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## **ADDENDA NO. 1**

**PROJECT NAME:** York General Assisted Living Facility – Willowbrook Assisted Living Addition  
**ARCHITECT'S PROJECT NUMBER:** 13-118

**CONSULTANT:** Architectural Design Associates, 7501 'O' Street, Lincoln, NE 68510  
**CONSTRUCTION MANAGER:** Sampson Construction

**DATE OF ISSUANCE:** January 31, 2014  
**DATE OF BID OPENING:** February 6, 2014

The bid documents dated January 17, 2014, for the above referenced project, are amended by this addenda.

**NOTICE:** This Addenda 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 Addenda must be included in the Bid proposal. The information contained herein shall be fully incorporated into the contract documents as though originally included therein.

### **GENERAL INFORMATION:**

1. See the attached Prebid Meeting Sign-in sheet.
2. Bid Bulletin No. 3 correction. At Bid Bulletin No. 3, item 3-15, delete the words "A bid bond or certified check, made payable to York General Hospital for 5% of the bid amount will be required."

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

#### **Section 00 01 00 – Table of Contents**

1. At page 5, under Division 32 – 'Site Improvements', add specification section 32 90 00 – Plantings.
2. At page 1, under Division 01 – 'General Requirements', add specification section 01 22 00 – Unit Prices.

#### **Section 01 22 00 – Unit Prices**

1. Add the attached specification section 01 22 00 – Unit Prices.

#### **Section 03 30 00 – Cast In Place Concrete**

1. At page 3 under Section 2.04 'Vapor Barriers', at paragraph B, add the following acceptable manufacturer: W.R. Meadows Inc. – Perminator 15 mil. underslab vapor barrier, provided their product meets the specification requirements.

#### **Section 04 72 00 – Cast Stone**

1. At page 2, under Section 2.01 'Acceptable Manufacturers', at paragraph A, add the following acceptable manufacturer: Stonco, Inc., provided their product meets the specification requirements.

#### **Section 08 14 16 – Flush Wood Doors**

1. At page 1, under Section 1.02 'Summary', at paragraph A, add the following section: 'Hollow-core doors with wood veneer faces – pocket door type 'H''.
2. At page 2, under Section 1.07 'Warranty', at paragraph A, sentence 2, add the following warranty info: 'b. Hollow Core Interior Doors: Two years from date of Substantial Completion'.
3. At page 3, under Section 2.02, 'Door Construction General', add the following paragraph:  
"G. Hollow Core Doors:
  1. Construction: Standard hollow core.

2. Blocking: Provide wood blocking with minimum dimensions as follows:
  - a. 5-by-18-inch lock block at both stiles.
  - b. 5-inch top and bottom rail blocking.
  - c. 2-1/2-inch midrail blocking.
4. At page 3, under Section 2.03 'Interior Flush Wood Doors', add the following paragraph:
 

"D. Interior Hollow-core Doors:

  1. Faces and Cut: Red Oak, Plain Sliced.
  2. Grade: Premium with 'A' face.
  3. Quality Standard: WDMA I.S. 1-A, Custom Grade
  4. Thickness: 1-3/8"
  5. Exposed Vertical Edges: Provide manufacturer's standard laminated edge construction with improved screw-holding capability and split resistance over edges composed of a single layer of treated lumber.
  6. Match Between Veneer Leaves: Book match.
  7. Assembly of Veneer Leaves on Door Faces: Center-balance match.
  8. Construction: Seven Plies.
  9. WDMA I.S.1-A Performance Grade: Heavy Duty.

**Section 08 41 13 – Aluminum Framed Entrances**

1. At page 2, under Section 2.01 'Manufacturers', at paragraph A, add the following sentence:
4. Exterior doors, frames, sidelight and transoms: Manko is an acceptable manufacturer, provided their products meet the specification requirements.

**Section 08 52 13 – Aluminum Clad Wood Windows**

1. At page 2, under Section 2.01 'Aluminum Clad Wood Windows', at paragraph B, take out the words "or approved equal". Note that the windows are to be by Marvin Window Company with no approved equals.

**Section 08 52 13 – Aluminum Clad Wood Windows**

1. At page 2, under Section 2.01 'Manufactured Wood Casework', under paragraph A, revise sentence h as follows: "h. Drawer/Door Pulls: Round knobs with US26D finish to match existing."

**Section 32 90 00 - Plantings**

2. Add the attached specification section 32 90 00 – Plantings.

**QUESTIONS AND MODIFICATIONS TO THE DRAWINGS:**

**DRAWING No. C1.4 – Utility Plan**

1. At the Grading Plan, add the following general note: "1. Strip the sod and prep the soil for hydro-seeding at all non-paved and non-mulched areas of the entire south portion of the site. The affected portion of the site is shown on the sprinkler layout drawing, in the Bid Bulletin No. 3.
  - a. Also provide a unit price per square foot to delete a portion of the sod stripping and soil prep areas noted above."

**DRAWING No. C1.4 – Utility Plan**

1. At the Utility Plan, add the following note: "The City of York has a 10" water line running diagonally through the project site. The current location is not known and the line is not shown on this drawing. The Construction Manager will locate this water line prior to starting work. Use care to protect all existing utilities."

**DRAWING No. LS1.1 – Planting Plans**

1. At the General Notes, delete note No. 1 and replace it with the following: "1. Hydro-seed the non-paved and non-mulched areas at the entire south portion of the site. The affected portion of the site is shown on the sprinkler layout drawing in the Bid Bulletin No. 3.
  - a. Also provide a unit price per square foot to delete a portion of the hydro-seeded areas noted above."

**DRAWING No. A1.1 – Floor Plan – Overall**

1. At Garage Shop 535, add a note to remove the top +/- 3 feet of the south wall of the water softener closet for clearance at required modifications to the well field header piping. This wall construction is gyp board and wood studs. After the piping modifications are complete, re-install the wood studs and gyp board, finish and texture the gyp board to match existing and paint the patched area to match existing.

**DRAWING No. A1.4 – Unit Floor Plans**

1. At Plan Detail 2 – Type A-1X Bedroom ADA, revise the shower orientation at Bath 504A as shown on the attached plan detail.
2. At Plan Detail 3 – Type A-2X Bedroom ADA, revise the shower orientation at Bath 509G as shown on the attached plan detail.
3. At Plan Detail 5 – Type B-1X Bedroom ADA, revise the shower orientation at Bath 506A and add a 3 1/2" wood stud chase at the pocket door side of the shower as shown on the attached plan detail.
4. At Plan Detail 1 – At Kitchen/Dining 501C, revise the casework elevation from detail 8, sheet A7.1 to detail 6, sheet A7.1.

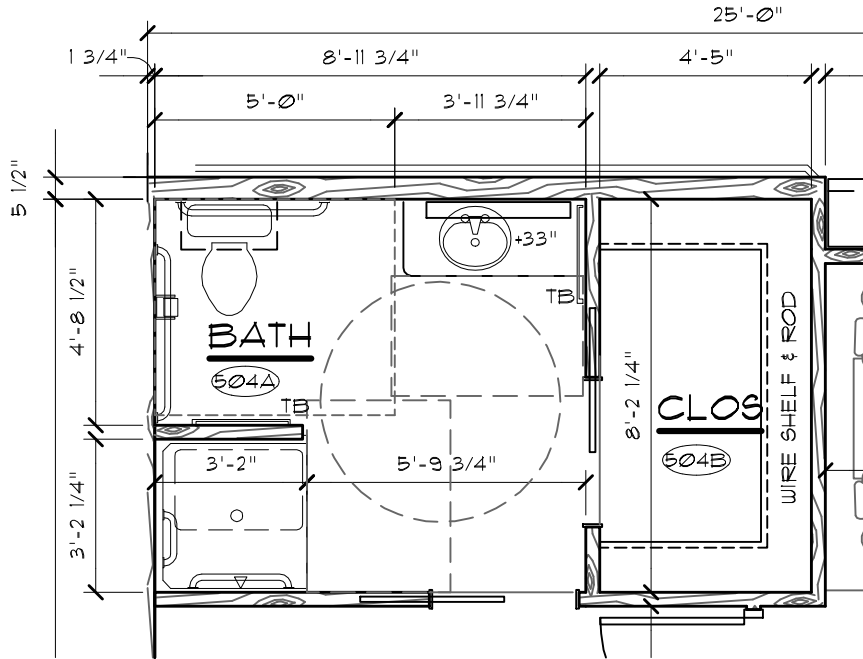
**DRAWING No. A2.1 – Door, Hardware and Room Finish Schedules**

