



P.O. Box 81906
Lincoln, NE 68501

Addendum NO.02

Bid Question Responses

ARENA LOFTS
LINCOLN, NE.
PROJECT NO. 10216

April 10, 2013

ATTACH THE FOLLOWING FIELD ORDER TO THE PROJECT MANUAL. THESE ITEMS NOW BECOME PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL OBTAIN OWNERS AUTHORIZATION PRIOR TO PROCEEDING WITH ANY OF THE FOLLOWING REVISION ITEMS AFFECTING COST.

General Contractor shall be responsible for coordinating changes if they occur elsewhere in the construction documents and between disciplines.

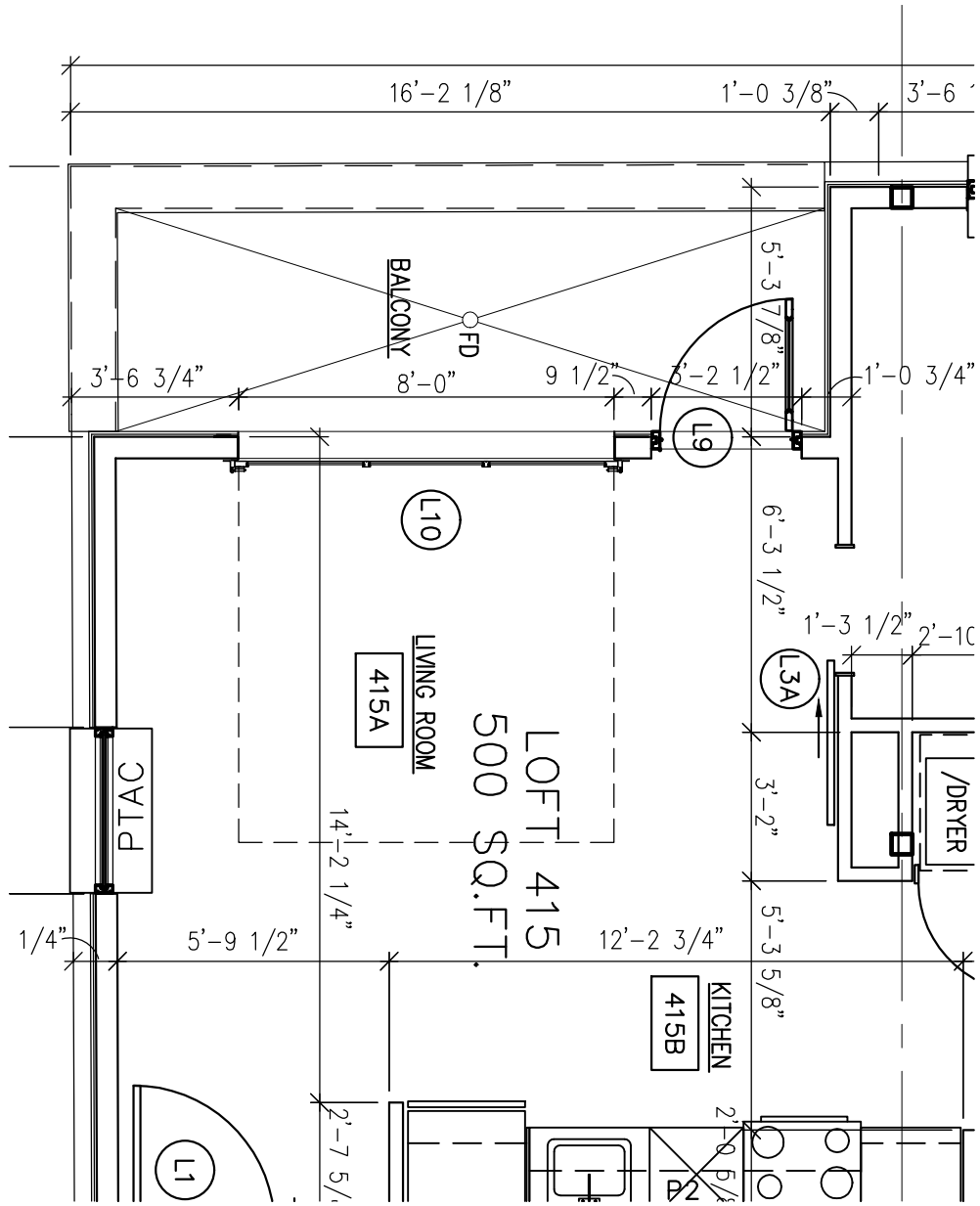
ADDENDUM No. 02

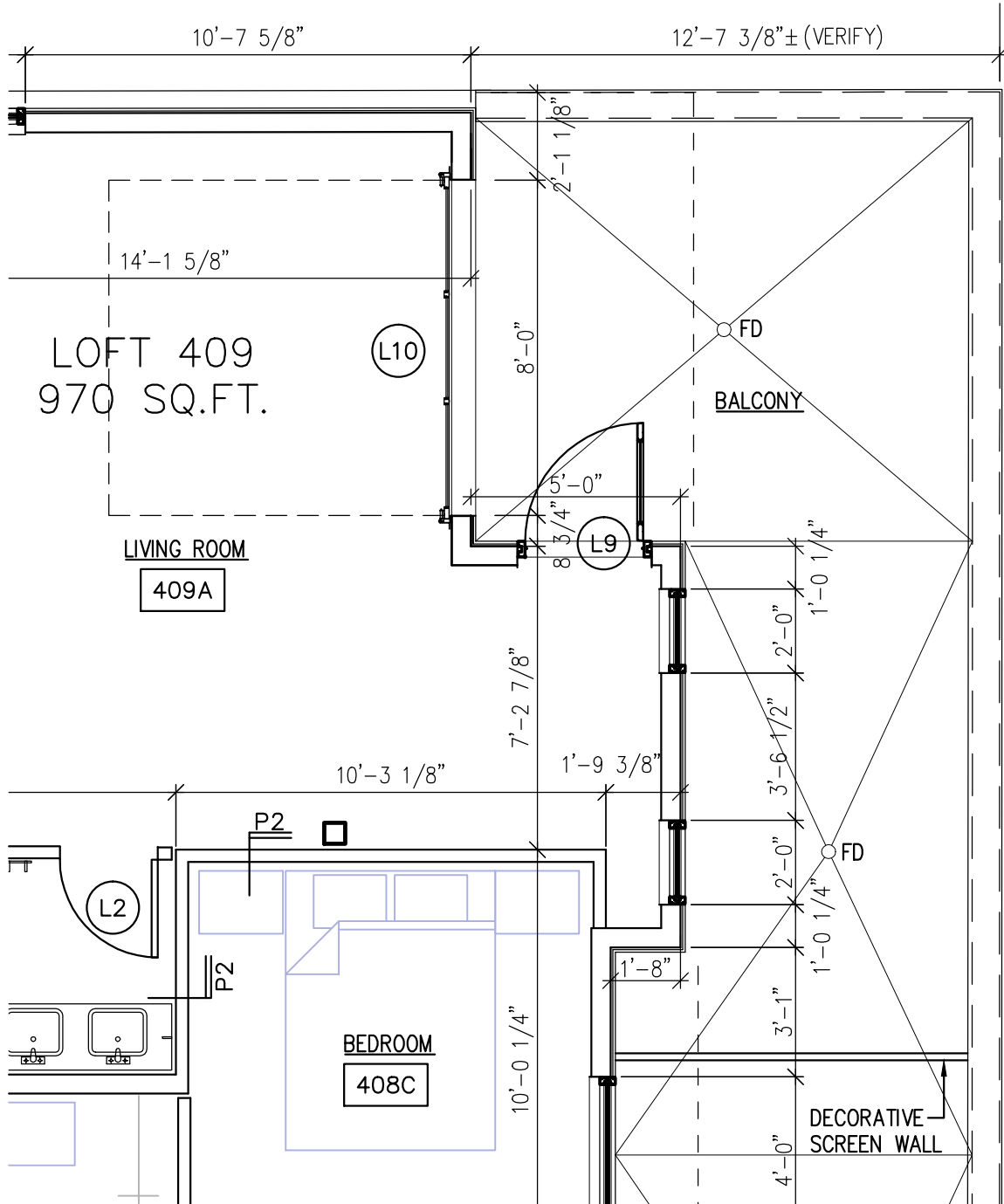
- Bid date change to April 17th at 3:00 P.M. CST.
- Remove Brester Construction from approved generals.
- Electrical Clarifications:
 - Main switch board feeder conduit and wire shall be provided by owner
 - Distribution panels on 2nd, 3rd, 4th, and 5th floors shall be provided by owner, and installed under this contract. Contractor shall provide feeder conduit and wiring.
 - Tenant panel boards on 2nd, 3rd, 4th, and 5th floors shall be provided by owner, and installed under this contract. Contractor shall provide feeder conduit and wiring.
 - Elevator control panels, disconnects, feeder conduit and wire shall be provided and installed by owner.
- Finish included under scope:
 - Electrical Rough-ins outlets and cover plates. Light fixture junction boxes will not need cover plates. Lighting fixtures shall be provided under interior finish package to be issued at a later date.
 - Cap plumbing rough-ins at fixture locations. Add floor drain rough-ins at each restroom. Plumbing fixtures shall be provided under interior finish package to be issued at a later date.
- Only the slider doors are by the owner. All others are part of this contract.
- PTAC units
 - PTACs shall be provided by owner and installed under this contract.

