

DATE: February 5, 2014

FROM: The Schemmer Associates  
Architects-Engineers-Planners  
Federal Trust Building  
134 South 13th Street, Suite 1100  
Lincoln, NE 68508  
Phone: 402-488-2500  
Telefax: (402) 493-7951

TO: Prospective Bidders and Plan Holders

RE: Addendum No. 1 to the Bidding Documents for:  
Good Samaritan Society  
Goldbeck Towers  
721 South 1<sup>st</sup> Avenue,  
Hastings, NE 68901  
Schemmer Project No. 06298.003

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 ten (10) pages of written addendum items and ten (10) pages of supplemental drawings.

THE SCHEMMER ASSOCIATES INC.  
ARCHITECTS | ENGINEERS | PLANNERS

# **PROJECT MANUAL**

## **ARCHITECTURAL**

### **Item No. SA-1**

SECTION 084413 -GLAZED ALUMINUM CURTAIN WALLS

1. Para 2.2, A. ADD  
18. Manko Window System Inc.
2. Para 2.3, A., 1. ADD Thermally broken.

## **MECHANICAL**

### **Item No. SM-1**

Questions: Can CPVC pipe and fittings be used on the fire sprinkler system?

Answer: CPVC pipe and fittings listed for fire protection systems is an approved material in light hazard occupancy and may be used in compliance with NFPA 13. See modifications to specification section 211313 Wet-Pipe Sprinkler System included as part of this addendum.

### **Item No. SM-2**

Question: Are standpipes required for the stairwells? The Code Summary states NO. However, the fourth floor appears to be more than 30' above grade.

Answer: Standpipes shall remain for the stairwells if required by NFPA 13. See Architectural plans A2-01 and A2-02 for floor-to-floor elevations.

### **Item No. SM-3**

Question: Is it your intent to require the fire sprinkler shop drawings to be reviewed and sealed by a fire protection engineer in addition to the State of Nebraska requirement for a Water Based Fire Protection Contractor to have a Necet level 3 on staff as a RME?

Answer: The intent is for the sprinkler contractor to meet the State of Nebraska requirements regarding credentials and qualifications for designing fire sprinkler systems.

### **Item No. SM-4**

Question: Will it be acceptable to use a threadable light wall pipe such as Allied XLP for piping <2"?

Answer: Threadable light wall pipe must comply with the 02 edition of NFPA 13, must be listed to ASTM 442 for the hazard occupancy, and must be marked as such. The pipe must comply with Table 6.4.3 in NFPA 13 Specially Listed Fittings Materials and Dimensions:

Chlorinated polyvinyl chloride (CPVC) specification for schedule 80 CPVC threaded fittings ASTM F 437

Specification for schedule 40 CPVC socket-type fittings     ASTM F 438

Specification for schedule 80 CPVC socket-type fittings     ASTM F 439

### **Item No. SM-5**

Question: Drawing FP1-01 indicates the Zone Valves are to be located in the Basement Mechanical Room. Would it be acceptable to locate the Zone Valve from one of the Riser Pipes that currently supplies the Hose Cabinets? The Zone Valves for each floor would need to be accessible and also have a drain pipe that could be installed vertically up and down next to the Riser Pipe and discharge either outside or to a drain line. The Flow Switch and Tamper Switch for each floor would need to be wired by the Fire Alarm Contractor also.

Answer: Zone valves locations must comply with NFPA 13 and be in an accessible location. Risers are acceptable locations if they meet all code requirements. Fire sprinkler contractor shall ensure drain pipe installation also complies with NFPA 13 and drains to an appropriate location with drainage capability. Coordinate Flow Switch and Tamper Switch installation with Electrical/Fire Alarm Contractor.

**Item No. SM-6**

Question: What product is acceptable for the furnace concentric venting?

Answer: Selkirk-Heatfab has a SAF-T Vent SC concentric vent system designed for zero clearance installation in residential and light commercial applications and is approved for use on ANSI category I, II, III, and IV gas-burning appliances, and direct vent or sealed combustion appliance. SAF-T Vent SC has AL29-4C Stainless steel inner liner and 409SS outer jacket and is listed to UL 1738/UL S636. Equivalent products by other manufacturers are acceptable. See specification section 235100.

**Item No. SM-7**

Question: Is there any hydrant flow test data for use in designing fire sprinkler system?