1. At the 'Hardware Schedule', at Hardware Set No. 8, add the following lock set:
  - a. 1 Classroom Lock SE 10G37 LL US26D SA
2. At the 'Room Finish Schedule', at Closets 501B, 504B, 509B, 509H, 502B, and 506B change the flooring from RV3 to CP7.
3. At the 'Hardware Schedule', at Hardware Set No. 1, add the following note:
  - a. At the auto door opener, note that the following products are approved provided their products meet the specification requirements.
    - i. Nabco Gyro Tech GT 8500.Auto Operators.
    - ii. Record USA 8100 Auto Operators.
4. At the 'Door Schedule', add a note that Pocket Door Type 'H' is to be a 1 3/8" thick hollow core wood door.

**DRAWING No. A7.1 – Interior Elevations**

1. At Elevation 1, 2, and 3, add a note that the countertop at the lavatory base cabinet is to be 22" deep.
2. At Elevations 1X and 4, add a note that the countertop at the lavatory vanity is to be 22" deep.
3. At Elevation 7, revise the length of this elevation from 8'-6" to 6'-9 1/4". Delete half of the SB36 base cabinet and delete half of the W3624 wall cabinet.
4. At Elevation 6 and Elevation 7, add the following note: "Include one lock on one cabinet drawer and include one lock on one cabinet door. Location of locks to be field verified by Owner."
5. At Sheet Note No. 9, delete the reference to solid surface counter and backsplash.
6. Add the following General Casework Notes:
  - a. Field verify dimensions and field conditions before preparing shop drawings. Notify Architect of any discrepancies before proceeding.
  - b. Include matching filler panels at all visible gaps at cabinet ends, between cabinets and between cabinets and walls.
  - c. Include finished end panels at all exposed cabinet sides.
  - d. Coordinate sink openings and electrical outlet locations with respective trades.
  - e. Include a 4" tall side splash at each location where countertops abut a wall or tall cabinet.

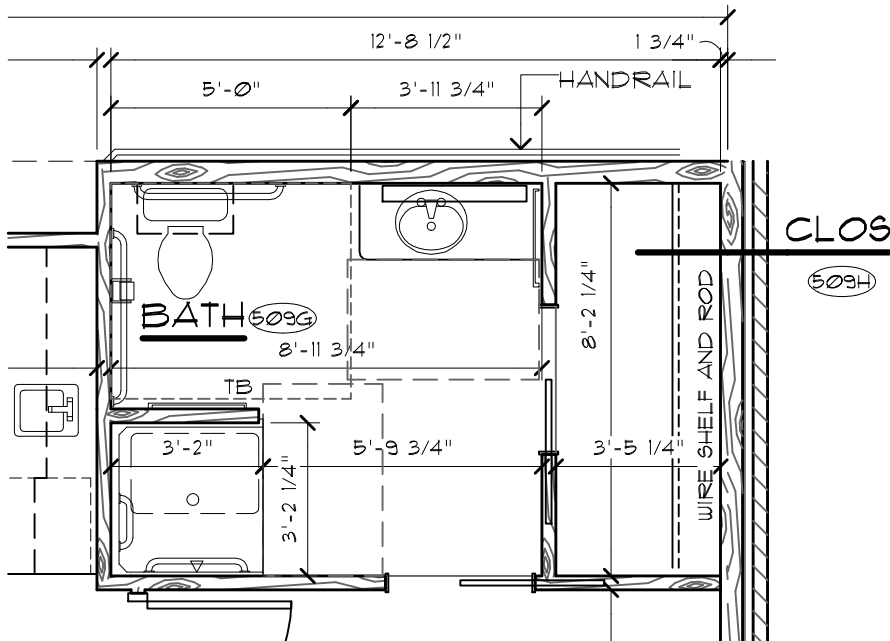
**End of Addenda No. 1**



**TYPE A - 1X**  
**1 BEDROOM (ADA)**

SCALE: 1/4" = 1'-0"

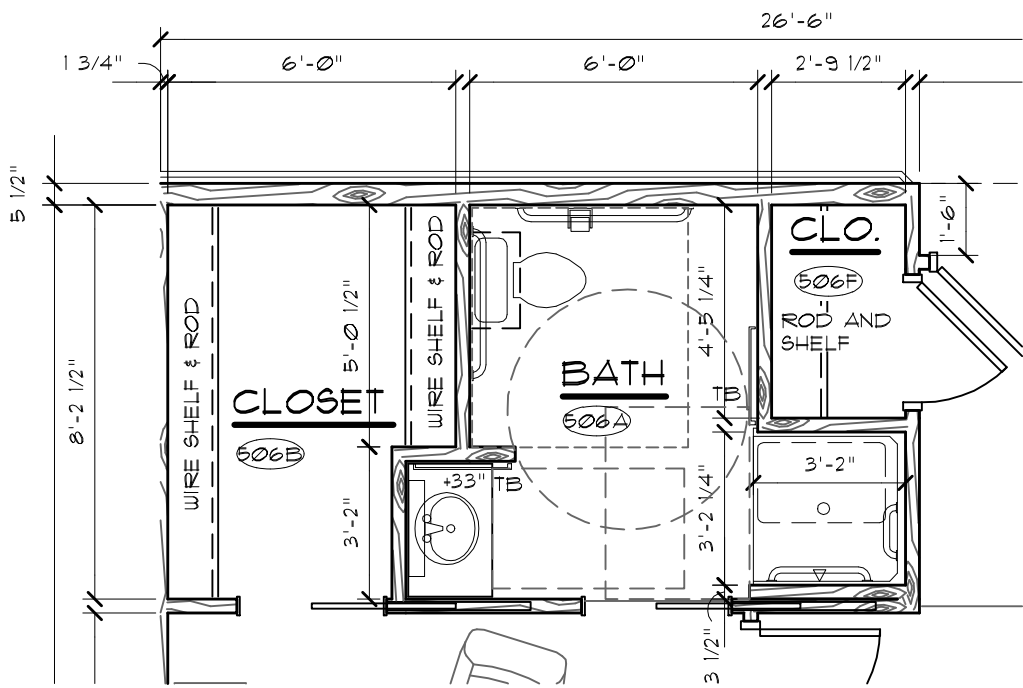
FLIP SHOWER SEAT AND PLUMBING (ROTATE SHOWER)



**TYPE A-2X**  
**1 BEDROOM (ADA)**

SCALE: 1/4" = 1'-0"

FLIP SHOWER SEAT AND PLUMBING (ROTATE SHOWER)



TYPE B - IX  
1 BEDROOM (ADA)

SCALE: 1/4" = 1'-0"  
FLIP SHOWER SEAT AND PLUMBING (MOVE SHOWER)

## SECTION 01 22 00

### UNIT PRICES

#### PART 1 - GENERAL

##### 1.01 SUMMARY

- A. This Section includes administrative and procedural requirements for unit prices.
- B. Related Sections:
  - 1. Division 1 Section "Allowances" for procedures for using unit prices to adjust quantity allowances.

##### 1.02 DEFINITIONS

- A. Unit price is an amount stated in the Bid, as a price per unit of measurement for materials, equipment or services, or a portion of the Work as described in the Bidding Documents.