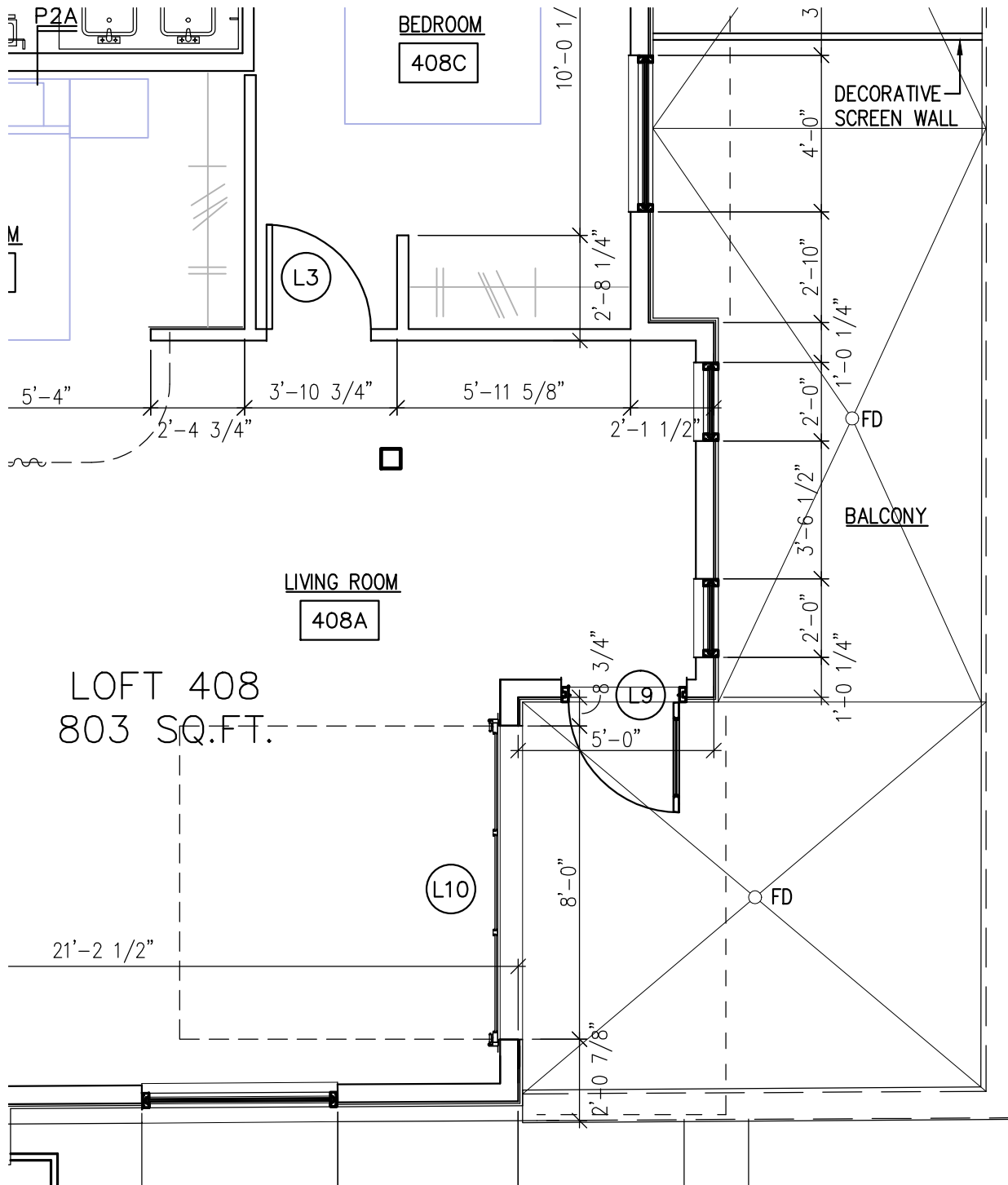
- PTAC sleeves shall be provided by owner and installed under this contract.
- Window louvers shall be built into windows under this contract
- The elevator and elevator shaft shall be provided by owner.
- All cast-in-place concrete shall be provided by owner including reinforcing steel.
- Window sills shall be provided by owner and installed under this contract.
- The roof paver system shall be provided and installed by owner
- Restroom exhaust fan exhaust location. The box location for the restroom exhaust fan is shown in the plans going out the side walls. Install booster fans as required by code.
- Trash chute shall be provided and installed under this contract.
- Stairwells:
 - Masonry & structural steel, steel erection and concrete by owner
 - Mechanical, duct work, electrical, and plumbing under are this contract
- Specifications
 - Brick specification:
 - New brick masonry installed on the west elevation shall be provided by owner and installed under this contract.
 - New brick masonry installed on the south elevation shall be provided and installed under this contract. Brick specification shall be Yankee Hill Maroon Smooth, Lot No. J048.
 - Roofing specifications 07530-Single-ply membrane roofing:
 - Summary:
 - Provide single membrane TPO roof installation – fully adhered.
 - Membrane Roofing Warranty: Manufacturer’s 15 year warranty minimum.
 - Requirements:
 - Product manufacturer and related data
 - Color – white
 - Sufficient insulation to provide total of R-25
 - Product thickness – 60 mil or greater
 - Insulation – Extruded polystyrene
 - Sheet metal Accessories: SMACNA and NRCA recommendations.
 - Installation:
 - Coordinate membrane roofing installation with flashings and metal accessories to shed water properly
 - Window Specifications 08520-Aluminum/Fiberglass Windows:
 - Summary:
 - Provide aluminum windows
 - Submittals:
 - Submit product data, samples, shop drawings, mockup, test reports, warranty, and maintenance data.
 - Products:
 - Aluminum Windows:
 - Window Operation: Single-hung

