

## ADDENDUM NO. 1

**PROJECT NAME: NCTA WEST DORM ELECTRICAL & FIRE CODE REMODEL**  
**UNL PROJECT NUMBER: CU07P005**

CONSULTANT: Geary Engineering, Inc.  
ADDRESS: 7800 O Street, Suite 100  
Lincoln, NE 68510

DATE OF ISSUANCE: March 18, 2013  
DATE OF BID OPENING: March 21, 2013

The bid documents dated Feb. 22, 2013 for the above referenced project are amended by this addendum.

NOTICE: This Addendum is issued to all interested prospective bidders as an amendment to the project manual or other parts of the bidding (contract) documents for the above named project. Reference to this Addendum must be included in the Bid proposal. The information contained herein shall be fully incorporated into the contract documents as though originally included therein.

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### **MODIFICATIONS TO THE PROJECT MANUAL:**

#### **01 33 00 – SUBMITTAL PROCEDURES**

Delete paragraph 1.3, C, 3 "Electronic Submission: Send all . . ." in its entirety and replace with the following:

3. All submittals will be managed electronically using Submittal Exchange, a web based product for tracking construction forms and submittals. Paper submittals will not be accepted. Deliver material samples as required under separate cover with reference to electronic submittal. The cost of the service will be paid for by the Project. **Project participants will be required to attend a training session to learn how to use the software.**

#### **21 13 13 – FIRE SUPPRESSION SPRINKLERS**

1. Modify Fire Suppression Sprinkler system to be designed and installed in accordance with NFPA 13R – *Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and including Four Stories in Height*.

#### **26 05 33 RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS**

1. Minimum conduit size shall be ½" EMT per Part 3, sub-paragraph 3.1C.
2. Conduit at corridor ceilings may be exposed. Surface raceway ("Wiremold") is required where exposed in dorm rooms and on vertical surfaces in the corridors.

#### **28 31 11 – DIGITAL, ADDRESSABLE FIRE-ALARM SYSTEM**

Modify dorm room smoke detector requirements such that the Contractor has the option in dorm rooms for the smoke detector to be on the building system with a horn integral to the detector. One room detector should not put the building into alarm until a second room detector is activated.

**MODIFICATIONS TO THE DRAWINGS:**

**DRAWING NO. – CS1.1 COVER SHEET**

Add the following clarifications to the Project Requirements:

1. Completion Date: The completion date is open, however the University would like to have the work completed by August 12, 2013. Work will need to be completed before the University takes occupancy of the building.
2. Other Work: The asbestos abatement work will be completed by others under separate contract prior to start of construction.

**DRAWING NO. – A1.0 GROUND FLOOR PLAN AND DEMOLITION PLAN**

Remove all existing wood hand rails in all three stair towers. Patch and paint plaster as required at locations of removed brackets. Re-install new 1-1/2" diameter pipe railing with a minimum of two brackets for each long run of handrail. Interior handrail will be a continuous run unit, adjust height as required for consistence, 34" above landing and front of nose railing. All railing shall be painted. Refer to the attached drawings A1.0, A2.0 and A3.0.

**DRAWING NO. – A2.0 FIRST FLOOR PLAN AND DEMOLITION PLAN**

1. Remove all existing wood hand rails in all three stair towers. Patch and paint plaster as required at locations of removed brackets. Re-install new 1-1/2" diameter pipe railing with a minimum of two brackets for each long run of handrail. Interior handrail will be a continuous run unit, adjust height as required for consistence, 34" above landing and front of nose railing. All railing shall be painted. Refer to the attached drawings A1.0, A2.0 and A3.0.
2. Remove existing wrought iron railing at the exterior main entry. Install new single pipe handrail from front edge of the building to 12" beyond the last noise of the exterior tread. Railing will turn down terminate at the sidewalk. Drill a 4" diameter hole in the side walk and compact grout a sleeve for the handrail to fit into and weld. Exterior handrail to be steel and painted. At both of the east and west entry's, install the similar type of handrails as well. Refer to the attached documents.
3. At existing Snack Room 116, remove the existing wood door and replace with a fire rated door and frame, similar to what is being done at Laundry 115.