##### 1.03 PROCEDURES

- A. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead, and profit.
- B. Measurement and Payment: Refer to individual Specification Sections for work that requires establishment of unit prices. Methods of measurement and payment for unit prices are specified in those Sections.
- C. Owner reserves the right to reject Contractor's measurement of work-in-place that involves use of established unit prices and to have this work measured, at Owner's expense, by an independent surveyor acceptable to Contractor.
- D. List of Unit Prices: A list of unit prices is included in Part 3. Specification Sections referenced in the schedule contain requirements for materials described under each unit price.

#### PART 2 - PRODUCTS (Not Used)

#### PART 3 - EXECUTION (Not Used)

- A. Unit Price No. 1 – Delete Sod Stripping and Soil Preparation
  - 1. Description: State the unit price on the Bid Form to delete a portion of the sod stripping and soil preparation required for hydro-seeding. The extent of the sod stripping and soil preparation area is shown on the sprinkler layout drawing in Bid Bulletin No. 3
  - 2. Unit of Measurement: Square Foot.

B. Unit Price No. 2 – Delete Hydro-seeding

1. Description: State the unit price on the Bid Form to delete a portion of the hydro-seeding. The extent of the area to be hydro-seeded is shown on the sprinkler layout drawing in Bid Bulletin No. 3
2. Unit of Measurement: Square Foot.

END OF SECTION 01 22 00

## SECTION 32 90 00

### PLANTING

#### PART 1 - GENERAL

##### 1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specifications, apply to this Section.

##### 1.02 DESCRIPTION OF WORK

- A. Work included: Provide and install all plantings (i.e. trees, shrubbery, plants and ground cover), and hydro-seeding as shown on the Drawings, and as specified herein. Provide soil preparation, fertilizing, watering and maintenance as specified.
- B. Extent of hydro-seed: Provide hydro-seed at the following areas:
  - 1. The non-paved and non-mulched areas at the entire south portion of the site. The affected portion of the site is shown on the sprinkler layout drawing in the Bid Bulletin No. 3.
    - a. Also provide a unit price per square foot to delete a portion of the hydro-seeded areas noted above.
- C. Substitutions: Do not make substitutions, unless specifically approved by the Architect. If a specified plant material is not obtainable, submit to Architect proof of non-availability and submit proposal for use of equivalent material. When the proposal is approved, adjustment of the Contract Sum, if required, will be made by Change Order.
- D. Related work described elsewhere:
  - 1. Division 31 Section "Earthmoving" for subgrade and fine grading with topsoil. This section can be found in previous bid packages.

##### 1.03 QUALITY ASSURANCE

- A. Qualifications of workmen: Provide at least one person who shall be present at all times during execution of this portion of the Work, who shall be thoroughly familiar with the type of materials being installed and the proper materials and methods for their installation, and who shall direct all work performed under this Section.
- B. Standards:
  - 1. All plants and planting materials shall meet or exceed the specifications of Federal, State, and County laws requiring inspection for plant disease and insect control.
  - 2. Quality and size shall conform with the current edition of "Horticultural Standards" for number one grade nursery stock as adopted by the American Association of Nurserymen.
  - 3. All plants shall be true to name. One of each bundle or lot shall be tagged with the name and size of the plants in accordance with the standards of practice of the American Association of Nurserymen. In all cases, botanical names shall take precedence over common names.

32 90 00 - PLANTING 1

- C. Trees and shrubs: Provide freshly dug, healthy, vigorous stock grown under climatic conditions similar to the conditions in the locality of the project. Planting materials shall be free of disease, insects, eggs, larvae, and defects such as knots, sun-scald, injuries, abrasions or disfigurement. Do not provide trees or shrubs which have been in cold storage or heeled-in.

#### 1.04 SUBMITTALS

- A. General: Submit electronic (PDF) format submittals according to the Conditions of the Contract and Division 1 Specification Sections.
- B. Materials list: Within 45 days after award of the Contract, submit a complete list of all materials proposed to be furnished and installed under this Section, demonstrating complete conformance with the requirements specified.
- C. Certificates: Deliver all certificates to the Architect.

#### 1.05 PRODUCT HANDLING

- A. Deliver and storage:
  - 1. Deliver all items to the job site in their original containers with all labels intact and legible at time of Architect's inspection.
  - 2. Immediately remove from the site all plants which are not true to name, and all materials which do not comply with the specified requirements.
  - 3. Use all means necessary to protect plant materials before, during and after installation and to protect the work and materials of all other trades.
- B. Replacements: In the event of damage, immediately make all repairs and replacements necessary to the approval of the Architect and at no additional cost to the Owner.

### **PART 2 - PRODUCTS**

#### 2.01 FERTILIZER

- A. General: Provide commercial balanced fertilizer, delivered to the site in bags labeled with the manufacturer's guaranteed statement of analysis. Provide fertilizer of a uniform composition, dry and free flowing.
  - 1. If stored at the site, protect fertilizer from the elements at all times. Remove any fertilizer which becomes caked or otherwise damaged, making it unsuitable for use.
- B. Fertilizer for trees and shrubs shall contain not less than 11% total nitrogen, 8% phosphorus and 4% potassium.
- C. Fertilizer for seeded lawns:
  - 1. Fertilizer for seeded lawns shall contain not less than 4% phosphoric acid and not less than 2% potassium, and the percentage of nitrogen required to provide not less than 1 lb. of actual nitrogen per 1000 square feet of lawn area.

#### 2.02 SOIL AMENDMENT

- A. Provide wood sawdust fortified with organic nitrogen, or a commercial soil amendment subject to the approval of the Architect.

2.03 MULCH

- A. River Rock: Where shown on drawings: Provide washed river rock, 1-1/2" to 2" in diameter with weed liner.
- B. Drainage Rock: Where shown on drawings: Provide drainage rock, in sizes and percentages as shown on the drawings.
- C. Hardwood Mulch: Where shown on drawings: Provide hardwood mulch clean, finely shredded with no pieces larger than 3".

2.04 PLANT MATERIALS

- A. General: Provide all plant materials as indicated on the Plant Schedule in the Drawings.
- B. Deciduous trees: Provide single stem trees of height and caliper listed in the Drawings with a well balanced branching configuration. Provide balled and burlapped (B&B) trees.
- C. Coniferous and broadleafed evergreens: Provide evergreens of the sizes shown on the Drawings. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types, such as globe, dwarf, cone, pyramidal, broad up-right, and columnar. Provide balled and burlapped (B&B), normal quality evergreens with well-balanced form. Container grown evergreens will be acceptable subject to the specified limitations for container grown stock.

2.05 SEED

- A. Grass seed:
  - 1. Grass Seed: Fresh, clean, dry, new-crop seed complying with AOSA's "Journal of Seed Technology; Rules for Testing Seeds" for purity and germination tolerances.
  - 2. Provide top quality, labeled seed of the following species, percentage by weight and percentages of purity, germination and weed seed.

Botanical & Common Name	% By Weight	Min % Germ.	Min % Purity	Max % Weed Seed
Poa pratensis Kentucky Bluegrass (Touchdown)	70	80	95	0
Creeping Red Fescue (Narrow Bladed)	30	80	95	0

- 1. Seed Species:
  - a. United Seeds "Super Turf II" or approved equal.
- 2. Do not use seed which has become wet, moldy or otherwise contaminated. All seeds shall be free of noxious weed seeds.

2.06 WRAPPING

- A. Tree-wrap tape shall not be less than 4" wide, designed to prevent bore damage and winter freezing.

## 2.07 STAKES AND GUYS

- A. Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire not lighter than 12 gauge. Provide new 2-ply garden hose, cut to required lengths to protect tree trunks from damage by wires.

## 2.08 OTHER MATERIALS

- A. All other materials not specifically described, but required for a complete and proper installation, shall be as selected by the Contractor subject to the approval of the Architect.

## 2.09 EDGING

- A. Landscape black plastic 'Commercial Grade' type edging: 'Ace of Diamonds - Black Jack' or equal.

