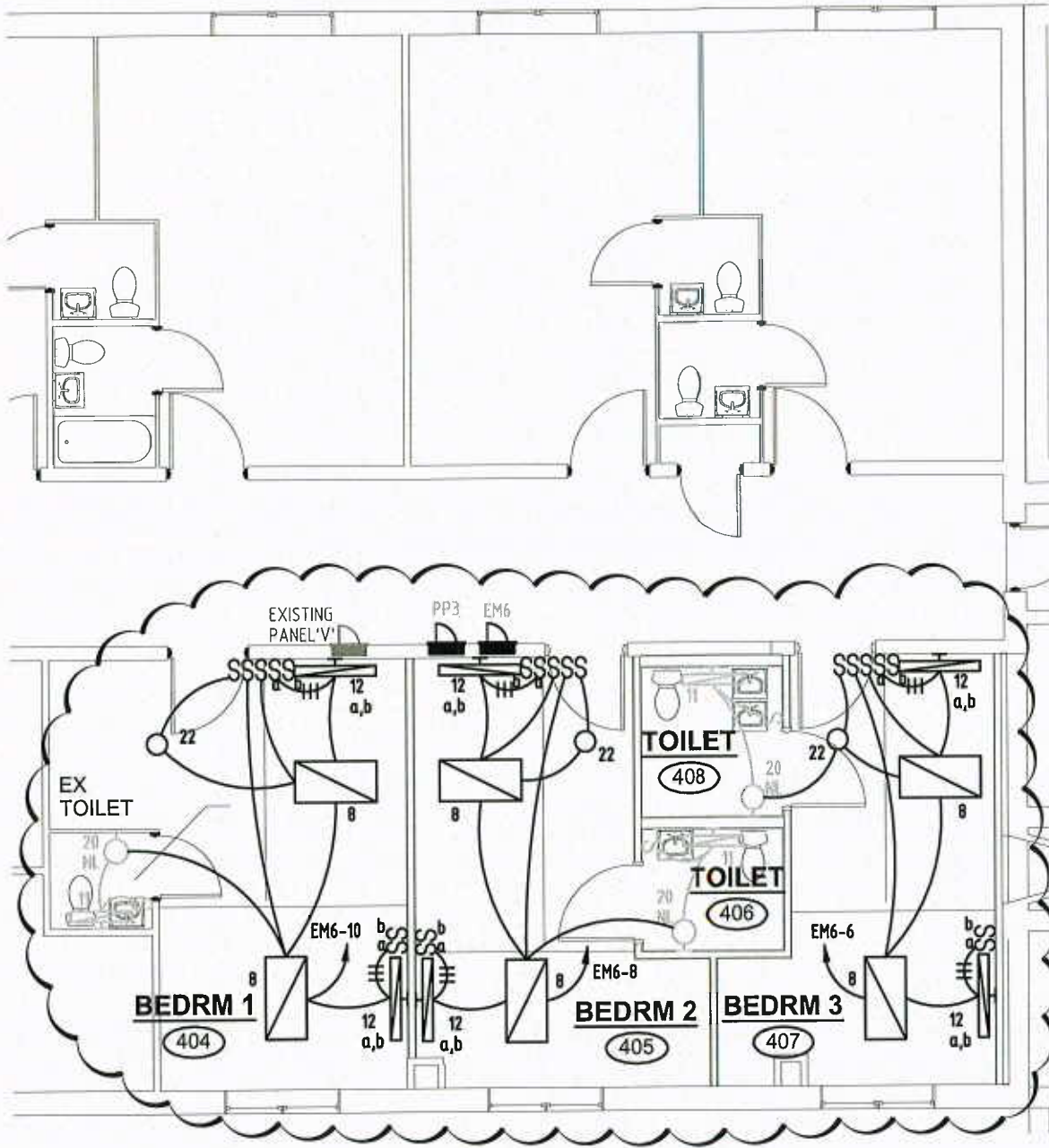
PROJECT #: 11-013

DATE: 11-20-12

E2.1

DESCRIPTION: ADDENDUM #001

NUMBER: 2 of 2



2 BASEMENT LIGHTING PLAN - WING 4

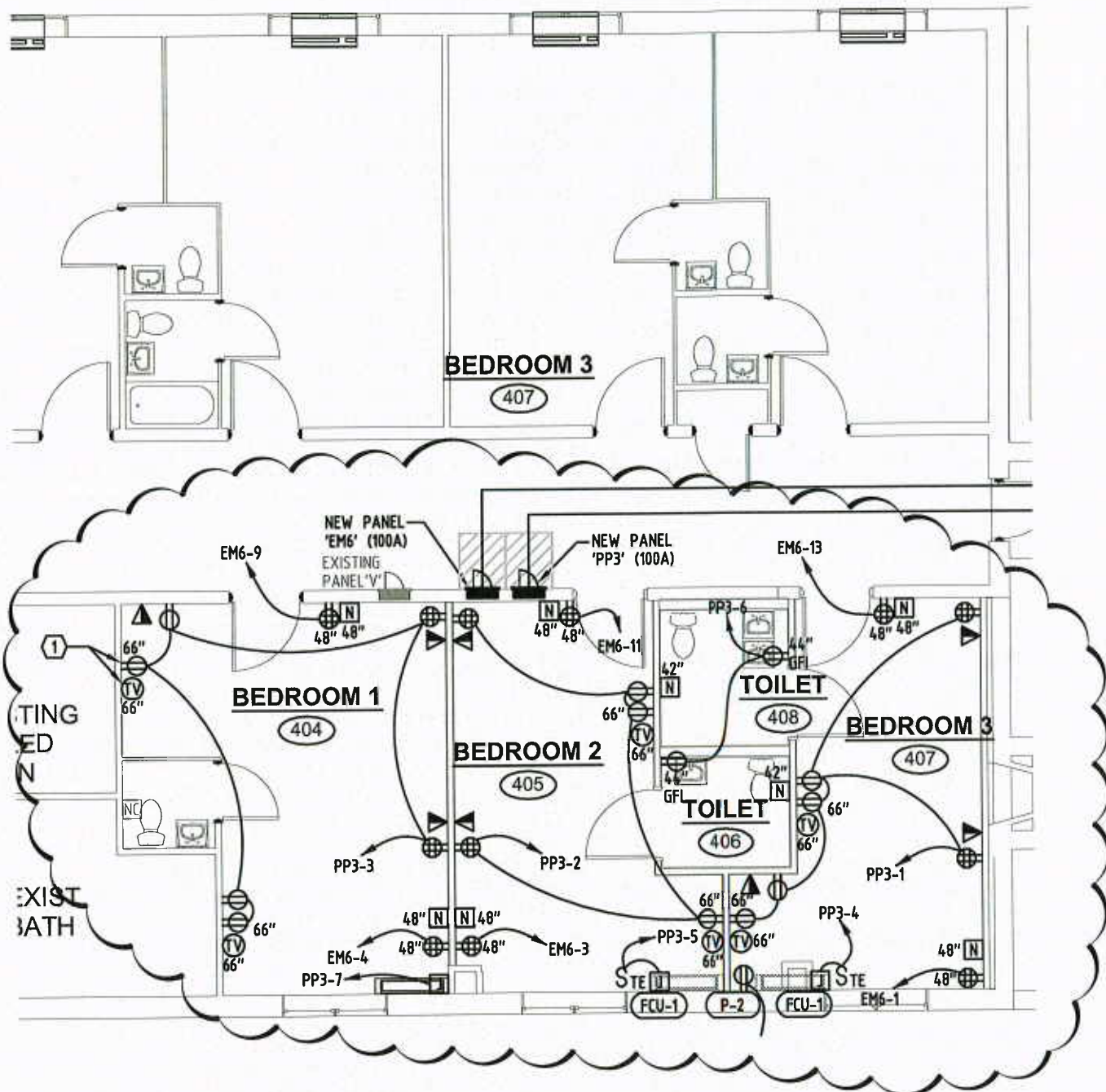
1/8" = 1'-0"

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PROJECT: HOMESTEAD NURSING & REHABILITATION CENTER ADDITION
 PROJECT #: 11-013
 DATE: 11-20-12
 DESCRIPTION: ADDENDUM #001

SHEET:
E2.2
 NUMBER: 1 of 2



1 BASEMENT ELECTRICAL PLAN - WING 4

1/8" = 1'-0"

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PROJECT: HOMESTEAD NURSING & REHABILITATION CENTER ADDITION

SHEET:

PROJECT #: 11-013

E2.2

DATE: 11-20-12

DESCRIPTION: ADDENDUM #001

NUMBER: 2 of 2

PANEL SCHEDULE

NEW
EMERGENCY

DESIGNATION	INTERIOR	MAINS RATING	VOLTAGE	PHASE	WIRE	KAIC	MOUNT