**DRAWING NO. – A3.0 SECOND FLOOR PLAN AND DEMOLITION PLAN**

Remove all existing wood hand rails in all three stair towers. Patch and paint plaster as required at locations of removed brackets. Re-install new 1-1/2" diameter pipe railing with a minimum of two brackets for each long run of handrail. Interior handrail will be a continuous run unit, adjust height as required for consistence, 34" above landing and front of nose railing. All railing shall be painted. Refer to the attached drawings A1.0, A2.0 and A3.0.

**DRAWING NO. – U1.0 SITE UTILITY PLAN**

There is an existing 6" water main below the building. This water main can be tapped for the fire sprinkler service main. This tap may be closer to the building than shown on Site Utility Plan, as long as the PIV is at least 40 feet from the building.

**DRAWING NO. – D1.0 GROUND FLOOR – DEMOLITION PLANS**

1. Refer to Demo Plan Keyed Note #3, the existing pneumatic control compressor shall be removed and will not be relocated. Remove entire pneumatic control system. Provide patching, repair and painting of the walls and ceilings where the pneumatic tubing is removed.

**DRAWING NO. – M1.0 GROUND AND FIRST FLOOR – MECHANICAL PLANS**  
**AND**  
**DRAWING NO. – M1.1 SECOND AND ATTIC FLOOR – MECHANICAL PLANS**

1. At each existing radiator, as marked with Mechanical Plan Keyed Note #1, replace existing thermostatic radiator trap with new thermostatic radiator trap, Spirax-Sarco Model TA-125 or equivalent.
2. At each existing radiator, marked with Mechanical Plan Keyed Note #1, the existing pneumatic control valve shall be removed and replaced with a new thermostatically controlled valve similar or equal to Honeywell VT 117E.
3. At each existing thermostat, marked with Mechanical Plan Keyed Note #2, the existing pneumatic thermostat shall be removed including all exposed pneumatic tubing. The pneumatic control system shall be removed in its entirety. Provide patching, repair and painting of the walls and ceilings where the pneumatic tubing is removed.

**DRAWING NO. – M2.1 SECOND AND ATTIC FLOOR – FIRE SPRINKLER PLANS**

Provide fire sprinkler protection for the attic. The roof construction is wood. The insulation system is on the underside of the roof which keeps the attic space above freezing.

**DRAWING NO. – E1.0 GROUND AND FIRST FLOOR – ELECTRICAL PLANS**  
**AND**  
**DRAWING NO. – E1.1 SECOND AND ATTIC FLOOR – ELECTRICAL PLANS**

1. Modify installation of Type 2 and Type 3 vanity lights in individual rooms. The existing lights at the vanities do not have a back box and therefore the existing conduit cannot be reused. The new Type 2 and 3 lights are to be connected to new circuits via flexible conduit through the cabinet above the vanity and the existing conduit will be abandoned. Rocker switches on lights are to serve as the main switching means. Provide new circuits for vanity lights, maximum 3 lights per 20 amp circuit, feed from 20A/1P breakers in lighting panel on the corresponding floor. Provide additional 20 amp breakers in panels as needed to maintain at least four spare breakers.
2. Add additional emergency lighting in the following locations:
  - a. Restroom 010
  - b. Restroom 020
  - c. Commons/Study 021 (two additional required)
  - d. Boiler Room 024
  - e. Sprinkler and Boiler Room 025
  - f. Stairs 107
  - g. Restroom 110
  - h. Laundry 115
  - i. Snack Room 116
  - j. Stairs 122
  - k. Stairs 207
  - l. Restroom 210
  - m. Restroom 218
  - n. Stairs 222
  - o. Stairs 201

The emergency light fixtures shall be Light Fixture Type 6 and shall be connected to the un-switched lighting circuit for the area served.