## 2.10 WEED-CONTROL BARRIERS

- A. Nonwoven Geotextile Filter Fabric: Polypropylene or polyester fabric, 3 oz./sq. yd. minimum.
- B. Composite Fabric: Woven, needle-punched polypropylene substrate bonded to a nonwoven polypropylene fabric, 4.8 oz./sq. yd. (162 g/sq. m).

## **PART 3 - EXECUTION**

### 3.01 INSPECTION

- A. Examine the areas and conditions under which work of this Section will be performed. Correct conditions detrimental to the proper and timely completion of the Work. Do not proceed until unsatisfactory conditions have been corrected.

### 3.02 SPREADING OF TOP SOIL

- A. Finish grading and fine grading will be performed under the 'Earthmoving Section 31 20 00'.

### 3.03 PLANTING OF TREES AND SHRUBS

- A. General: Plant nursery stock immediately upon delivery to the site. If this is not possible, cover all bare roots and balled materials with damp soil and protect from sun and wind. Regularly water all nursery stock in containers, and place them in a cool area protected from sun and drying winds.
- B. Excavation: Excavate pits, beds and trenches with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation. Provide planting holes of the following dimensions:
  - 1. For balled and burlapped (B&B) trees and shrubs, make excavations at least twice as wide as the ball diameter and equal to the ball depth, plus a 6" allowance for setting of ball on a layer of compacted backfill;
  - 2. For container grown stock, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth;
  - 3. Fill excavations for trees and shrubs with water and allow to percolate out before planting.
- C. Planting:

32 90 00 - PLANTING 4

1. Fill holes with backfill mixture consisting of 3 parts of top soil and one part specified soil amendment, by volume. Mix in specified fertilizer at the rates recommended.
2. Fill hole to proper height to receive plant, and thoroughly tamp before setting the plant.
3. Set plant in upright position in the center of the hole, and compact the backfill mixture around the ball or roots. Thoroughly water each plant when the hole is 2/3 full.
4. After watering, tamp the soil in place until the surface of the backfill is level with the surrounding area and the crown of the plant is at the finished grade of the surrounding area. Build up a temporary watering basin around the base of each tree and shrub.
5. Wrap tree trunks of 2" caliper and larger. Cover trunk to height of first branches. Inspect tree trunks for injury, improper pruning and insect infestation and take corrective measures required before wrapping.
6. Guy and stake trees immediately after planting and install mulch around trees and shrubs as required.
7. Weed Control Barrier: Install weed control barrier at all areas to receive mulch prior to mulch placement.
8. Mulch placement: Install mulch 3" deep at areas around trees and shrubs and as indicated on the drawings.
9. Edging: Install edging at all lines between mulch and seed or sod and as shown on drawings. Install per manufacturer's directions. Coordinate with downspouts and splash-block placement, to prevent damming of water or directing to foundations and walks.

### 3.04 HYDROSEEDING

- A. Hydroseeding: Mix specified seed, fertilizer, and fiber mulch in water, using equipment specifically designed for hydroseed application. Continue mixing until uniformly blended into homogeneous slurry suitable for hydraulic application.
1. Do not use wet seed or seed that is moldy or otherwise damaged in transit or storage.
  2. Mix slurry with fiber-mulch manufacturer's recommended tackifier.
  3. Apply slurry uniformly to all areas to be seeded in a one-step process. Apply slurry at a rate so that mulch component is deposited at not less than 1500-lb/acre dry weight, and seed component is deposited at not less than the specified seed-sowing rate.
  4. Apply slurry uniformly to all areas to be seeded in a two-step process. Apply first slurry coat at a rate so that mulch component is deposited at not less than 500-lb/acre dry weight, and seed component is deposited at not less than the specified seed-sowing rate. Apply slurry cover coat of fiber mulch (hydromulching) at a rate of 1000 lb/acre.
  5. Apply fertilizer at the rate recommended by the manufacturer and with a method compatible with hydro-seeding process.

### 3.05 ARCHITECT'S INSPECTIONS

- A. Schedule and conduct the following inspections, giving the Architect at least 24 hours prior notice of readiness for inspection:
1. Inspection of plants in containers prior to planting;
  2. Inspection of plant locations, to verify compliance with the Drawings;
  3. Final inspection after completion of planting. Schedule this inspection sufficiently in advance, and in cooperation with the Architect, so that final inspection may be conducted within 24 hours after completion of planting.
  4. Final inspection at the end of the maintenance period, provided all previous deficiencies have been corrected.

### 3.06 MAINTENANCE

- A. General: Maintain all plantings, seed and sod, starting with the completion of installation and continuing until:
  - 1. A minimum of 3 months during the growing season and until the date of Substantial Completion, as determined by the Architect.
- B. Trees and shrubs:
  - 1. Maintain trees, shrubs and other plants by watering, pruning, cultivating and weeding as required for healthy growth. Spray as required to keep plantings free of insects and disease.
  - 2. Tighten and repair stake and guy wire supports and reset trees and shrubs to proper grades or vertical position as required. Restore planting saucers as required and restore any damaged wrappings.
- C. Sodded and seeded lawns:
  - 1. Maintain lawns by watering, fertilizing, weeding, mowing, trimming and other operations such as rolling, regrading, reseeding and resodding as required to establish a smooth, acceptable lawn, free of eroded, bare or dead areas.
  - 2. Mowing and trimming shall be performed at least every two weeks. Weeding by pulling or spraying shall be performed as required.
  - 3. Watering shall be performed so that the sodded lawn receives a minimum of one inch of water each week. During hot weather, water lawn at least one hour every third day, either early in the morning or late in the evening. Water seeded lawns per seed supplier's recommendation.
- D. Replacements:
  - 1. At the end of the maintenance period, all plant material shall be in a healthy growing condition.
  - 2. During the maintenance period, should the appearance of any plant indicate weakness and probability of dying, immediately replace that plant with a new and healthy plant of the same type and size, without additional cost to the Owner.
  - 3. Replacements required because of vandalism or other causes beyond control of the Contractor are not part of the Contract.

END OF SECTION 32 90 00

# Willow Brook - 1/28/14 - Sign In

- Jacob Kuhlman - Sampson  
Sheard & Jeffers Kitchens painting  
Brian Jewell DSI Doors Hardware  
John E. Schroeder Sampson  
Horne Thren Sampson  
Cory Bendtsen Mid Plains Power  
Jay Vollcott ADA Architects  
David Stirtz ADA Archt.  
Dan Segel Middleton Electric  
Ken Hughes Midlands Mechanical  
Dave Burdizer Anderson Bros.  
John Eirich Kidwell  
Les Swanson Bullseye Fire Sprinkler  
Scott Nissen Nissen Electric LLC  
Tom Ellis Fuller Landscape  
Amy Osentowski York H & B & A/C  
Lamy Johnston Mead Lumber York  
Ken Jensen JLC Inc  
Jeff Pieper Pieper's Inc.  
Oliver Pieper " " " "  
Ryan Best Pettit's  
Bruce Henobrine Drummond's Inc.  
Tony Bartels Wolfe Electric  
Jason Len Advanced Engineering Systems  
Kyle Wilkenson Advanced Engineering Systems

# ADDENDUM



**Date:** 01-31-14

**Project:** York General - Willowbrook  
Assisted Living Addition

**To:** David Stirtz  
Architectural Design Associates, P.C  
7501 O St, Suite 105  
Lincoln, NE 68510

**Project No.:** 13082-100  
**Addendum No.:** 1  
**CC:**

This addendum is issued by the Architect/Engineer to all known bidders 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.

## GENERAL

**Prior Approvals – If not specifically called out as OR EQUAL under the specified product the following substitutes are acceptable as long as they meet specification; this is not a formal approval that can only be determined at shop drawing/submittal review stage.**

Heat Pumps	Daikin, Mammoth – As alternate manufacturers to be prized as alternates to compare to base-bid (Trane)
Electric Heaters	Indeeco, Qmark
Energy Recovery Unit	ConsERV, Venmar, Loren Cook
Grilles, registers, and Diffusers	Price Industries
Louvers	Ruskin
Balancing Valves	PRO Hydronic Specialties
Auto Flow control valves	PRO Hydronic Specialties
The following items were submitted for prior approval but have NOT been approved.	