EM6	MLO	100	120/208	3	4	10	FLUSH

GENERAL NOTES

- COPPER BUS / 100% RATED COPPER NEUTRAL

NOTES	VA	DESCRIPTION	BRKR		CIRCUIT	PHASE	CIRCUIT	BRKR		DESCRIPTION	VA	NOTES
			AMP	POLE				POLE	AMP			
	400	ROOM 407 RECEPT	20	1	1	A	2	1	20	TOILET 406/108 RECEPT	400	
	400	ROOM 405 RECEPT	20	1	3	B	4	1	20	ROOM 404 RECEPT	400	
	1200	SUMP PUMP	20	1	5	C	6	1	20	BDRM 407 LTS	500	
	400	DOOR STRIKES	20	1	7	A	8	1	20	BDRM 405 LTS	500	
	400	ROOM 404 RECEPT	20	1	9	B	10	1	20	BDRM 404 LTS	500	
	400	ROOM 405 RECEPT	20	1	11	C	12	1	20	DINNG RM LTS	1000	
	400	ROOM 407 RECEPT	20	1	13	A	14					
					15	B	16					
					17	C	18					
					19	A	20					
					21	B	22					
		SPARE	20	1	23	C	24	1	20	SPARE		
		SPARE	20	1	25	A	26	1	20	SPARE		
		SPARE	20	1	27	B	28	1	20	SPARE		
		SPARE	20	1	29	C	30	1	20	SPARE		

