

DATE: May 17, 2013

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TO: Prospective Bidders and Plan Holders

RE: Addendum No. 1 to the Bidding Documents for:
Omaha Housing Authority
Park N & S Towers Site Improvements
1501 Park Avenue
Omaha, Nebraska 68105
Schemmer Project No. 06321.001

This addendum is issued by the Architect to the Contractor. This Addendum shall be made a part of the Contract Documents. Acknowledge receipt of this Addendum shall be provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

Prior approval of manufacturers is a general approval only for bidding purposes. Final approval of the products is contingent upon the submittal of product data and/or shop drawings which will have to meet the specific design requirements and the specifications.

This addendum consists of two (2) pages of written addendum items and one (1) page of supplemental drawings.

THE SCHEMMER ASSOCIATES INC.
ARCHITECTS | ENGINEERS | PLANNERS

DRAWINGS

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Item No. DC-1, Sheet C0-01

GENERAL SEEDING NOTES – Delete Note A and replace with the following:

- A. ALL SEEDING WORK, INCLUDING SEED BED PREPARATION, MULCHING, FERTILIZING, EROSION CONTROL, AND SEED APPLICATION SHALL BE IN ACCORDANCE WITH SECTION 802 OF THE CITY OF OMAHA STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (2003 EDITION WITH CURRENT REVISIONS) AND THE PROJECT DOCUMENTS, IN CASE OF CONFLICT THE MORE STRINGENT REQUIREMENT SHALL GOVERN. ALL AREAS DISTURBED BY CONSTRUCTION RELATED ACTIVITIES SHALL BE RE-SEEDED, FERTILIZED, AND COVERED WITH AN EROSION CONTROL MAT (NORTH AMERICAN GREEN S75BN, OR APPROVED EQUAL).

Item No. DC-2, Sheet C0-01

GENERAL SEEDING NOTES – Delete Note D and replace with the following:

- D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE (I.E. MOWING, WEEDING, ETC) AND WATERING OF ALL SEEDED AREAS UNTIL THE REQUIRED LEVEL OF GRASS ESTABLISHMENT HAS BEEN ACHIEVED IN ALL AREAS. A MINIMUM GRASS COVERAGE OF 90% SHALL BE ACHIEVED UNLESS OTHERWISE APPROVED BY THE OWNER. SEE NOTE 'F' FOR ADDITIONAL INFORMATION.

Item No. DC-3, Sheet C0-01

GENERAL LANDSCAPING NOTES – Add the following note:

- M. ALL EXISTING BOULDERS, BENCHES, BIRD FEEDERS OR OTHER SIMILAR IMPROVEMENTS SHALL BE REMOVED FROM THE EXISTING LANDSCAPE AREA (BETWEEN NORTH & SOUTH TOWERS) AND RE-INSTALLED UPON COMPLETION OF THE REQUIRED WORK IN THIS AREA. THE CONTRACTOR SHALL PROTECT ALL ITEMS FROM DAMAGE AND SHALL REPAIR OR REPLACE ITEMS DAMAGED BY CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.

Item No. DC-4, Sheet C0-01

GENERAL NOTES – Delete Note D and replace with the following:

- D. THE OWNER HAS PAID FOR AND OBTAINED ALL CITY OF OMAHA PERMITS. THE CONTRACTOR IS RESPONSIBLE FOR ALL OTHER PERMIT FEES, DUMP FEES, OR OTHER FEES REQUIRED TO PROPERLY COMPLETE THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.

END OF ADDENDUM NO. 1

GENERAL NOTES:

- A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY OF OMAHA STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (2003 EDITION) AND CURRENT REVISIONS AND STANDARD PLATES ON FILE AT THE CITY OF OMAHA PUBLIC WORKS DEPARTMENT. WORK SHALL ALSO BE DONE IN ACCORDANCE WITH THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) AND AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG), IN CASE OF CONFLICT THE MORE STRINGENT REQUIREMENT SHALL GOVERN THE WORK. ANY WORK THAT DOES NOT COMPLY WITH THESE REQUIREMENTS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
B. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURFACE AND UNDERGROUND FACILITIES DURING ALL PHASES OF WORK. UNDERGROUND FACILITIES SHOWN ON THE DRAWINGS ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE LOCATIONS OF ALL UNDERGROUND UTILITY FACILITIES ARE APPROXIMATE OR MAY NOT BE INDICATED IN THESE PLANS. UNDERGROUND FACILITIES, WHETHER INDICATED OR NOT, SHALL BE LOCATED AND FLAGGED BY THE UTILITIES AT THE REQUEST OF THE CONTRACTOR. THE CONTRACTOR SHALL CALL FOR THE UTILITY COMPANIES TO MARK OR FLAG THE LOCATION OF THEIR FACILITIES IN THE FIELD (1-800-331-5666 OR 811) 48 HOURS PRIOR TO DIGGING. CALL ALL APPLICABLE UTILITY COMPANIES. THE CONTRACTOR SHALL REPAIR, AT HIS EXPENSE, ANY DAMAGES TO EXISTING FACILITIES CAUSED DIRECTLY OR INDIRECTLY BY HIS OPERATIONS. IN ADDITION, THE CONTRACTOR SHALL NOTE THAT THERE MAY BE EXISTING UNDERGROUND FACILITIES THAT ARE NOT SHOWN ON THE PLANS. IT IS, THEREFORE, A REQUIREMENT OF THIS CONTRACT THAT THE CONTRACTOR FULLY INVESTIGATE ALL AREAS IN WHICH EXCAVATIONS WILL BE PERFORMED AND TAKE ALL REASONABLE MEASURES NECESSARY TO LOCATE ANY FACILITIES WHICH MAY NOT BE SHOWN ON THE PLANS.
C. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, PAVEMENT AND OTHER IMPROVEMENTS NOT SCHEDULED FOR REMOVAL OR OUTSIDE THE CONSTRUCTION LIMITS. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND AT HIS OWN RISK.
D. THE OWNER HAS PAID FOR AND OBTAINED ALL CITY OF OMAHA PERMITS. THE CONTRACTOR IS RESPONSIBLE FOR ALL OTHER PERMIT FEES, DUMP FEES, OR OTHER FEES REQUIRED TO PROPERLY COMPLETE THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
E. THE CONTRACTOR SHALL SATISFACTORILY CLEAN THE AREA OF ALL RUBBISH, EXCESS MATERIAL, MUD AND DEBRIS AND ALL PARTS OF THE WORK AREA SHALL BE LEFT IN A NEAT AND PRESENTABLE CONDITION. ALL DISTURBED AREAS SHALL BE RESTORED TO A LEVEL AND SMOOTH SURFACE PRIOR TO ACCEPTANCE OF THE WORK. DEBRIS, ETC. SHALL BE DISPOSED OF AT AN APPROVED FACILITY IN A LEGAL MANNER.
F. THE CONTRACTOR SHALL PROPERLY DISPOSE OF ALL UNSUITABLE MATERIALS AND DEBRIS ENCOUNTERED IN/OR GENERATED BY THE REMOVAL OPERATIONS, INCLUDING CONCRETE, ASPHALT, OIL MAT, BRICK, ROCK, PIPES, ETC. NO UNSUITABLE MATERIAL, SUCH AS DETERMINED BY THE OWNERS REPRESENTATIVE, SHALL BE USED FOR BACKFILL OR EMBANKMENT CONSTRUCTION. THE COST FOR DISPOSAL OF THE UNSUITABLE MATERIAL SHALL BE SUBSIDIARY TO THE PROJECT.
G. THE CONTRACTOR SHALL NOTIFY ALL ADJACENT PROPERTY OWNERS 48 HOURS PRIOR TO STARTING ANY WORK WHICH WILL AFFECT THEIR ACCESS. NOTIFICATION SHALL INCLUDE DURATION OF IMPACT, TELEPHONE NUMBER AND NAME OF PERSON TO CONTACT. COPY OF NOTIFICATION SHALL BE FURNISHED TO AND APPROVED BY THE OWNER PRIOR TO DISTRIBUTION TO PROPERTY OWNERS.
H. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO POND IN EXCAVATED AREAS. REMOVE WATER FROM EXCAVATION AT THE EARLIEST MOMENT. CONTACT PROJECT GEO TECHNICAL ENGINEER FOR REVIEW OF CONDITIONS.
I. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EROSION CONTROL. AN EROSION CONTROL PLAN HAS BEEN DEVELOPED. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING STREETS OPEN TO TRAFFIC AND THEY SHALL BE KEPT CLEAN AND FREE OF SILT AND MUD AT ALL TIMES. ALL DISTURBED AREAS SHALL BE SEEDED ONCE FINAL GRADE HAS BEEN ESTABLISHED.
J. THE CONTRACTOR SHALL FURNISH WATER FOR DUST CONTROL AND SOIL COMPACTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MAINTAINING DUST CONTROL. THE WATER SUPPLY AND DISTRIBUTION SHALL BE SUFFICIENT TO APPLY THE AMOUNT OF WATER WITHIN THE TIME INTERVAL NECESSARY TO ENSURE THAT THE AMOUNT OF DUST OR BLOWING DIRT IS KEPT TO A MINIMUM AND IS SATISFACTORY TO THE OWNER AND APPLICABLE REGULATORY AGENCIES.
K. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES, WARNING SIGNS, LIGHTS, FLASHERS, AND FLAG PERSONS AS REQUIRED BY THE "MANUAL OF BARRICADE STANDARDS, SPECIFICATIONS, METHODS AND MATERIALS" FOR THE CITY OF OMAHA. TO PROVIDE FOR THE SAFETY OF WORKERS AND THE PUBLIC AT LARGE. TEMPORARY FENCING SHALL BE INSTALLED AROUND ANY OPEN AREAS OF THE SITE. THE COST OF TRAFFIC CONTROL DEVICES AND TEMPORARY FENCING SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
L. THE CONTRACTOR SHALL NOT START THE WORK UNTIL ALL PERMITS HAVE BEEN OBTAINED FROM THE CITY OF OMAHA.
M. WHERE ITEMS OF CONSTRUCTION ARE NOTED "IF REQUIRED" THE CONTRACTOR SHALL OBTAIN THE APPROVAL OF THE PROJECT ENGINEER BEFORE PROCEEDING WITH SUCH WORK.
N. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO EXISTING PROPERTY, UTILITIES AND STRUCTURES, OUTSIDE THE SCOPE OF WORK AND REPAIR SAME AT HIS OWN EXPENSE.
O. CONTRACTOR SHALL PROVIDE THE NAME AND PHONE NUMBER OF THEIR REPRESENTATIVE TO BE CONTACTED DURING WORKING AND NON-WORKING HOURS, AS NECESSARY.
P. A QUALIFIED SUPERINTENDENT, WHO IS ACCEPTABLE TO THE OWNER, SHALL BE PRESENT ON THE PROJECT SITE DURING CONSTRUCTION AND GIVE SUPERVISION TO THE WORK UNTIL ITS COMPLETION. THE SUPERINTENDENT SHALL HAVE FULL AUTHORITY TO ACT IN BEHALF OF THE CONTRACTOR, AND ALL DIRECTIONS GIVEN TO THE SUPERINTENDENT SHALL BE CONSIDERED GIVEN TO THE CONTRACTOR.
Q. THE CONTRACTOR SHALL NOT ENCROACH ON PRIVATE PROPERTY OUTSIDE THE WORK AREAS WITHOUT WRITTEN PERMISSION FROM THE AFFECTED PROPERTY OWNER.
R. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING CONSTRUCTION STAKING.
S. ALL CONSTRUCTION ACTIVITIES SHALL BE KEPT WITHIN THE LIMITS OF CONSTRUCTION, EASEMENT OR RIGHT-OF-WAY SHOWN ON THE PLANS. ALL MATERIAL AND EQUIPMENT SHALL BE KEPT WITHIN THE LIMITS OF CONSTRUCTION, RIGHT-OF-WAY OR EASEMENT.
T. CONTRACTOR SHALL PHASE CONSTRUCTION OPERATIONS TO MAINTAIN PAVED VEHICULAR ACCESS TO A MINIMUM OF 50% OF THE PARKING LOT FROM PUBLIC STREETS AT ALL TIMES. CONTRACTOR SHALL ALSO MAINTAIN PAVED PEDESTRIAN ACCESS TO BUILDING ENTRANCES AT ALL TIMES UNLESS TEMPORARY CLOSURE IS AGREED TO BY THE OWNER IN WRITING. CONTRACTOR SHALL SUBMIT A PHASING PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.