## CLARIFICATIONS

- For information, please see attached fire sprinkler layout of the original building end of this addendum.

## CHANGES TO PROJECT MANUAL

### **22 05 29 - Hangers and Supports for Plumbing Piping and Equipment**

1. 3.01H shall read "Install hangers and supports to allow controlled thermal movement of piping systems, to permit freedom of movement between pipe anchors, and to facilitate action of expansion joints, expansion loops, expansion bends, and similar units."

### **23 05 29 - Hangers and Supports for HVAC Piping and Equipment**

1. 3.01G shall read "Install hangers and supports to allow controlled thermal movement of piping systems, to permit freedom of movement between pipe anchors, and to facilitate action of expansion joints, expansion loops, expansion bends, and similar units."

**CHANGES TO PROJECT DRAWINGS**

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

**Mechanical****1. Sheet M0.1****A. General notes: Include the following note**

- 1) Rework of the well field header piping shall be done prior to flush and purge at the beginning of September when the weather is favorable for a complete system shut down. Down times shall be coordinated with the owner / PM prior to installation with down times kept to a minimum. As much work shall be done ahead of time to facilitate a short shut down. The Mechanical contractor shall be responsible for coordination. The adjacent wall shall be partially removed ahead of time to allow for the re-piping, the wall will then need to be re-installed and finished to match existing. The well field contractor shall be responsible to cut the header and connect 2 flanges to the existing 6" HDPE header, he shall be on-site to perform work the day of the shutdown. The mechanical contractor is responsible for all other work associated with the rework of the well field header piping.

**2. Sheet M1.1****A. ADA units Type A-1X, A-2X, B-1X**

- 1) Revised domestic water piping routing to showers. See attached drawings.

**B. Boiler Piping detail**

- 1) Added note to "offset piping as required to get 3-way valve installed".
- 2) Added note to "coordinate wall removal with general contractor" to install additional piping.

**C. Include the following note on sheet**

- 1) Rework of the well field header piping shall be done prior to flush and purge at the beginning of September when the weather is favorable for a complete system shut down. Down times shall be coordinated with the owner / PM prior to installation with down times kept to a minimum. As much work shall be done ahead of time to facilitate a short shut down. The Mechanical contractor shall be responsible for coordination. The adjacent wall shall be partially removed ahead of time to allow for the re-piping, the wall will then need to be re-installed and finished to match existing. The well field contractor shall be responsible to cut the header and connect 2 flanges to the existing 6" HDPE header, he shall be on-site to perform work the day of the shutdown. The mechanical contractor is responsible for all other work associated with the rework of the well field header piping.

**3. Sheet M1.2****A. Mezzanine Floor Plan – Heat pump piping**

- 1) Heat pump piping sizes changes: hp-501, 502, 503, 504, 505, 506, 508, and 510 pipe size to be 1" in lieu of ¾". HP-500, 507, 509 pipe size shall be 1-1/2" in lieu of 1-1/4". (Hp-mz and hp-erv piping to remain the same size)
- 2) Extend 1" heat pump piping to HP-508 from main branch piping.

**4. Sheet M3.0****A. Shower (SH-2)**

- 1) Unit #model number shall be LCS4038A5T and coordinate required 8"x8" block outs with GC prior to floor installation. See shower drain detail added via this addendum.



**B. Waste and Vent Riser**

- 1) Add note: Vent piping is to be installed in the attic space adjacent to the mezzanine. Piping is allowed in mezzanine if coordinated with other systems.

**C. Wall hydrant (WH-1)**

- 1) Added wall hydrant to plumbing fixtures schedule.

**D. Pipe material and insulation general notes**

- 1) Bullet point 3 shall read "Dielectric fittings shall be used at all connections between dissimilar metals. Fittings shall be soft soldered to the piping."

**E. Flushing and purging specifications and procedures**

- 1) The last line of text shall read "The existing system has approximately 6244 gallons of water, 57 heat pumps with the heat pumps piped each with a strainer and no valved bypass. There are check valves installed above the existing heat pump loop pumps."

**F. Pipe material and insulation**

- 1) Pex piping is not allowed, please delete note.3 from pipe material and insulation schedule.

**G. Water Closet (WC-1) & (WC-2)**

- 1) Model # "Colony right height 3370.016" shall read "Cadet pro right height 215AA.104".

**H. Plumbing Fixtures**

- 1) Under plumbing fixture schedule notes, last bullet shall read "Provide wheeled handle valves at supply connection to each plumbing fixture".

**I. Pipe material and Insulation**

- 1) Regarding Cast Iron Sanitary Waste, see note 4 under 'Pipe Material and Insulation Schedule Notes' referencing PVC piping.

**Electrical**

**1. Sheet E1.0**

**A. Floor Plan - Lighting**

- 1) Relocate existing surface mount light fixture in Garage Shop 535 to accommodate new piping. Coordinate new location with mechanical contractor. See attached drawing AD01.E10-1.

**2. Sheet E1.1**

**A. Unit Floor Plan – Lighting**

- 1) Relocate switch for shower light in ADA units A-1X & A-2X to toggle switch location at entrance to Bath Rooms.



**By:**  
Kyle Wilkinson/Jason Leu

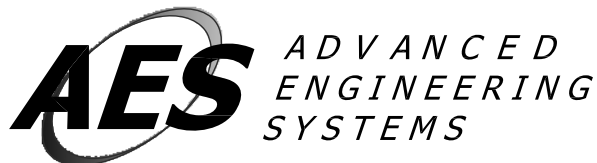
**Date:**  
1/31/14

REWORK OF THE WELL FIELD HEADER PIPING SHALL BE DONE PRIOR TO FLUSH AND PURGE AT THE BEGINNING OF SEPTEMBER WHEN THE WEATHER IS FAVORABLE FOR A COMPLETE SYSTEM SHUT DOWN. DOWN TIMES SHALL BE COORDINATED WITH THE OWNER / PM PRIOR TO INSTALLATION WITH DOWN TIMES KEPT TO A MINIMUM. AS MUCH WORK SHALL BE DONE AHEAD OF TIME TO FACILITATE A SHORT SHUT DOWN. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION. THE ADJACENT WALL SHALL BE PARTIALLY REMOVED AHEAD OF TIME TO ALLOW FOR THE RE-PIPING, THE WALL WILL THEN NEED TO BE RE-INSTALLED AND FINISHED TO MATCH EXISTING. THE WELL FIELD CONTRACTOR SHALL BE RESPONSIBLE TO CUT THE HEADER AND CONNECT 2 FLANGES TO THE EXISTING 6" HDPE HEADER, HE SHALL BE ON-SITE TO PERFORM WORK THE DAY OF THE SHUTDOWN. THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR ALL OTHER WORK ASSOCIATED WITH THE REWORK OF THE WELL FIELD PIPING.