NOTES

1. -

ONE-LINE DIAGRAM NOTES

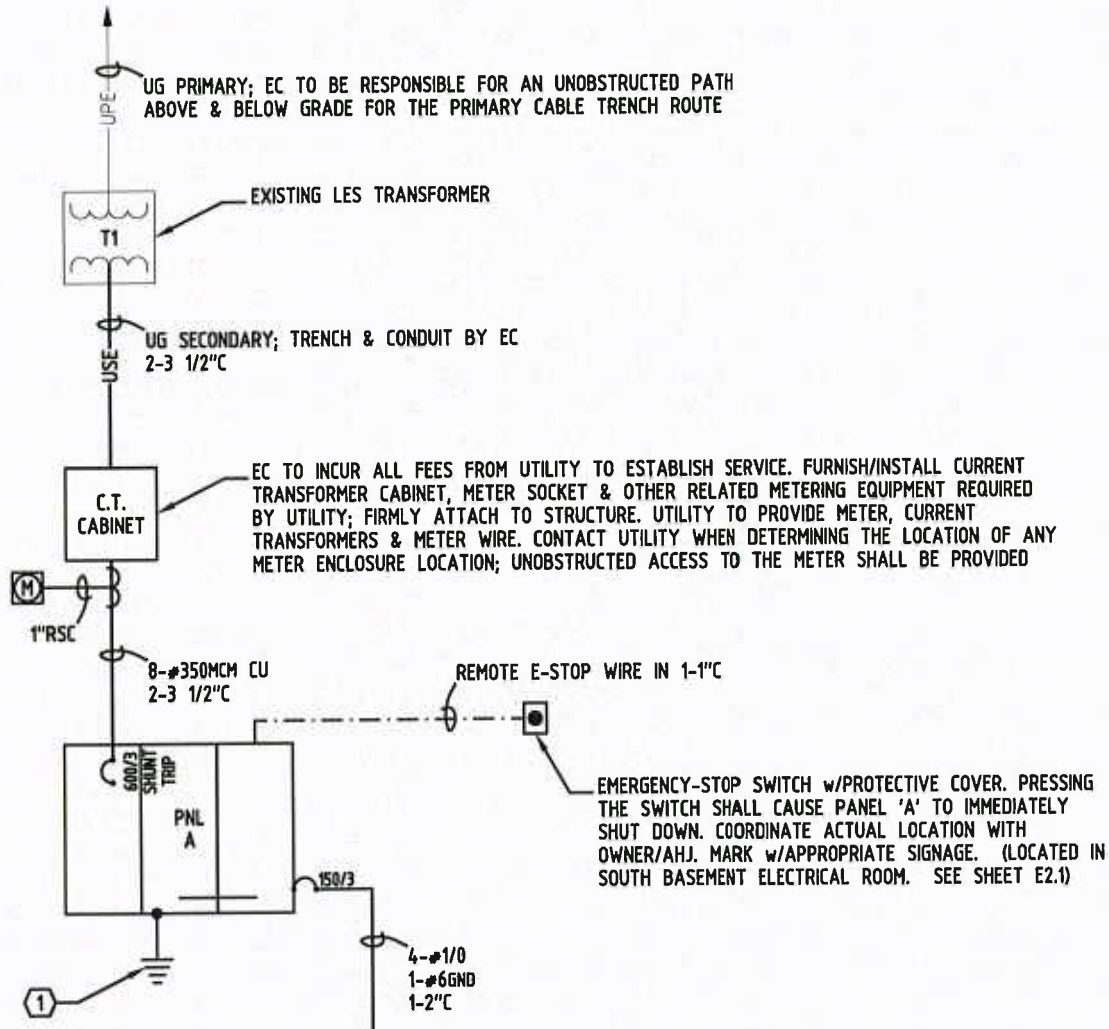
KEY NOTE SYMBOL = (X)

CONTACTS

- LINCOLN ELECTRIC SYSTEM (LES)
POC: AL CAMERON
PHONE: 402-467-7603

KEY NOTES

- ELECTRICAL SYSTEM SHALL BE GROUNDED & BONDED PER NEC. BOND TO EXISTING ELECTRICAL SERVICE LOCATED IN WING 5 BASMENT WITH 1-#3/0 GND IN 1".
1-#4 BARE CU CONDUCTOR TO CONCRETE ENCASED ELECTRODE, SEE CONCRETE ENCASED ELECTRODE DETAIL



1 ELEC. ONE-LINE DIAGRAM

E4.1

NTS

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SHEET:

PROJECT #: 11-013

DATE: 11-20-12

DESCRIPTION: ADDENDUM #001

E4.1

NUMBER: 1 of 1