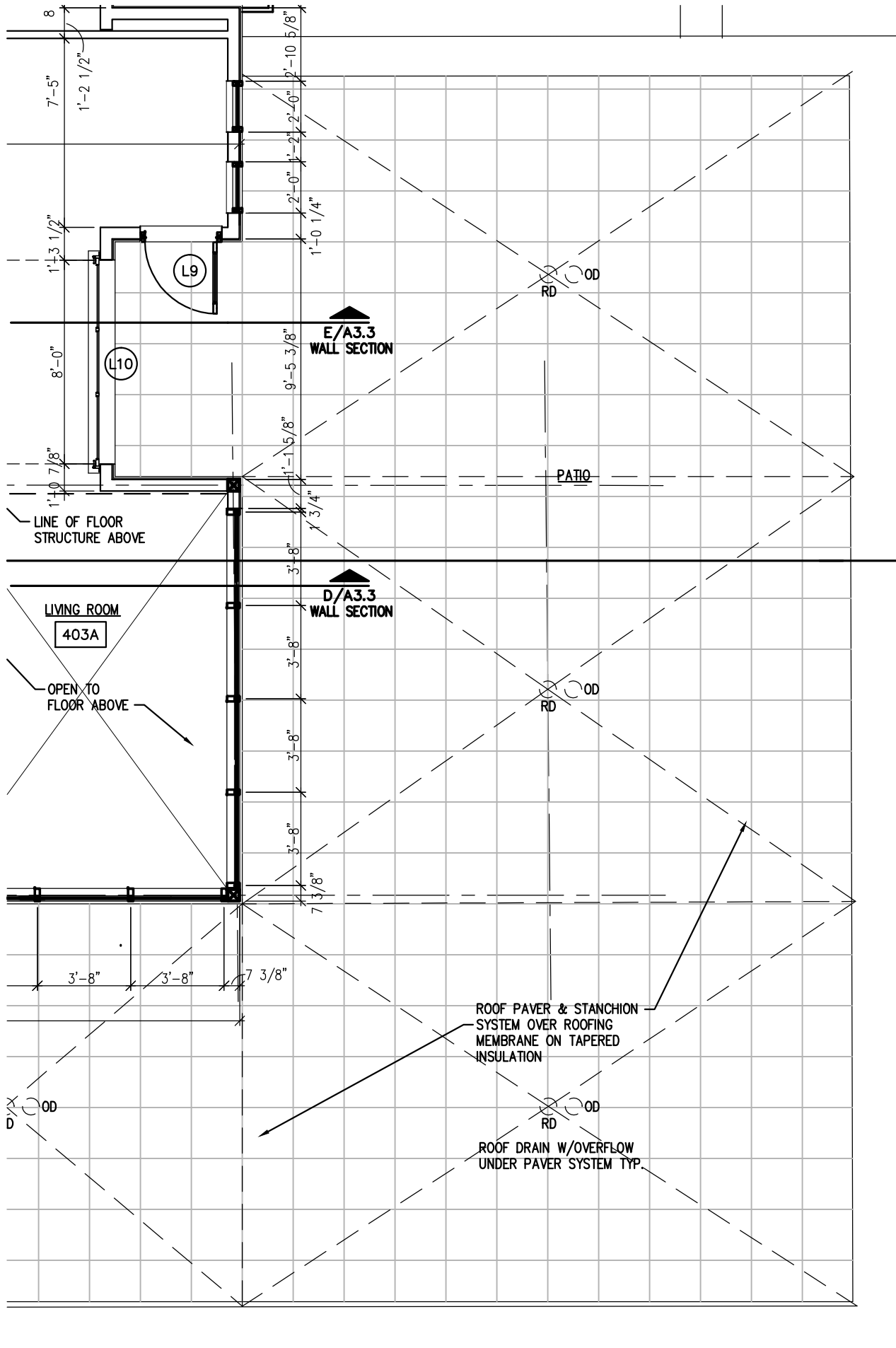
- Window Grade, AAMA 101: Commercial Grade
- Glazing: Insulating glass thermopane, low E rated. 5/8 inch thick
- Glazing Color: Clear
- Construction: Thermal-break type.
- Aluminum Window Members: Aluminum extrusions
- Anchors, Clips, and Window Accessories: Aluminum, nonmagnetic stainless steel or galvanized steel.
- Aluminum Finish: Dark Bronze-Color Anodized.
- Auxiliary Materials: Operating Hardware, insect screening on all windows required complete.
- Installation Adjustment: Require all testing as smooth and easy operation of units prior to trimming or finishing installation.
- Scope excludes any items outside of building footprint. These are included in the TIF portion of the project.
 - Specifically excluded items:
 - Canopies – TIF.
 - Awnings – TIF.
 - Signage – TIF.
 - Railings – TIF,
 - Skywalk – TIF.
- Loft unit stairs, guardrails and handrails are included under this contract.
- Interior painting shall be excluded under this contract
- Floor drains shall be installed at roof decks. See attached sketches.
- Window sizes are shown in the attached sketches.
- Floor trusses shall be insulated full height with fiberglass insulation.
- 1 ½" Gypcrete shall be installed on Acoustimat II sound mat.
- Roof demolition of existing buildings shall be by owner.
- East building 2nd and 3rd floor ceilings shall be exposed to structure.
- Stairs within loft units shall be removed from this contract and will be issued in interior finish package at a later date.