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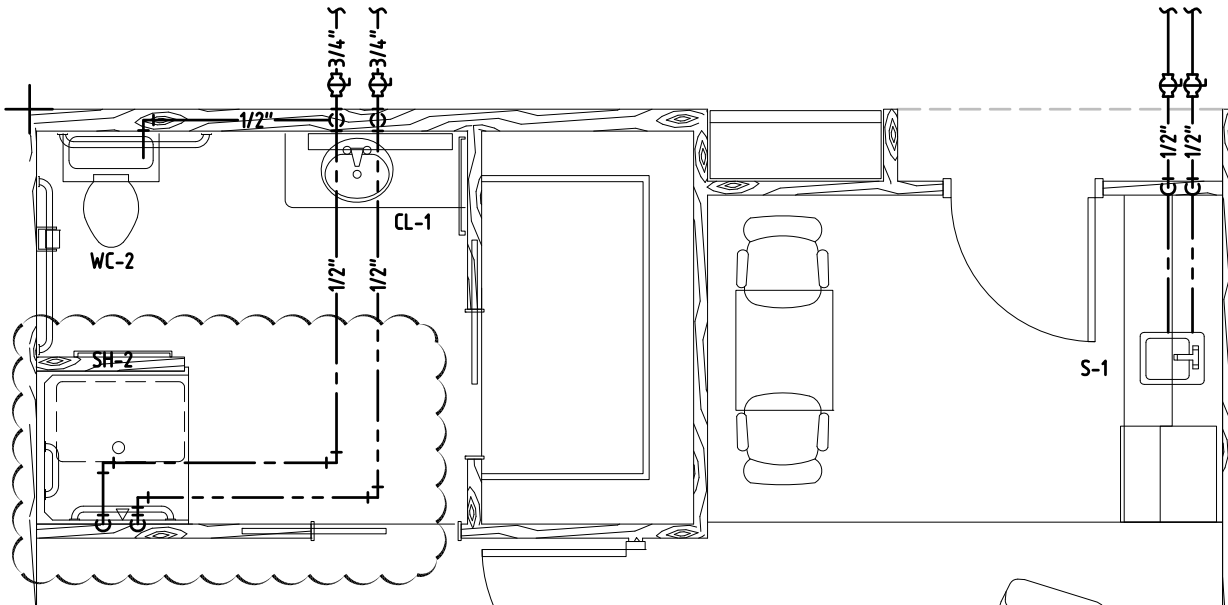


PROJECT: YORK GENERAL WILLOWBROOK ASSISTED LIVING  
PROJECT #: 13082  
DATE: 1-31-14  
DESCRIPTION: ADDENDUM 1

SHEET:

**MO.1**

NUMBER: 1 of 1



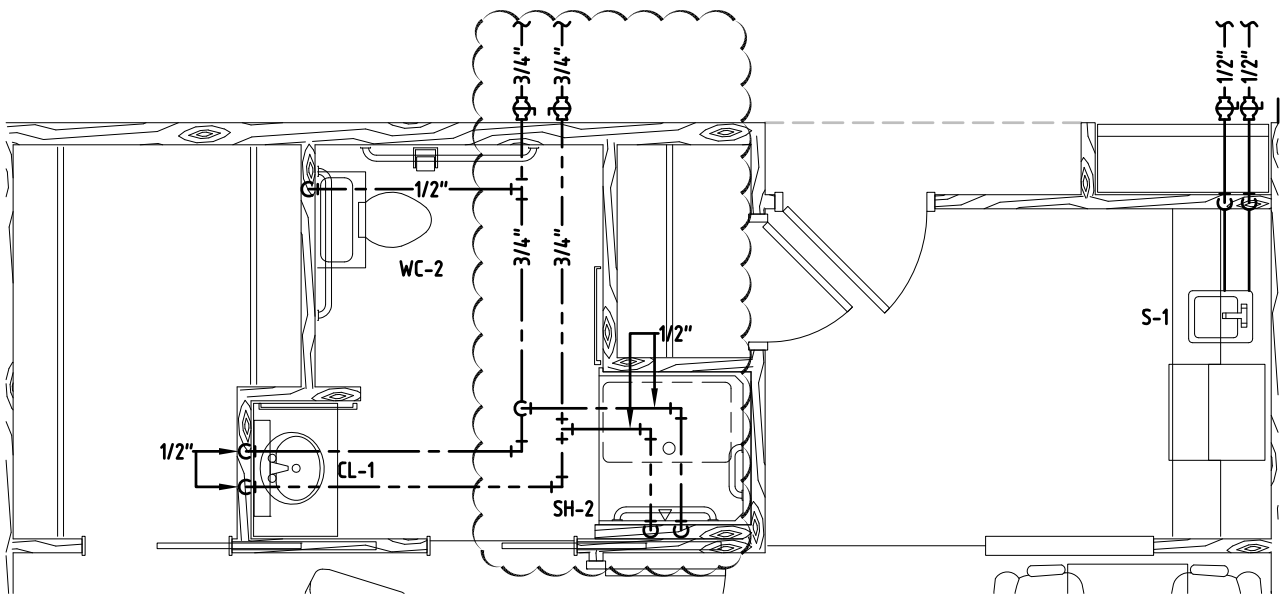
**TYPE A - 1X**  
**3A 1 BEDROOM (ADA)**

SCALE: 1/4" = 1'-0"

548 S.F. N.

584 S.F. G.

2 UNITS



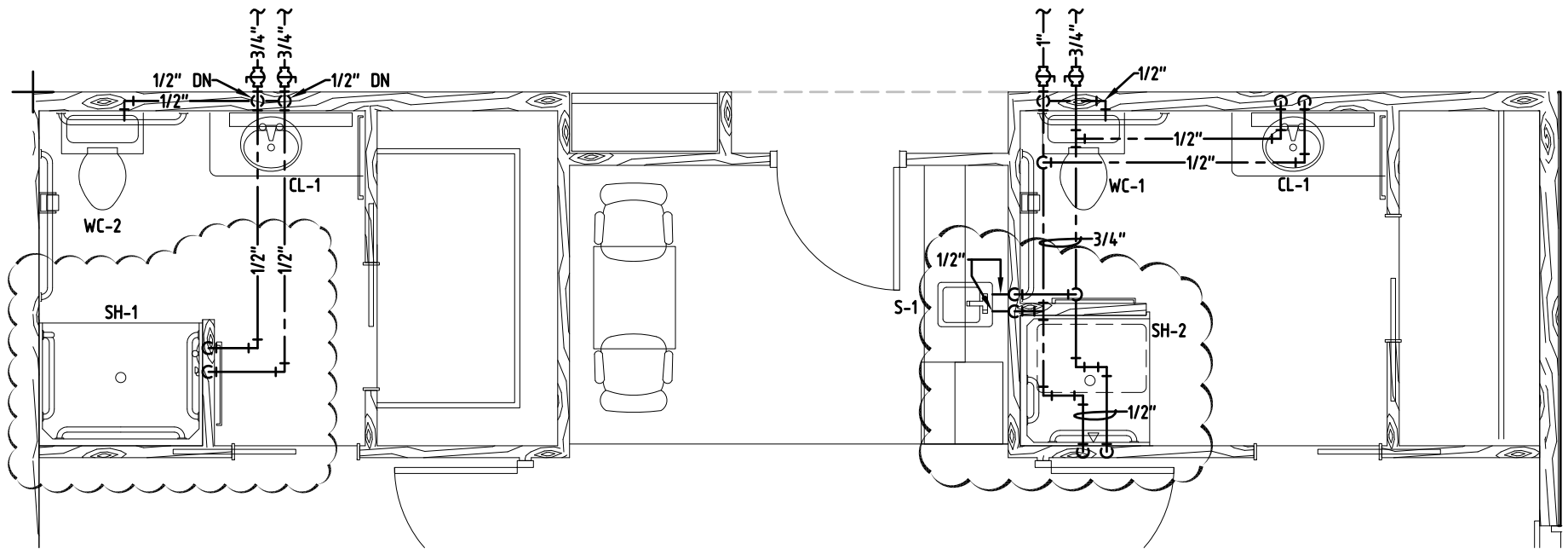
**TYPE B - 1X**  
**4A 1 BEDROOM (ADA)**

SCALE: 1/4" = 1'-0"

582 S.F. N.

621 S.F. G.

3 UNITS



**1 TYPE A - 2X BEDROOM (ADA)**

SCALE: 1/4" = 1'-0"

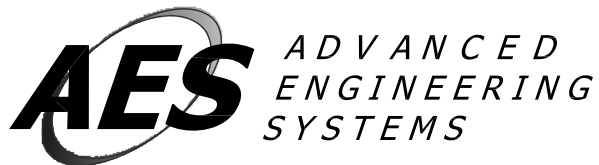
819 SF. N.  
871 SF. G.