GENERAL REMOVAL NOTES:

- A. STORM WATER POLLUTION PREVENTION PLAN BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED PRIOR TO ANY REMOVALS.
B. TREE REMOVAL SHALL INCLUDE STUMP & ROOT-BALL REMOVAL TO A MINIMUM DEPTH OF 3' BELOW PROPOSED OR EXISTING GRADE, WHICHEVER IS LOWER.
C. CONTRACTOR SHALL FULL DEPTH SAWCUT WITH A DIAMOND EDGE SAW BLADE ALL LOCATIONS WHERE PAVEMENT TO BE REMOVED ABUTS PAVEMENT TO REMAIN. REMOVE ALL COMBINATION CURBS AND GUTTER PAVEMENT TO NEAREST JOINT EXCEPT WHERE SHOWN OTHERWISE.
D. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE HAULED OFF-SITE AND PROPERLY DISPOSED OF (NO PAY ITEM). THE OWNER SHALL HAVE FIRST RIGHTS TO ANY MATERIALS THAT HE DEEMS SALVAGEABLE. MISCELLANEOUS STRUCTURES, CONCRETE, RUBBLE AND OTHER ITEMS SHALL BE REMOVED COMPLETELY.
E. THE CONTRACTOR SHALL LOCATE, REMOVE, AND CAP ANY EXISTING LAWN IRRIGATION VALVES, HEADS, PIPING, OR OTHER LAWN IRRIGATION APPURTENANCES THAT WILL BE AFFECTED BY CONSTRUCTION. THE CONTRACTOR SHALL CONSTRUCT ANY NEW PIPING, VALVES, OR ANY OTHER EQUIPMENT NECESSARY TO MAINTAIN THE EXISTING FUNCTIONALITY OF THE LAWN SPRINKLER SYSTEM TO REMAIN. THE CONTRACTOR SHALL ALSO ADJUST ANY EXISTING SPRINKLER HEADS TO PREVENT WATER FROM BEING THROWN AT BUILDINGS OR PAVED AREAS.
F. ALL ROOF DRAIN AND STORM SEWER SYSTEMS SHALL REMAIN OPERATIONAL DURING THE CONSTRUCTION OF THE PROJECT.

GENERAL EROSION CONTROL NOTES:

- A. THE CONTRACTOR SHALL COMPLY WITH THE PAPILLION CREEK WATERSHED PARTNERSHIP EROSION CONTROL PROCEDURES AND THE EROSION CONTROL PROCEDURES SET FORTH ON THESE PLANS AND IN THE SPECIFICATIONS. ALL EROSION CONTROL EFFORTS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. THIS INCLUDES REMOVAL OF ACCUMULATED SEDIMENT.
B. IF SEDIMENT IS TRACKED ON PUBLIC AREAS, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SEDIMENT IMMEDIATELY. THIS ITEM WILL BE STRICTLY ENFORCED.
C. WHEN EROSION CONTROL DEVICES ARE CLEANED OUT, SEDIMENT MUST EITHER BE DISTRIBUTED OVER THE SITE OR PLACED UPSTREAM OF THE STRUCTURE. SEDIMENT MUST NEVER BE PLACED DOWNSTREAM OF THE STRUCTURE.
D. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY EROSION CONTROL DEVICES AS SHOWN ON THE DRAWINGS UNTIL THE SITE IS STABILIZED.
E. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES. ANY CONSTRUCTION OR MAINTENANCE ISSUES REGARDING EROSION CONTROL METHODS WILL BE DIRECTED TO THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR WILL HAVE 24 HOURS AFTER NOTIFICATION TO REMEDY ANY ITEMS THAT ARE ADDRESSED.
F. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EROSION CONTROL. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING STREETS OPEN TO TRAFFIC AND THEY SHALL BE KEPT CLEAN AND FREE OF SILT AND MUD AT ALL TIMES. ALL DISTURBED AREAS SHALL BE SEEDED ONCE FINAL GRADE HAS BEEN ESTABLISHED.
G. THE CONTRACTOR SHALL FURNISH WATER FOR DUST CONTROL AND COMPACTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MAINTAINING DUST CONTROL. THE WATER SUPPLY AND DISTRIBUTION SHALL BE SUFFICIENT TO APPLY THE AMOUNT OF WATER WITHIN THE TIME INTERVAL NECESSARY TO ENSURE THAT THE AMOUNT OF DUST OR BLOWING DIRT IS KEPT TO A MINIMUM AND IS SATISFACTORY TO THE OWNER.

GENERAL GRADING NOTES:

- A. TOPSOIL SHALL BE STRIPPED, STOCKPILED ON-SITE AND SPREAD AFTER GRADING OPERATIONS.
B. THE CONTRACTOR MUST COMPLY WITH ALL NOISE AND DUST CONTROL ORDINANCES OF THE CITY OF OMAHA.
C. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. NO PONDING OF WATER SHALL BE ALLOWED OUTSIDE OF SPECIFICALLY DESIGNATED AREAS FOR EROSION CONTROL OR PROPOSED PONDS. MAINTAIN ALL EXISTING DRAINAGE PATTERNS UNTIL FINAL PLAN DRAINAGE PATTERNS ARE ESTABLISHED.
D. THE CONTRACTOR IS RESPONSIBLE TO ENSURE ALL EXCAVATIONS ARE MADE IN ACCORDANCE WITH CURRENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) CONSTRUCTION STANDARDS. DETERMINATION OF ACTUAL OSHA SOIL TYPE IN THE FIELD IS THE RESPONSIBILITY OF THE CONTRACTOR. IN ADDITION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH OSHA STANDARDS AND REGULATIONS PERTAINING TO ALL ASPECTS OF THE WORK INCLUDING ENTERING CONFINED SPACES.
E. ALL COMPACTION FOR EARTHWORK OPERATIONS SHALL CONFORM TO CITY OF OMAHA STANDARD SPECIFICATION REQUIREMENTS AND THE PROJECT DOCUMENTS. IN CASE OF CONFLICT THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
F. SUBGRADE PREPARATION FOR PAVEMENT, DRIVEWAY, AND SIDEWALK CONSTRUCTION SHALL CONFORM TO CITY OF OMAHA STANDARD SPECIFICATION SECTION 202 AND THE PROJECT DOCUMENTS. IN CASE OF CONFLICT THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
G. ALL TOPSOIL OPERATIONS, INCLUDING REMOVAL, STOCKPILING AND SPREADING SHALL BE IN ACCORDANCE WITH CITY OF OMAHA STANDARD SPECIFICATION SECTION 801 OR WITH THE GEOLOGICAL REPORT.
H. TOPSOIL STOCKPILE SHALL BE PLACED AS LOCATED ON THE PLANS AND HAVE A MAXIMUM SIDE SLOPE OF 3:1 SLOPE.
I. AFTER GRADING OPERATIONS ARE WITHIN 4" OF FINAL GRADE, SPREAD 4" OF TOPSOIL FROM THE STOCKPILED ACROSS ALL AREAS TO BE SEEDDED. IF STORED MATERIAL DOES NOT EQUAL 4" THICK OF TOPSOIL, THE CONTRACTOR WILL HAUL TOPSOIL TO THE SITE AND SPREAD IT UNTIL THE 4" TOPSOIL THICKNESS IS REACHED.
J. ALL FILL SHALL BE PLACED AND COMPACTED AS STRUCTURAL FILL. COHESIVE SOILS SHALL BE PLACED IN THIN LIFTS NOT TO EXCEED 8 INCHES LOOSE THICKNESS AND EACH LIFT OF COHESIVE SOILS SHALL BE COMPACTED WITH A PROPERLY DESIGNED ROLLER TO A MINIMUM OF 98% OF THE MAXIMUM DRY UNIT WEIGHT DETERMINED BY ASTM D698-07a1, STANDARD PROCTOR. WATER CONTENT SHALL BE CONTROLLED TO BETWEEN -3 AND +4 PERCENT OF OPTIMUM WATER CONTENT ALSO DETERMINED BY ASTM D698-07a1, STANDARD PROCTOR.
K. SUITABLE MATERIALS SHALL BE FREE OF ORGANIC OR OTHER DELETERIOUS MATERIALS AND SHALL HAVE A MAXIMUM PARTICLE LESS THAN 2 INCHES. IF FINE GRAINED SILT OR CLAY SOIL IS USED FOR FULL CLOSE MOISTURE CONTROL, WILL BE REQUIRED TO ACHIEVE THE RECOMMENDED COMPACTION. ORGANIC SOILS SHALL BE BLENDING WITH THE TOPSOIL SURFACE COVER. ALL PROPOSED FILL MATERIAL SHALL MEET THE REQUIREMENTS OUTLINED IN THE SOILS REPORT. ALL MATERIALS SHALL HAVE A LIQUID LIMIT LESS THAN 45 AND A PLASTICITY INDEX LESS THAN 20. THE GRANULAR BASE MATERIAL THAT CURRENTLY EXISTS BELOW THE PAVEMENT IS NOT ACCEPTABLE FOR FILL & SHALL BE REMOVED FROM THE SITE.
L. FINAL SUBGRADE PREPARATION BELOW PAVEMENTS SHALL BE PERFORMED IMMEDIATELY PRIOR TO (WITHIN 48 HOURS BEFORE) CONCRETE OR PAVEMENT PLACEMENT. THE PAVEMENT OR FLOOR SUBGRADE SHALL BE REEVALUATED BY THE GEO TECHNICAL ENGINEER IF PRECIPITATION FALLS ON THE SITE AFTER FINAL PREPARATION IS COMPLETED. THE SITE IS ILLUMINATED BY ANY WATER, OR IF THE SUBGRADE IS ALLOWED TO FREEZE AFTER SUBGRADE IS PREPARED AND BEFORE SURFACE PAVEMENT OR CONCRETE IS PLACED.
M. PROPOSED PONDS REPRESENT TOP OF PAVEMENT IN PAVED AREAS AND TOP OF FINISHED GRADE IN LANDSCAPED AREAS. THE CONTRACTOR IS RESPONSIBLE FOR MAKING ALL NECESSARY ADJUSTMENTS IN SUBGRADE ELEVATIONS TO ACHIEVE THE REQUIRED FINAL DESIGN ELEVATIONS.