3. Delete the fire alarm strobes and install combination fire alarm horn and strobe in the following locations:
  - a. Restroom 010
  - b. Restroom 020
  - c. Restroom 110
  - d. Laundry 115
  - e. Snack Room 116
  - f. Restroom 210
  - g. Restroom 218
4. All phone, data and TV outlets are existing and are shown to provide information. The existing phone, data and TV wiring shall remain in place. The contractor shall locate and protect the existing phone, data and TV wiring.
5. For the student room smoke detectors connected to the building power supply, the electrical contractor shall provide a conduit to a junction box in the corridor for installation of a fire alarm module and wiring to be installed by the fire alarm contractor.

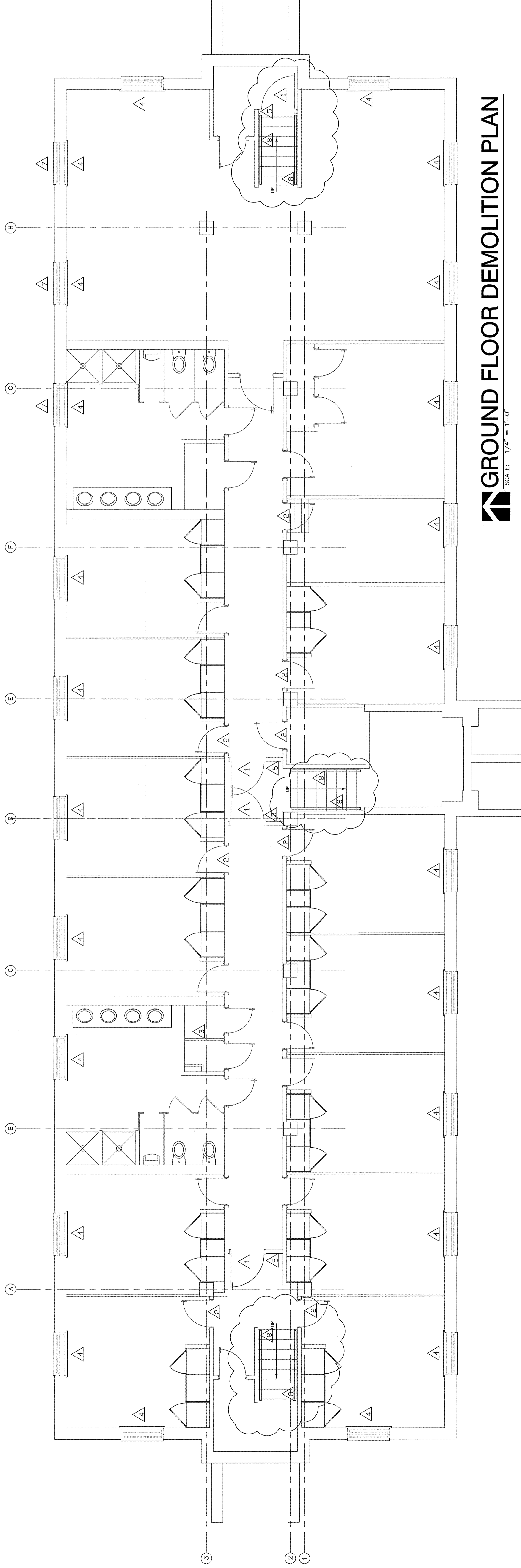
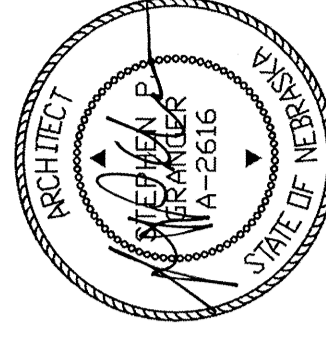
**DRAWING NO. – E2.0 ELECTRICAL SCHEDULES AND RISER DIAGRAMS**