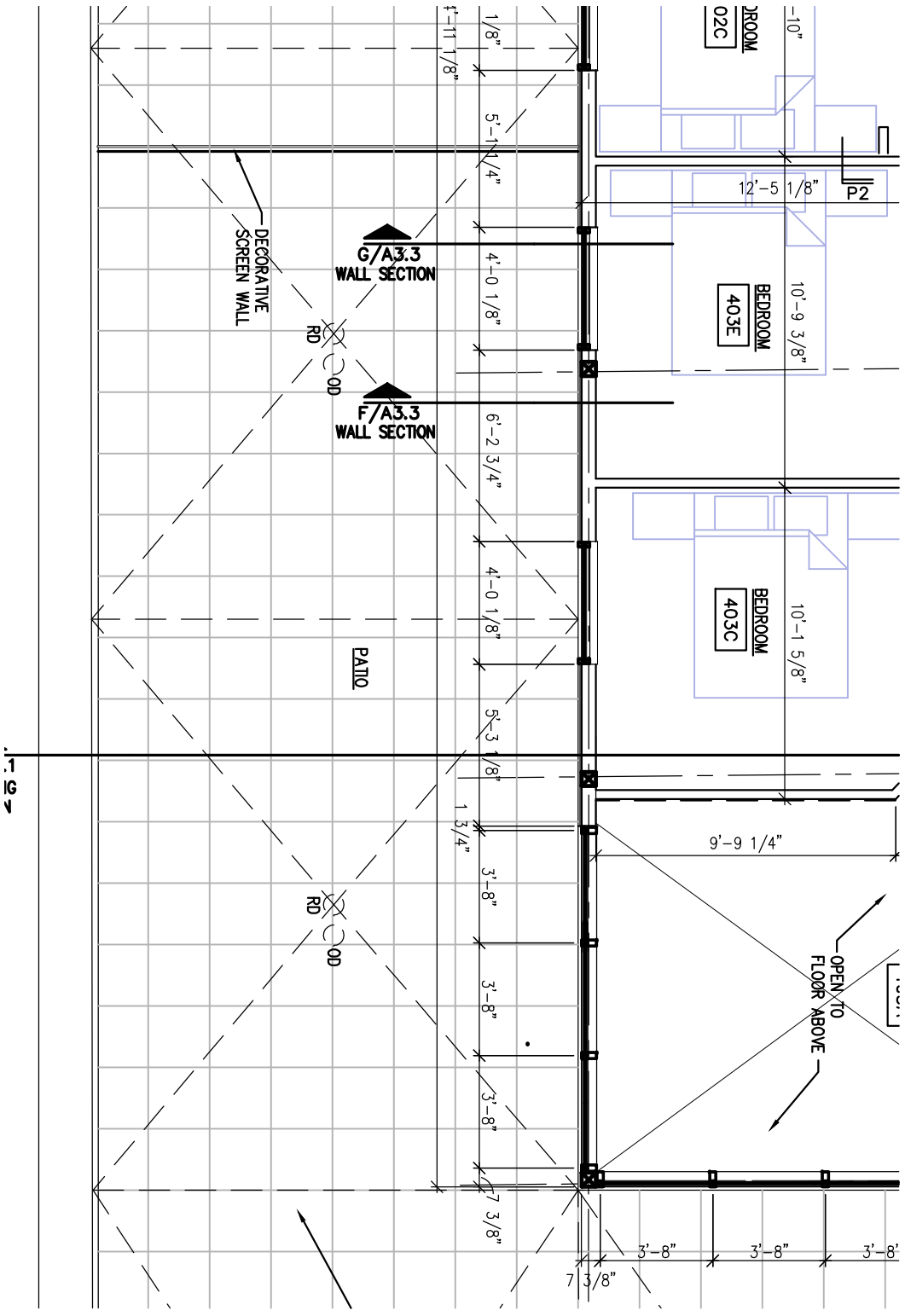
End of Report

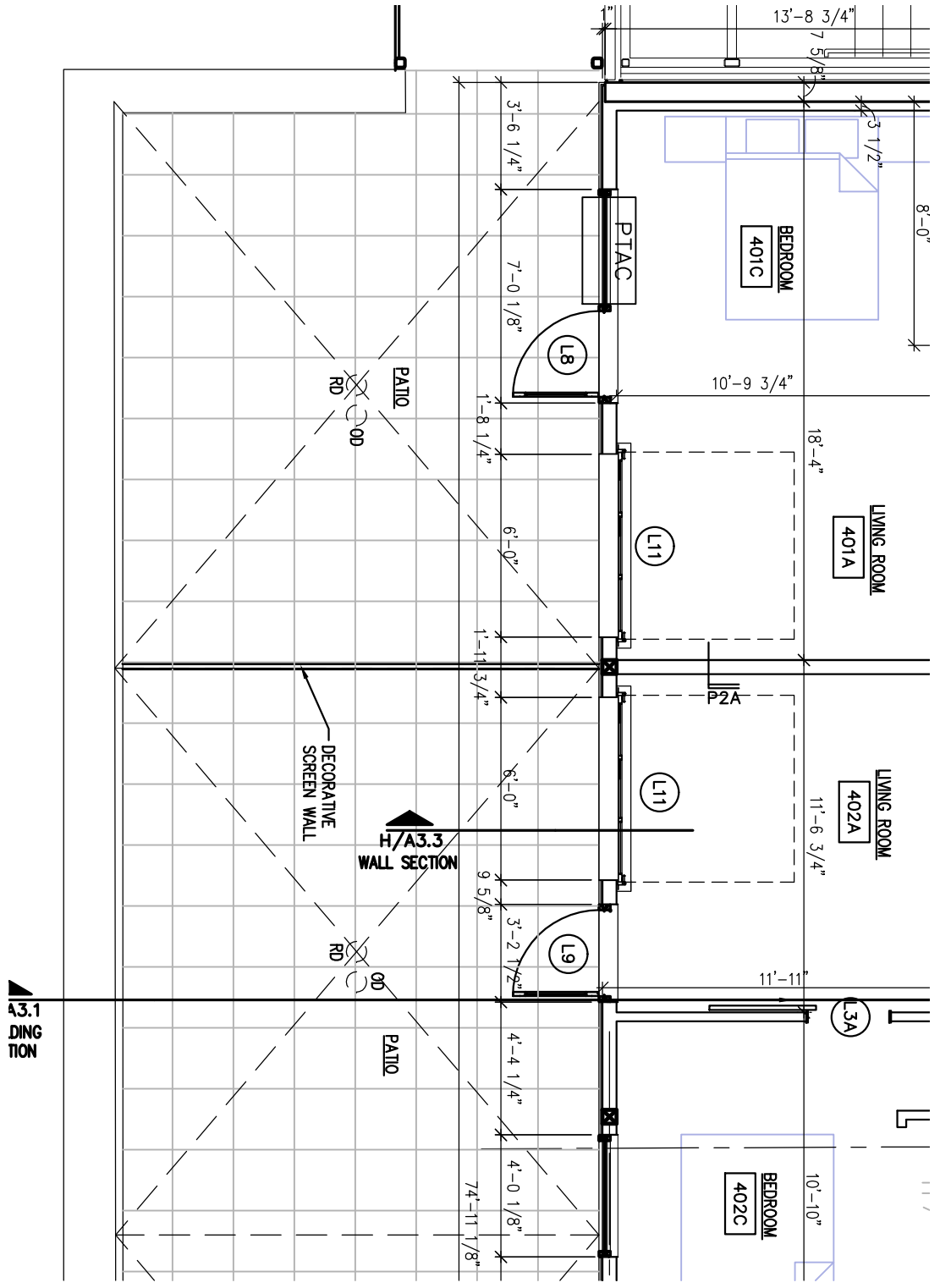












43.1
DIRECTION

B EAST ELEVATION

1/8"=1'-0"

BASEMENT

1st FLOOR
EL: 100'-4 3/4"

2nd FLOOR
EL: 115'-0"

3rd FLOOR
EL: 128'-6"

4th FLOOR
EL: 138'-2"

5th FLOOR
EL: 147'-10"

PLYWD. ROOF DECK EL: 161'-6 3/4"
TRUSS BEARING EL: 160'-2"
CEILING EL: 160'-0 7/8"

TYPICAL AT FIRST FLOOR: ALUM. STOREFRONT
FRAMING W/ INSUL. GLAZING, ALUM. & GLASS
DOORS & FRAMES WHERE SHOWN.

TYP.: ALUM. STOREFRONT FRAMING W/
INSUL. GLAZING, ALUM. & GLASS DOOR,
FRAMEOUT FOR PTAC

PREFABRICATED
BALCONY ASSEMBLIES
BY OTHERS TYP.