N. SUBGRADE COMPACTION REQUIREMENTS SHALL BE AS FOLLOWS:
PAVEMENT: THE UPPER 12 INCHES OF THE SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DRY UNIT WEIGHT AT A WATER CONTENT BETWEEN -3 AND +4 PERCENT OF OPTIMUM DETERMINED BY ASTM D698-07a1, STANDARD PROCTOR. SUBGRADE PREPARATION SHALL EXTEND A MINIMUM OF 5 FEET LATERALLY BEYOND THE EDGE OF THE PAVEMENT WHEREVER POSSIBLE.
SIDEWALK: THE UPPER 8 INCHES OF THE SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DRY UNIT WEIGHT AT A WATER CONTENT BETWEEN -3 AND +4 PERCENT OF OPTIMUM DETERMINED BY ASTM D698-07a1, STANDARD PROCTOR. SUBGRADE PREPARATION SHALL EXTEND A MINIMUM OF 2 FEET LATERALLY BEYOND THE EDGE OF THE SIDEWALK WHEREVER POSSIBLE.
O. A GEO TECHNICAL EXPLORATION HAS BEEN PREPARED FOR THIS PROJECT. A COPY OF THE REPORT OF GEO TECHNICAL EXPLORATION HAS BEEN INCLUDED IN THE PROJECT SPECIFICATIONS.
P. COMPACTION EQUIPMENT DESIGNED FOR PROPER KNEADING OF THE CLAY SOIL SHALL BE USED TO DENSITY PROJECT SOILS. ROLLING EQUIPMENT DESIGNED TO BREAK CONCRETE SHALL NOT BE USED FOR SOIL COMPACTION.
Q. ALL PROPOSED FILL MATERIAL SHALL BE SUBMITTED FOR APPROVAL BY THE GEO TECHNICAL ENGINEER PRIOR TO STARTING THE WORK. REPRESENTATIVE SAMPLES SHALL BE SUBMITTED AT LEAST SEVEN (7) DAYS PRIOR TO PLACEMENT SO THAT THE NECESSARY LABORATORY TESTS CAN BE COMPLETED.
R. IMMEDIATELY PRIOR TO PLACING PAVEMENT, THE ROLLING STABILITY OF THE PAVEMENT SUBGRADE SHALL BE EVALUATED IN THE PRESENCE OF THE GEO TECHNICAL ENGINEER OR HIS TRAINED REPRESENTATIVE THROUGH THE ROLLING OF A FULLY LOADED TANDUM AXLE DUMP TRUCK OVER THE SUBGRADE. THE TRUCK SHALL HOLD A MINIMUM OF 10 YARDS OF SOIL DURING THIS PROOF ROLL TEST. AS THE TRUCK IS SLOWLY DRIVEN BACK AND FORTH ACROSS THE SUBGRADE, THE GEO TECHNICAL ENGINEER SHALL OBSERVE THE SUBGRADE DEFLECTION AND REBOUND UNDER THE LOADED TIRES. IF EXCESSIVE DEFLECTION IN EXCESS OF ONE-FORTH INCH IS OBSERVED (2") OR IF THE SUBGRADE IS RUTTED, IT IS AN INDICATION THAT A PORTION OF THE SUBGRADE IS TOO WET OR OTHERWISE UNSTABLE AND THAT SUBGRADE AREA WILL NEED TO BE OVEREXCAVATED AND REPLACED WITH PROPERLY CONDITIONED AND COMPACTED SUBGRADE SOIL FILL.
S. THE EXISTING UTILITY VAULTS (WHERE INDICATED ON THE PLANS) SHALL BE BACKFILLED AND COMPACTED USING LEAN CONCRETE OR COMPACTED CLAY FILL. THE USE OF GRANULAR AND/OR SAND BACKFILL IS NOT PERMITTED.
T. THE CONTRACTOR SHALL USE EXTREME CARE NOT TO DAMAGE AND/OR DISTURB THE EXISTING SEGMENTAL BLOCK RETAINING WALL. THE CONTRACTOR SHALL NOT EXPOSE THE WALL'S GRANULAR FOUNDATION BASE FOR MORE THAN A FEW HOURS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING THE WALL COMPONENTS DURING CONSTRUCTION AND TO COVER THE BASE (AS NEEDED) WITH COMPACTED SOIL FILL. COMPACTION SHALL BE ACCOMPLISHED WITH HAND EQUIPMENT WITHIN 5 FEET OF THE EDGE OF THE WALL IMMEDIATELY AFTER THE BASE OF THE WALL IS EXPOSED TO MAINTAIN SOIL FILL COVER OF THE LOWEST BLOCK UNIT AT ALL TIMES.
U. EXISTING SUBGRADE AREAS (BENEATH SIDEWALK AND PAVEMENT AREAS) SHALL BE PROOF ROLLED PRIOR TO ADDING NEW FILL IN LEVEL LIFTS. THE PROOF ROLL OPERATION SHALL BE OBSERVED BY A SCHEMMER REPRESENTATIVE TO VERIFY THAT THE UNSUITABLE MATERIALS HAVE BEEN REMOVED AND TO IDENTIFY LOOSE OR UNSTABLE ZONES THAT MAY EXIST WITHIN THE SUBGRADE. FINAL SOIL TESTS OF COMPACTION AND WATER CONTENT SHALL BE PERFORMED IMMEDIATELY PRIOR TO PAVEMENT PLACEMENT. SUBGRADE SHALL BE SCARIFIED AND PROPERLY PREPARED IF THE SOIL IS ALLOWED TO DRY OR IS WETTED BETWEEN FINAL COMPACTION AND PAVING.
V. THE CONTRACTOR SHALL DISTURB THE MINIMUM AREA POSSIBLE TO PROPERLY COMPLETE THE WORK.