1. Lighting Fixture Schedule – Type 2 and Type 3 under cabinet lights, add convenience outlet option.

**ATTACHMENTS**

1. Drawing A1.0
2. Drawing A2.0
3. Drawing A3.0
4. Pre-Bid Meeting Minutes, March 12, 2013

END OF ADDENDUM NO. 1



**GROUND FLOOR DEMOLITION PLAN**  
SCALE: 1/4" = 1'-0"

**GENERAL DEMOLITION NOTES:**

1. VERIFY DOOR SALVAGE WITH OWNER.

**DEMOLITION NOTES:**

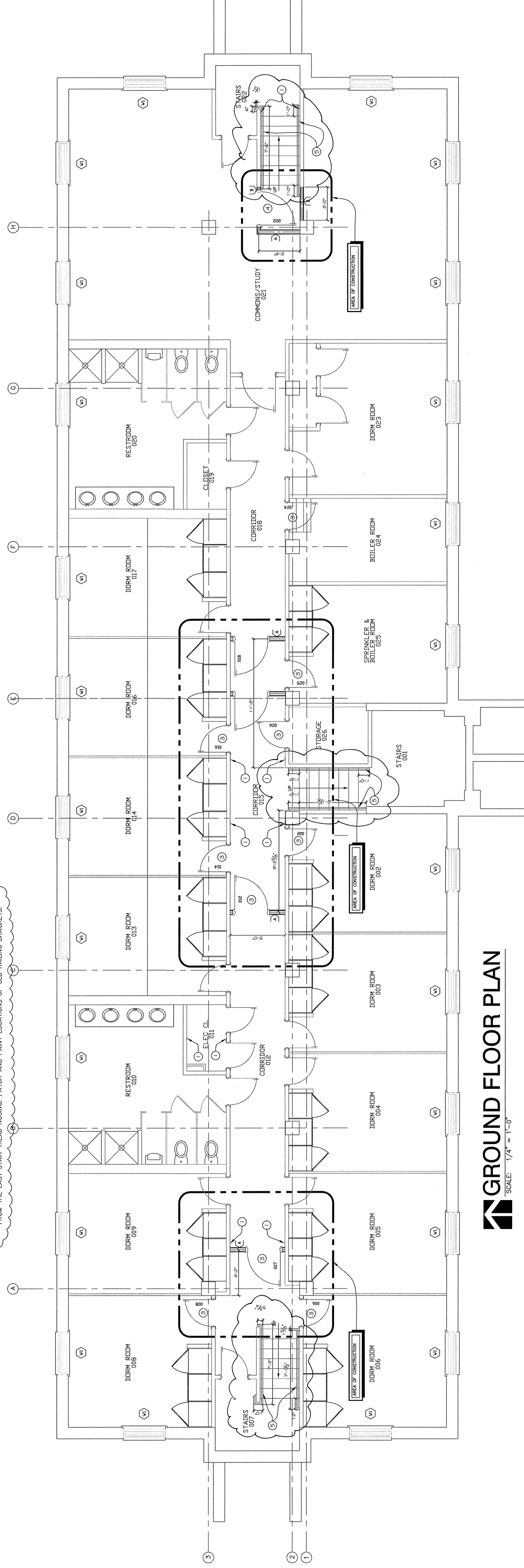
1. REMOVE EXISTING DOOR, FRAME AND WOOD TRIM. SALVAGE WOOD TRIM FOR REUSE.
2. REMOVE EXISTING DOOR, FRAME AND WOOD TRIM. SALVAGE WOOD TRIM FOR REUSE.
3. REMOVE EXISTING WINDOW AND FRAME. PREPARE SURROUNDING SURFACES FOR NEW WINDOW INSTALLATION. ALTERNATE BID ITEM.
4. REMOVE EXISTING WINDOW AND FRAME. PREPARE SURROUNDING SURFACES FOR NEW WINDOW INSTALLATION. ALTERNATE BID ITEM.
5. NOT REQUIRED.
6. NOT REQUIRED.
7. REMOVE EXISTING WOOD RAILING AND BRACKETS.
8. REMOVE EXISTING WOOD RAILING AND BRACKETS.