1 UNIT

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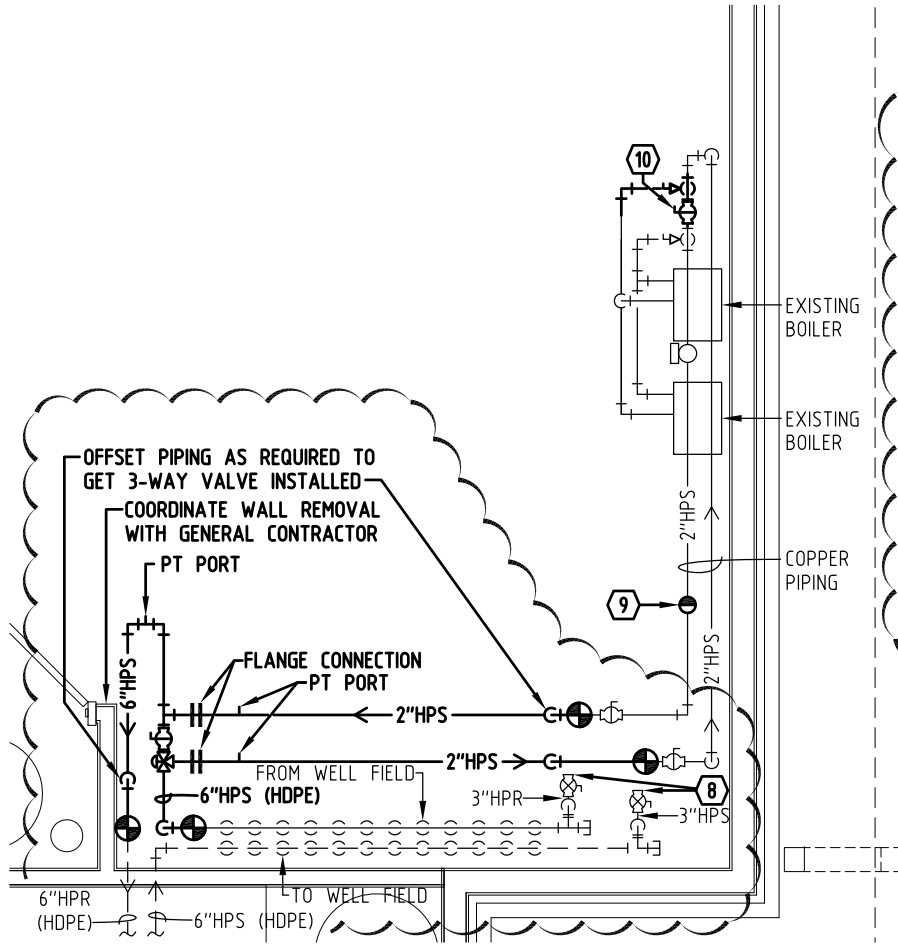


PROJECT: YORK GENERAL WILLOWBROOK ASSISTED LIVING  
PROJECT #: 13082  
DATE: 1-31-14  
DESCRIPTION: ADDENDUM 1

SHEET:

**M1.1**

NUMBER: 2 of 3



REWORK OF THE WELL FIELD HEADER PIPING SHALL BE DONE PRIOR TO FLUSH AND PURGE AT THE BEGINNING OF SEPTEMBER WHEN THE WEATHER IS FAVORABLE FOR A COMPLETE SYSTEM SHUT DOWN. DOWN TIMES SHALL BE COORDINATED WITH THE OWNER / PM PRIOR TO INSTALLATION WITH DOWN TIMES KEPT TO A MINIMUM. AS MUCH WORK SHALL BE DONE AHEAD OF TIME TO FACILITATE A SHORT SHUT DOWN. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION. THE ADJACENT WALL SHALL BE PARTIALLY REMOVED AHEAD OF TIME TO ALLOW FOR THE RE-PIPING, THE WALL WILL THEN NEED TO BE RE-INSTALLED AND FINISHED TO MATCH EXISTING. THE WELL FIELD CONTRACTOR SHALL BE RESPONSIBLE TO CUT THE HEADER AND CONNECT 2 FLANGES TO THE EXISTING 6" HDPE HEADER, HE SHALL BE ON-SITE TO PERFORM WORK THE DAY OF THE SHUTDOWN. THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR ALL OTHER WORK ASSOCIATED WITH THE REWORK OF THE WELL FIELD PIPING.

P	2
M1.1	

# BOILER PIPING DETAIL

SCALE: 1/4" = 1'-0"

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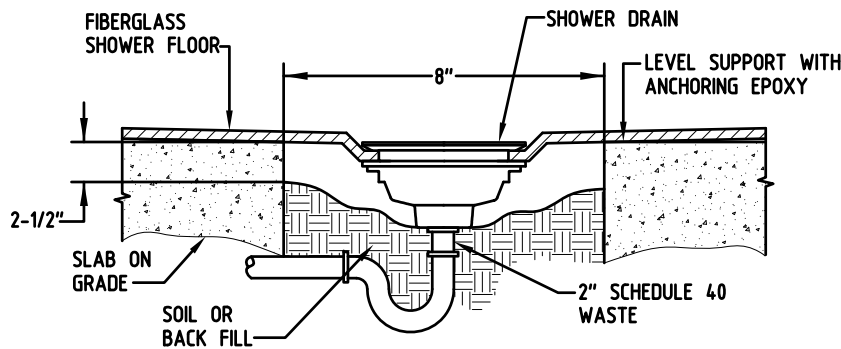


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DESCRIPTION: ADDENDUM 1

SHEET:  
**M1.1**  
NUMBER: 3 of 3

ID#	FLOOR DRAIN	JET R. SIFON	2003	-	-	2	1-1/2	(NOT REQUIRED FOR LEAD ON GRADE INSTALLATION)	BRONZE ROUND ADJUSTABLE STRAINER
WC-1	WATER CLOSET	AMERICAN STANDARD	"CADET PRO RIGHT HEIGHT" 215AA.104	1/2"	-	4"	2"	BEMIS 1500EC MOLDED WOOD SEAT.	VITREOUS CHINA, TWO-PIECE, BOTTOM OUTLET, FLOOR MOUNT, FLUSH TANK, ELONGATED BOWL, SIPHON JET FIXTURE.
WC-2	(H) WATER CLOSET	AMERICAN STANDARD	"CADET PRO RIGHT HEIGHT" 215AA.104	1/2"	-	4"	2"	CENTOCO 500STSCC WHITE SOLID PLASTIC OPEN FRONT SEAT.	VITREOUS CHINA, TWO-PIECE, BOTTOM OUTLET, FLOOR MOUNT, FLUSH TANK, ELONGATED BOWL, SIPHON JET FIXTURE. FLUSH LEVER SHALL BE ON OPEN SIDE OF WATER CLOSET TO MEET ADA STANDARDS.
SH-2	(H) SHOWER	BEST BATH	LCS4038AST	1/2"	1/2"	2"	1-1/2"	ZURN Z7442 SINGLE HANDLE HARDWARE. SINGLE HANDLE PRESSURE BALANCING VALVE. SIOUX CHIEF NO-CAULK SHOWER DRAIN.	ONE PIECE FIBERGLASS GELCOAT ADA COMPLIANT SHOWER WITH FULL PLYWOOD BACKING, 2 SIDED POWDER COATED WHITE GLIDE BAR, SOAP DISH, CURTAIN, ROD AND 1/2" THRESHOLD. FOLD DOWN SEAT WITH SWING DOWN LEGS. PROVIDE BACKING IN WALL FOR SHOWER SEAT.
WH-1	WALL HYDRANT	WOODFORD	67 WITH C INLET	3/4"	-	-	-	-	CHROME PLATED WITH ANTI SIPHON VACUUM BREAKER. AUTOMATIC DRAINING.