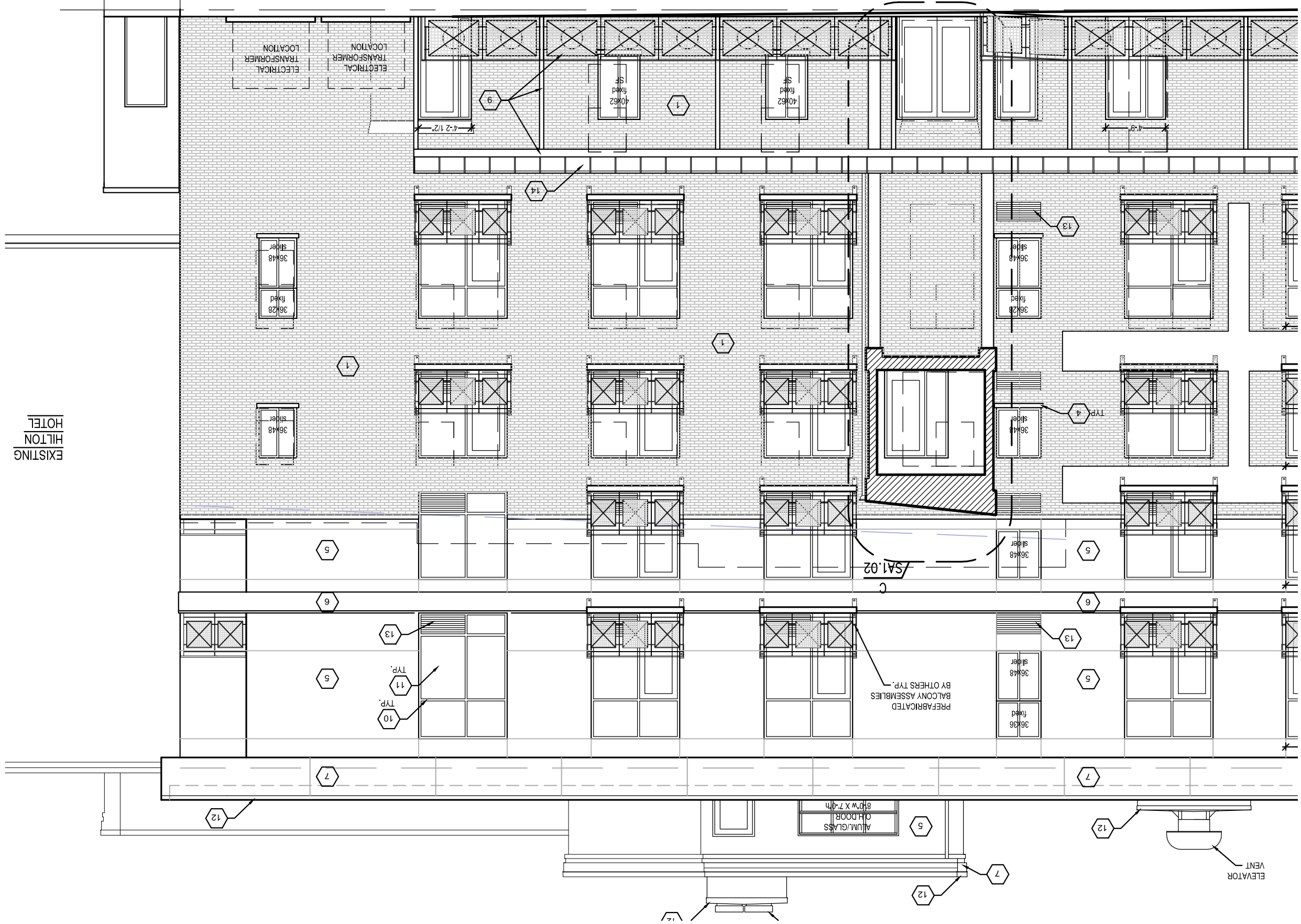
ALUM./GL.
OR DOOR
8'-0" W X 7'



B EAST ELEVATION

1/8"=1'-0"

NOTE: REFER TO SHEETS SA1.01 THRU SA1.04 FOR GRADE LEVEL PATIO AND BALCONY WORK AROUND THE EXTERIOR OF THE BUILDING



EXISTING
HILTON
HOTEL

PREFABRICATED
BALCONY ASSEMBLIES
BY OTHERS TYP.

ELEVATOR
VENT

ALUM./GLASS
OUTDOOR
8'0\"/>

NORTH ELEVATION



1/8"=1'-0"

NOTE: REFER TO SHEETS SA1.01 THRU SA1.04 FOR GRADE LEVEL PATIO AND BALCONY WORK AROUND THE EXTERIOR OF THE BUILDING



BASEMENT
EL: 91'-0"

1st FLOOR
EL: 100'-4 3/4"

2nd FLOOR
EL: 115'-0"

3rd FLOOR
EL: 128'-6"

4th FLOOR
EL: 138'-2"

5th FLOOR
EL: 147'-10"

PLYWD. ROOF DECK EL: 161'-6 3/4"
TRUSS BEARING EL: 160'-2"
CEILING EL: 160'-0 7/8"