**GENERAL PLAN NOTES:**

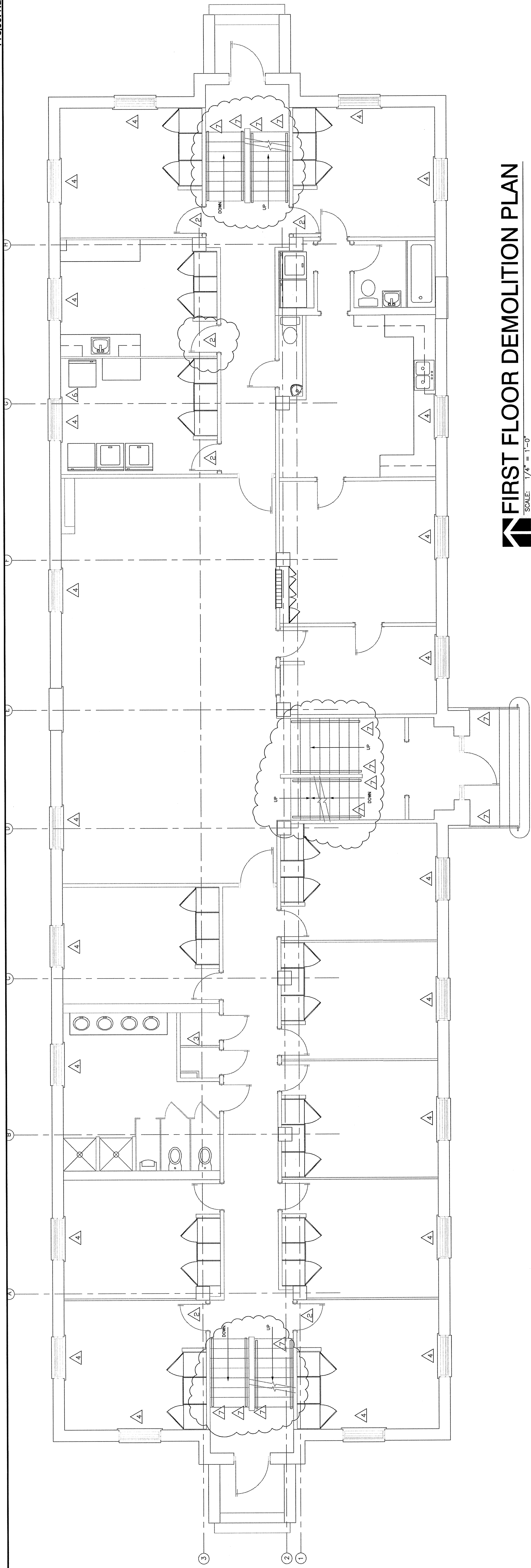
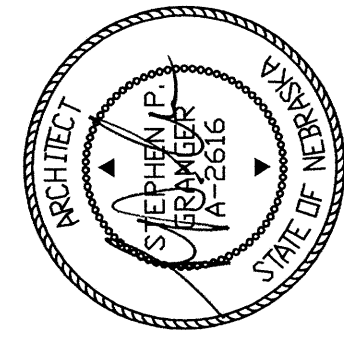
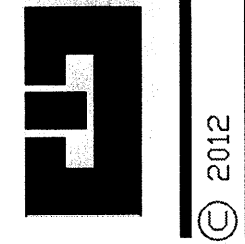
1. DIMENSIONS ARE TO CENTER OF NEW WALLS AND EXTERIOR FACE OF EXISTING WALLS.
2. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR MISCELLANEOUS TO BE REMOVED ITEMS.
3. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR MISCELLANEOUS TO BE REMOVED ITEMS.
4. RAILING DIMENSION TO BE FIELD VERIFIED. HORIZONTAL DIMENSION ON PLAN IS NOT AT A SCALE.