GENERAL UTILITY NOTES:

- A. ALL EXISTING UTILITIES SHOWN ARE FROM PUBLIC RECORDS AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT LOCATION AND DEPTH PRIOR TO CONSTRUCTION.
B. CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY COMPANIES TO COORDINATE CONNECTIONS AND RELOCATIONS. ALL CONNECTION COST, CONNECTION FEES, OR RELOCATION FEES WILL BE PAID BY THE CONTRACTOR.

GENERAL LAYOUT NOTES:

- A. THE PORTLAND CEMENT CONCRETE FOR PAVEMENT SHALL BE 1.65" AIR-ENTRAINED MIX WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI. DESIGN SHALL BE IN ACCORDANCE WITH TABLE 501.01 FOUND ON PAGE 162 OF THE CITY OF OMAHA STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2003 EDITION. TYPE IP CEMENT IS NOT PERMITTED FOR USE. THE PORTLAND CEMENT CONCRETE FOR SIDEWALK SHALL BE 1.65" AIR-ENTRAINED OR "3065" AIR-ENTRAINED PER TABLE 503.01 FOUND ON PAGE 191 OF THE ABOVE REFERENCED SPECIFICATIONS.
B. PAVEMENT JOINTS SHALL BE IN ACCORDANCE WITH CITY OF OMAHA STANDARD PLATE 1-50 USING MATERIAL CONFORMING TO ASTM DESIGNATION 1190, STANDARD SPECIFICATION FOR JOINT AND CRACK SEALANTS, HOT-APPLIED.
C. CURING OF CONCRETE PAVING SHALL BE THE USE OF LIQUID MEMBRANE-FORMING COMPOUNDS CONFORMING TO ASTM DESIGNATION G309 AT A MINIMUM RATE OF 1 GALLON PER 100 SQUARE FEET PER SECTION 501, SUBSECTION K OF THE ABOVE REFERENCED SPECIFICATIONS.
D. PAVING DIMENSIONS ARE AS SHOWN ON THE PLANS. ALL DIMENSIONS ARE BACK-OF-CURB TO BACK-OF-CURB OR EDGE OF PAVEMENT TO EDGE OF PAVEMENT.
E. THE CONTRACTOR SHALL CONSTRUCT ALL PAVEMENTS TO CONFORM WITH THE FINISHED GRADES AS INDICATED ON THE PLANS. NO PONDING OF WATER SHALL BE ALLOWED.
F. PAVEMENT TESTING SHALL BE DONE IN ACCORDANCE WITH CITY OF OMAHA STANDARD SPECIFICATIONS.
G. COMPACTED BACKFILL SHALL BE COMPLETED WITHIN 4 TO 7 WORKING DAYS AFTER CURB PLACEMENT.
H. WATER-REDUCING ADMIXTURE SHALL BE ADDED TO ALL HAND-PLACED AND FINISHED CONCRETE.
I. A DIAMOND EDGE SAW BLADE SHALL BE USED FOR CUTTING ALL REQUIRED CONTRACTION AND LONGITUDINAL PAVEMENT JOINTS.
J. ALL 4" PAVEMENT STRIPPING SHALL BE PAINTED YELLOW IN COLOR AND INSTALLED PER MANUFACTURER SPECIFICATIONS.
K. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL AND ASSOCIATED SAFETY MEASURES. TWO-WAY TRAFFIC SHALL BE MAINTAINED ON STREETS AT ALL TIMES.
L. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF CONCRETE PAVEMENT JOINTING, SPACING OF JOINTS, LOCATION OF EXPANSION JOINTS, CONTROL JOINTS AND CONTRACTION JOINTS. MAXIMUM PANEL SIZE SHALL BE 12' X 12'. CONTRACTOR SHALL SUPPLY SHOP DRAWING OF JOINTING PLAN FOR APPROVAL PRIOR TO STARTING CONSTRUCTION. PAVEMENT JOINTS SHALL BE PLACED IN MANNER THAT ENSURES LONGITUDINAL JOINTS DO NOT COINCIDE WITH PAVEMENT SWALES. ALL PAVEMENT SWALES (VALLEY GUTTERS, ETC.) SHALL BE CONSTRUCTED AT CENTER OF PAVEMENT PANEL UNLESS OTHERWISE APPROVED BY THE ENGINEER.
M. AREAS OF PONDING/STANDING WATER WITHIN NEW PAVEMENT AREAS WILL NOT BE ACCEPTED AND SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. PRIOR TO PLACING PAVEMENT THE CONTRACTOR SHALL ENSURE THAT ADEQUATE GRADE HAS BEEN ACHIEVED AND THAT PAVEMENT GRADE CONTROLS ARE IN PLACE TO ENSURE THAT DESIGN GRADES CAN BE ACHIEVED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY CONFLICTS OR DISCREPANCIES.
N. IT IS ESSENTIAL THAT THE CONTRACTOR BE AWARE OF THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS - LATEST REVISIONS). THE CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS, ACCESSIBLE PARKING, AND ACCESSIBLE ROUTES IN COMPLIANCE WITH UFAS REQUIREMENTS. IF THE REQUIRED GRADES/SLOPES CANNOT BE ACHIEVED THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
O. THE CONTRACTOR SHALL VERIFY ALL SIDEWALK AND ACCESSIBLE PARKING GRADES WITH A 2-FOOT LONG ELECTRONIC "SMART LEVEL". ALL SIDEWALKS AND ACCESSIBLE PARKING AREAS THAT DO NOT MEET UFAS REQUIREMENTS SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS/HER EXPENSE.
P. ALL ENTRANCES INTO BUILDINGS SHALL BE CONSTRUCTED WITH A MAXIMUM SLOPE IN ANY DIRECTION OF 1.5%, PONDING OF WATER AT ANY LOCATION WILL NOT BE ALLOWED.
Q. THE UFAS REQUIREMENTS SHALL SUPERSEDE THE GRADES SHOWN ON THE PLANS. IF THESE REQUIREMENTS CANNOT BE MET WITH THE GRADES SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR DIRECTION.
R. THE CONTRACTOR SHALL CONSTRUCT AN EXPANSION JOINT WITH SEALANT AT ALL LOCATIONS WHERE PAVEMENT ABUTS A BUILDING OR STRUCTURE.

GENERAL SEEDING NOTES:

- A. ALL SEEDING WORK, INCLUDING SEED BED PREPARATION, MULCHING, FERTILIZING, EROSION CONTROL, AND SEED APPLICATION SHALL BE IN ACCORDANCE WITH SECTION 802 OF THE CITY OF OMAHA STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (2003 EDITION WITH CURRENT REVISIONS) AND THE PROJECT DOCUMENTS. IN CASE OF CONFLICT THE MORE STRINGENT REQUIREMENT SHALL GOVERN. ALL AREAS DISTURBED BY CONSTRUCTION RELATED ACTIVITIES SHALL BE RE-SEEDDED, FERTILIZED, AND COVERED WITH AN EROSION CONTROL MAT (NORTH AMERICAN GREEN 575BN, OR APPROVED EQUAL).
B. THE CONTRACTOR SHALL COORDINATE HIS OPERATIONS SO THAT THE SITE CAN BE SEEDDED AS SOON AS POSSIBLE FOLLOWING RE-TURF OF TOPSOIL.
C. SEEDING SHALL BE SUPER TURF II AS PER UNITED SEEDS SPECIFICATIONS OR APPROVED EQUAL. UNITED SEEDS NEBRASKA TOLL FREE: (800) 456-9901
UNITED SEEDS IOWA TOLL FREE: (800) 365-6674
D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE (I.E. MOWING, WEEDING, ETC) AND WATERING OF ALL SEEDED AREAS UNTIL THE REQUIRED LEVEL OF GRASS ESTABLISHMENT HAS BEEN ACHIEVED IN ALL AREAS. A MINIMUM GRASS COVERAGE OF 90% SHALL BE ACHIEVED UNLESS OTHERWISE APPROVED BY THE OWNER. SEE NOTE "I" FOR ADDITIONAL INFORMATION.
E. NO FERTILIZER SHALL BE APPLIED TO ANY SEEDING OPERATIONS UNLESS APPROVED MECHANICAL POWER-DRAWN DRILLS EQUIPPED WITH PRESS WHEELS OR DRAG CHAINS.
F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING SEEDED AREAS AS NEEDED TO ENSURE ESTABLISHMENT AND REGROWTH OF GRASS. AFTER THREE MOWINGS, THE OWNER/ENGINEER WILL INSPECT THE SEEDED AREAS. ANY AREAS NOT ESTABLISHED SHALL BE RESEEDDED AND MAINTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE OWNER RESERVES THE RIGHT TO TAKE OVER THE WATERING OPERATIONS AT ANY TIME.
G. IF APPROVED BY THE OWNER THE CONTRACTOR MAY USE THE IRRIGATION SYSTEM (IF PRESENT) FOR WATERING OPERATIONS. IF AN IRRIGATION SYSTEM IS NOT AVAILABLE AND/OR SEEDED AREAS FALL OUTSIDE OF THE IRRIGATION LINES THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE WATER, MATERIALS, EQUIPMENT AND LABOR NECESSARY TO WATER AND ESTABLISH THESE AREAS.