**PLUMBING FIXTURE SCHEDULE NOTES**



**SLAB ON GRADE**

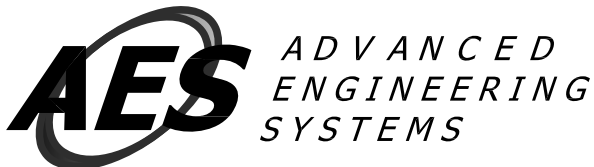
**D 1 ADA TRANSFER SHOWER DRAIN DETAIL**

M3.0 SCALE: NONE

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DESCRIPTION: ADDENDUM 1

SHEET:  
**M3.0**  
NUMBER: 1 of 2

## WASTE RISER CRITERIA

- ALL WASTE & VENT UNDERGROUND PIPING TO BE A MINIMUM OF 2".
- SLOPE ALL PIPING A MINIMUM OF 1/8" PER FOOT AND MORE IF SPECIFICALLY NOTED.
- 1-1/2" VENT PIPING SHALL NOT EXCEED A HORIZONTAL LENGTH OF 20'.
- ALL PIPING TO CLEAN OUTS TO BE 4". WALL MOUNTED CLEAN OUTS TO BE INSTALLED 2" - 6" ABOVE FLOOD RIM OF ADJACENT FIXTURES.
- VENT PIPING IS TO BE INSTALLED IN THE ATTIC SPACE ADJACENT TO THE MEZZANINE. PIPING IS ALLOWED IN MEZZANINE IF COORDINATED WITH OTHER SYSTEMS.

## PIPE MATERIAL AND INSULATION GENERAL NOTES

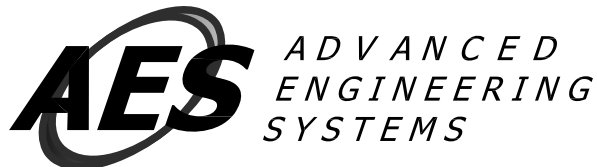
- INSTALL ALL PIPING ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. ALL INSTALLERS SHALL BE CERTIFIED, WITH DOCUMENTATION SUBMITTED WITH SHOP DRAWINGS.
- ALL PIPING SHALL BE TESTED, CLEANED AND CERTIFIED FOR INTENDED USE. ALL PIPING SYSTEMS SHALL BE PRESSURE TESTED WITH 1-1/2 TIMES THE OPERATING PRESSURE FOR NO LESS THAN 4 HOURS. PIPING TO BE CLEANED AND FLUSHED WITH CRITICAL CONTROL VALVES BYPASSED.
- DIELECTRIC FITTINGS SHALL BE USED AT ALL CONNECTIONS BETWEEN DISSIMILAR METALS. FITTINGS SHALL BE SOFT SOLDERED TO THE PIPING.
- ALL WELDED PIPE AND FUSION WELDED PIPE SHALL BE WELDED BY A CERTIFIED WELDER/ FUSION CONTRACTOR. ALL WELDING SHALL BE DONE BY A CERTIFIED WELDER (CERTIFICATES MUST BE SUBMITTED) AND ALL WORK SHALL BE STAMPED. BOLTED FLANGES SHALL BE INSTALLED ON 2" AND LARGER PIPE TO SECTIONALIZE THE SYSTEM INTO WORKABLE SECTIONS, INSULATION SHALL GO AROUND FLANGES.

THE EXISTING SYSTEM HAS APPROXIMATELY 6244 GALLONS OF WATER, 57 HEAT PUMPS WITH THE HEAT PUMPS PIPED EACH WITH A STRAINER AND NO VALVED BYPASS. THERE ARE CHECK VALVES INSTALLED ABOVE THE EXISTING HEAT PUMP LOOP PUMPS.

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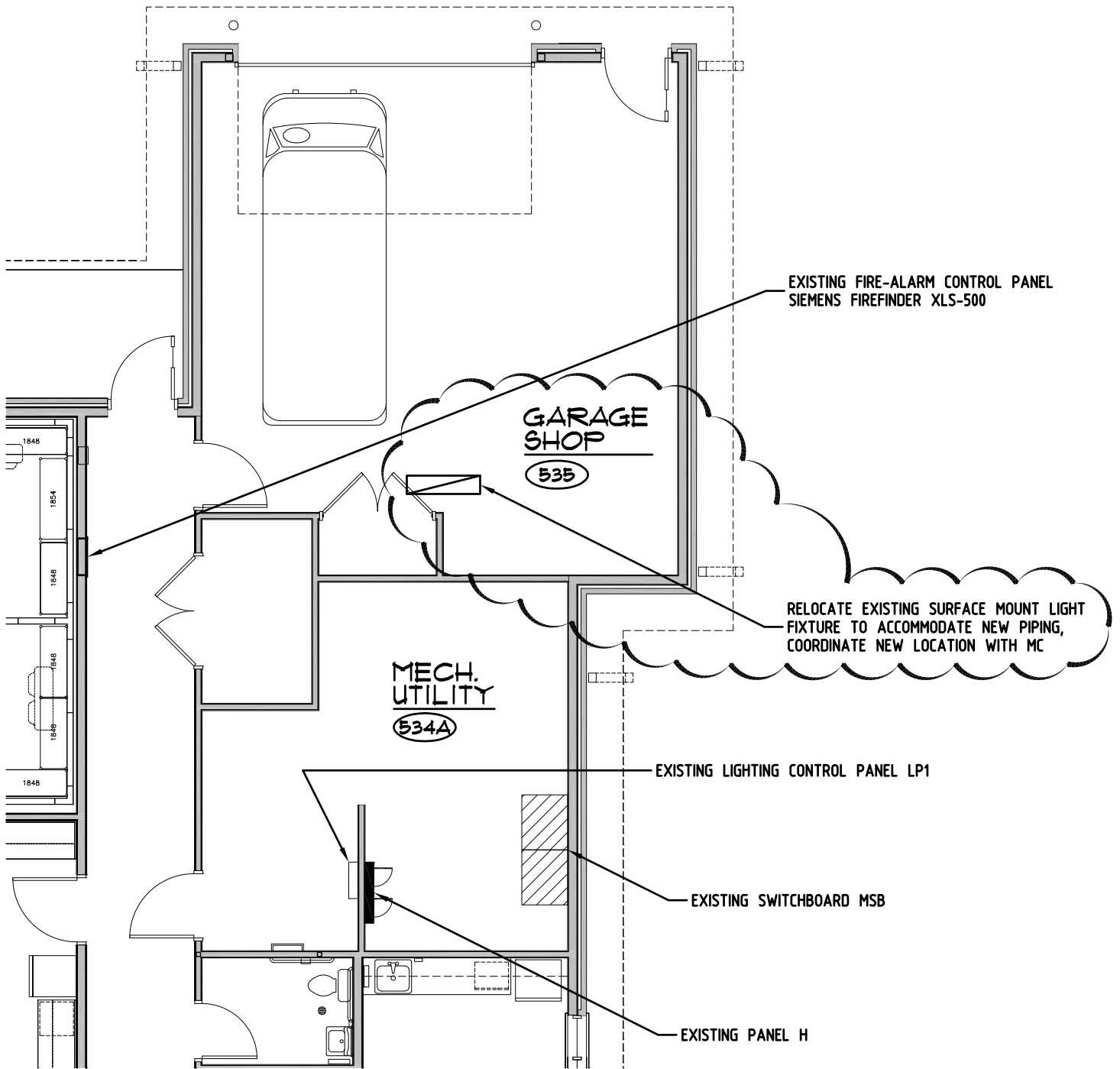


PROJECT: YORK GENERAL WILLOWBROOK ASSISTED LIVING  
PROJECT #: 13082  
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DESCRIPTION: ADDENDUM 1

SHEET:

# M3.0

NUMBER: 2 of 2



# K LIGHTING PLAN

SCALE: 1/8" = 1'-0"

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PROJECT: York General  
Willowbrook Assisted Living Addition  
PROJECT #: 13-082  
DESCRIPTION: Addendum #1

SHEET:

# E1.0

AD01.E10-1

11.0 G  
CONN  
HOSE  
SHOW

SEE SHEET FP-4  
FOR DRY PIPE LAYOUT