**SHEET NOTES:**

1. PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT SURFACE.
2. NOT REQUIRED.
3. INSTALL NEW FIRE RATED DOOR AND FRAME. REFER TO DOOR AND FRAME SCHEDULE ON SHEET.
4. CONSTRUCT NEW RAILING AND BRACKETS AT LOCATION INDICATED.
5. INSTALL NEW 1-1/2" DIAMETER PIPE RAILING SYSTEM AT EACH STAIR WALK OFF OF RAILINGS TO BE 34-38 INCHES ABOVE LANDING AND FRONT EDGE OF STAIR TREADS. RAILINGS TO BE 1-1/2" CLEAR FROM PROJECTIONS AND FINISHES. RAILINGS TO BE 1-1/2" CLEAR FROM THE STAIR TREAD NOSING. PATCH AND PAINT ADJACENT WALLS AND BRACKETS.



**GROUND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**FIRST FLOOR DEMOLITION PLAN**  
SCALE: 1/4" = 1'-0"

GENERAL DEMOLITION NOTES:

1. VERIFY DOOR SALVAGE WITH OWNER.

GENERAL PLAN NOTES:

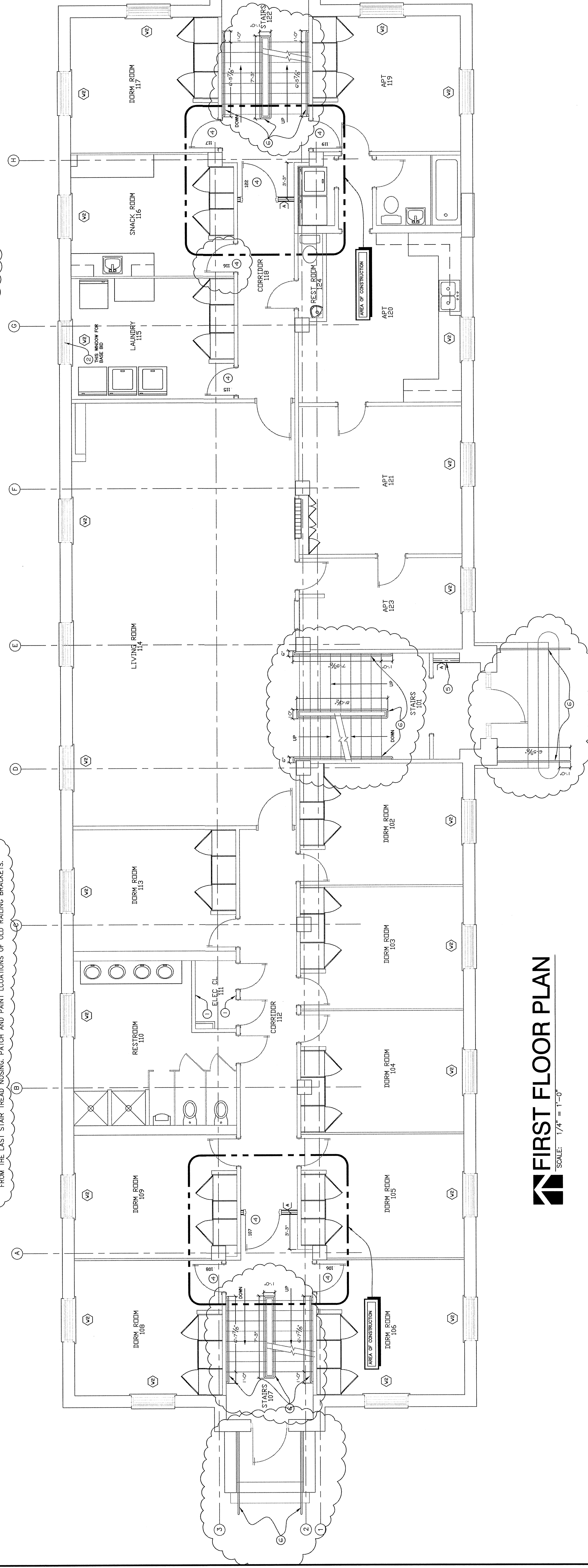
1. DIMENSIONS ARE TO CENTER OF NEW WALLS AND EXTERIOR FACE OF EXISTING WALLS.
2. ALL WINDOW REPLACEMENT IS A BID ALTERNATE ITEM FOR MECHANICAL AND ELECTRICAL CONTRACTORS TO REMOVE AND REPAIR TO MATCH EXISTING.
3. REFER TO MECHANICAL AND ELECTRICAL SCHEDULES FOR REPAIRS TO BE REPAIRED AND REPAINTED TO MATCH EXISTING.