GENERAL LANDSCAPING NOTES:

- A. DO NOT BEGIN WORK UNTIL ALL REQUIRED PERMITS ARE IN HAND AND APPROVED DRAWINGS REFLECTING THE REQUIREMENTS OF THE PERMITS ARE PHYSICALLY ON THE JOB SITE. REQUIRED PERMITS SHALL INCLUDE BUT NOT BE LIMITED TO THE LANDSCAPE PERMIT.
B. VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION AND IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
C. VERIFY LOCATION OF ALL UTILITIES INCLUDING SANITARY AND STORM SEWER PRIOR TO BEGINNING CONSTRUCTION. CARE SHOULD BE TAKEN NOT TO DISTURB UTILITIES DURING CONSTRUCTION.
D. ALL WORK PERFORMED ON THIS PROJECT SHALL BE IN CONFORMANCE WITH THE CONTRACT DOCUMENTS AND ALL APPLICABLE CODES, STANDARDS, ORDINANCES, ETC.
E. ALL PLANTS TO BE GUARANTEED FOR ONE FULL YEAR AT FULL REPLACEMENT VALUE INCLUDING LABOR.
F. ALL DEBRIS FROM CONSTRUCTION SHALL BE LAWFULLY DISPOSED OF OFF SITE.
G. ALL AREAS SEEDDED OR LANDSCAPED SHALL BE WATERED FOR A PERIOD OF 30 DAYS FROM THE TIME OF INSTALLATION.
H. ALL PLANTING AREAS SHALL BE FREE OF ALL WEEDS AND DEBRIS BEFORE BEGINNING WORK.
I. PROVIDE AND INSTALL A 3" LAYER SHREDDED HARDWOOD MULCH IN ALL LANDSCAPED AREAS AS INDICATED.
J. PRIOR TO PLANTING THE PLANTING AREAS SHALL BE DEEP TILLED TO A DEPTH OF 12". AFTER DEEP TILLING THE PLANTING AREAS SHALL BE AMENDED WITH A 3" LAYER OF COMPOST SPREAD OVER THE SURFACE. THE COMPOST SHALL BE ROTOTILLED INTO THE SOIL TO A DEPTH OF NO LESS THAN 8". RAKE THE BEDS SMOOTH PRIOR TO PLANTING AND ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.
K. ALL PLANT MATERIAL SHALL BE OF GOOD QUALITY AND SIZES SHALL MEET REQUIRED SIZES SPECIFIED. ALL PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
L. ALL GRADING AND BERMING SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR.
M. ALL EXISTING BOLLERS, BENCHES, BIRD FEEDERS OR OTHER SIMILAR IMPROVEMENTS SHALL BE REMOVED FROM THE EXISTING LANDSCAPE AREA (BETWEEN NORTH & SOUTH TOWERS) AND RE-INSTALLED UPON COMPLETION OF THE REQUIRED WORK IN THIS AREA. THE CONTRACTOR SHALL PROTECT ALL ITEMS FROM DAMAGE AND SHALL REPAIR OR REPLACE ITEMS DAMAGED BY CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.

DESIGNED: GAN ISSUE DATE: APRIL 2013
REGIONS: IN: DATE:
DRAWN: DAK DAK 06/17/2013
CHECKED: MS MS

THIS DRAWING IS BEING USED FOR THE PROJECT SHOWN ON THE PROJECT SHEET. ANY CHANGES TO THIS DRAWING SHALL BE MADE TO THE PROJECT SHEET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OMAHA.

SCHEMMER ARCHITECTS | ENGINEERS | PLANNERS

OMAHA HOUSING AUTHORITY
PARK N & S TOWERS SITE IMPROVEMENTS
1501 PARK AVENUE
OMAHA, NEBRASKA
GENERAL NOTES

PROJECT NO.: 06321.001

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