PLYWD. ROOF DECK EL: 157'-6 3/4"
TRUSS BEARING EL: 156'-2"
CEILING EL: 156'-0 7/8"

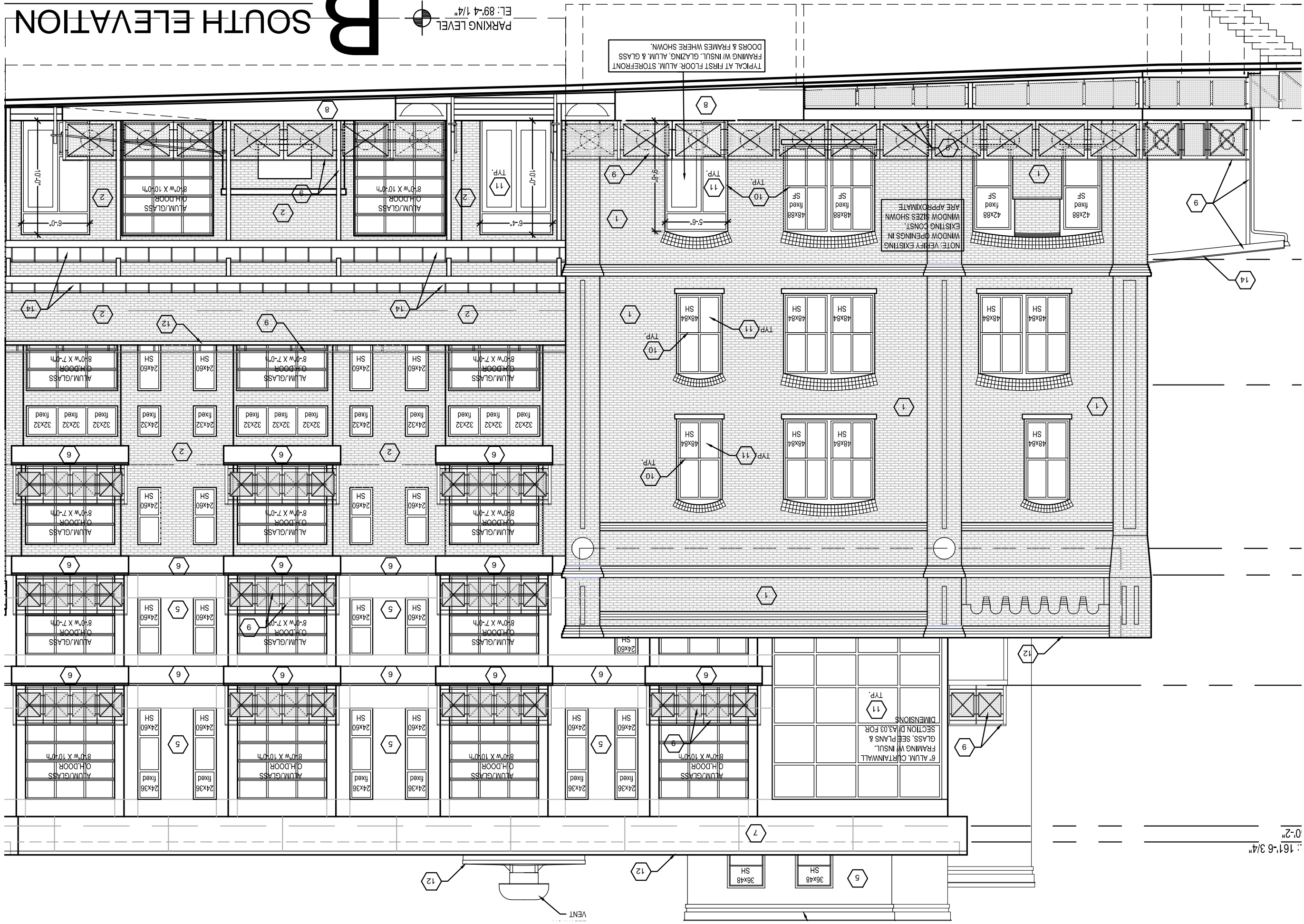
B SOUTH ELEVATION

1/0" = 1'-0"
 PARKING LEVEL
 EL. 89'-4 1/4"

TYPICAL AT FIRST FLOOR: ALUM. STOREFRONT
 FRAMING W/ INSUL. GLAZING, ALUM. & GLASS
 DOORS & FRAMES WHERE SHOWN.

NOTE: VERIFY EXISTING
 WINDOW OPENINGS IN
 EXISTING CONST.
 WINDOW SIZES SHOWN
 ARE APPROXIMATE

6" ALUM. CURTAINWALL
 FRAMING W/ INSUL.
 GLASS, SEE PLANS &
 SECTION D1A3.03 FOR
 DIMENSIONS



1/16" = 3/4"
 1/2" = 7'-2"

VENT

B SOUTH ELEVATION (Q STREET)

1/8"=1'-0"