SHEET NOTES:

1. PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT SURFACE.
2. NEW WINDOW UNIT AT THIS LOCATION. PROVIDE AS PART OF THE BASE BID. ALL OTHER WINDOW NOT REQUIRED.
3. NOT REQUIRED.
4. INSTALL NEW FIRE RATED DOOR AND FRAME. REFER TO DOOR AND FRAME SCHEDULE ON SHEET.
5. CONSTRUCT NEW 1-HOUR FIRE RATED ENCLOSURE AT LOCATION INDICATED. ENCLOSED TO HOUSE EXISTING WOOD-IMPREGATED STAIRS AND PROVIDE A NEW WOOD-IMPREGATED STAIR WALK TOP OF RAILING TO BE 34-38 INCHES ABOVE LANDING AND FRONT EDGE OF STAIR TREADS. RAILINGS TO BE 1-1/2" CLEAR FROM THE LAST STAIR TREAD. MISSING PATCH AND PAINT LOCATIONS OF OLD RAILING BRACKETS.

DEMOLITION NOTES:

1. REMOVE EXISTING DOOR, FRAME AND WOOD TRIM.
2. REMOVE EXISTING DOOR, FRAME AND WOOD TRIM. SALVAGE WOOD TRIM FOR REUSE.
3. REMOVE EXISTING WINDOW AND FRAME. PREPARE SURROUNDING SURFACES FOR NEW WINDOW INSTALLATION. ALTERNATE BID ITEM.
4. REMOVE EXISTING WINDOW AND FRAME. PREPARE SURROUNDING SURFACES FOR NEW WINDOW INSTALLATION. ALTERNATE BID ITEM.
5. REMOVE EXISTING WOOD RAILING AND BRACKETS.
6. REMOVE EXISTING WOOD RAILING AND BRACKETS. COORDINATE WITH MECHANICAL PLANS.





NCTA Men's Dorm Renovations  
Project Number: CU007P005

Pre-Bid Meeting  
March 12, 2013  
10:00 am

Meeting Minutes

Attendance: See attached Meeting Attendance Sheet

1. There are no addendums at this time, an addendum will be issued shortly.
2. Clarification: The bid date is March 21, 2013, and will be opened at 2:00 pm, 1700 Y Street, Lincoln, NE. Late bids will not be opened.
3. The completion date will be as stated on the bid proposals. This is to be filled in by the contractors completing the bid. The completion date of August 12, 2013 is indicated on the Cover Sheet, CS 1.0. This date is a preferred date by the University and should be used only as a guide for completing the bid, it will not be a contract requirement.
4. The building is unoccupied and the work can start immediately after bid is accepted and the contracts are signed.
5. The room smoke detectors will have a relay base to connect to the central fire alarm system.
6. The work will include electrical, fire sprinkler, fire alarm, repairs to the steam heating system, fire separations, fire doors, minor ADA improvements, and window replacement.
7. The addendum will address the work involving the existing pneumatic control system.
8. The windows are an alternate bid, refer to the specifications.
9. The walls will need to be repaired and patched where the existing pneumatic tubing is removed.
10. All data, phone and TV wiring is existing and will remain. The contractor will need to protect during construction.
11. The meeting was adjourned after a walkthrough of the building.

12. An addendum will be issued to clarify any changes to the plans and specifications as a result of the pre-bid meeting. These minutes and any verbal conversations at the site should not be used to alter the requirements of the bidding documents.

Respectfully Submitted,

Ronald W. Geary.