Answer: The flow test data available is over 10 years old. Fire sprinkler contractor shall perform fire-hydrant flow test per section 211313 paragraph 3.12 added as part of this addendum.

**Item No. SM-8**

Question: Is existing ductwork to be insulated?

Answer: The intent was for only new ductwork to be insulated per specification 230713.

**Item No. SM-9**

Question: Is the water main backflow preventer to remain?

Answer: Under this project, there is no work required for the domestic water entrance to the building. The backflow preventer shall remain. The fire sprinkler contractor may make necessary modifications to the fire service entrance as needed to sprinker the building according to NFPA 13.

**Item No. SM-10**

To section 211313 Wet-Pipe Sprinkler Systems, add the following paragraphs:

2.11 CPVC PIPE AND FITTINGS

- A. CPVC Pipe: ASTM F 442/F 442M and UL 1821, SDR 13.5, for 175-psig rated pressure at 150 deg F, with plain ends. Include "LISTED" and "CPVC SPRINKLER PIPE" markings.
- B. CPVC Fittings: UL listed, for 175-psig rated pressure at 150 deg F, socket type. Include "LISTED" and "CPVC SPRINKLER FITTING" markings.
  - 1. NPS 3/4 to NPS 1-1/2: ASTM F 438 and UL 1821, Schedule 40, socket type.
  - 2. NPS 2 to NPS 3: ASTM F 439 and UL 1821, Schedule 80, socket type.
  - 3. CPVC-to-Metal Transition Fittings: CPVC, one piece, with dimensions equivalent to pipe; one end with threaded brass insert, and one socket end.
  - 4. CPVC-to-Metal Transition Unions: CPVC, with dimensions equivalent to pipe; one end with threaded brass insert, and one socket end.
  - 5. Flanges: CPVC, one or two pieces.

**Item No. SM-11**

To section 211313 Wet-Pipe Sprinkler Systems, add the following paragraphs to 2.3 Piping Joining Materials

- D. Solvent Cements for Joining CPVC Piping and Tubing: ASTM F 493, solvent cement recommended by pipe and fitting manufacturer, and made for joining CPVC sprinkler pipe and fittings. Include cleaner or primer recommended by pipe and fitting manufacturer.
  - 1. Use solvent cement that has a VOC content of 490 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).
  - 2. Use adhesive primer that has a VOC content of 650 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).
- E. Plastic, Pipe-Flange Gasket, and Bolts and Nuts: Type and material recommended by piping system manufacturer unless otherwise indicated.

**Item No. SM-12**

To section 211313 Wet-Pipe Sprinkler Systems, add the following paragraph to 3.10 Piping Schedule:

- E. CPVC pipe; Schedule 40 and Schedule 80 CPVC fittings; and solvent-cemented joints may be used for light-hazard and residential occupancies.

**Item No. SM-13**

To section 211313 Wet-Pipe Sprinkler System, add the following paragraph:

3.12 PREPARATION

- A. Perform fire-hydrant flow test according to NFPA 13 and NFPA 291. Use results for system design calculations required in "Quality Assurance" Article.
- B. Report test results promptly and in writing to General Contractor and Owner.

# **DRAWINGS**

## **CIVIL**

### **Item No. DC-1, Sheet C0-01**

1. Delete General Layout Note B and replace with "B. THE PORTLAND CEMENT CONCRETE FOR PAVEMENT SHALL BE NDOR 47-B 3625".

## **ARCHITECTURAL**

### **Item No. DA-1, Sheet A0-01**

1. GENERAL DEMOLITION NOTES: ADD:
  - "14. ALL CEILINGS IN THE ENTIRE FACILITY WITH THE EXCEPTION OF AREAS THAT WILL NOT RECEIVE NEW WORK, WILL BE REMOVED BY THE OWNERS REMEDIATION CONTRACTOR & DISPOSED OFF SITE. ALL FRAMING WILL REMAIN.
  15. PROVIDE TEMPORARY WALLS DURING THE REMOVAL & REPLACEMENT OF THE CURTAINWALLS & STOREFRONT AT THE VESTIBULE."

### **Item No. DA-2, Sheet A0-05**

1. REFERENCED DEMOLITION NOTES: ADD:
  - "18. IN UNITS B, C, D & E AT NEW ROOM 4E, REMOVE THE FURNACE WALL THAT IS ADJACENT TO THE BATHROOMS."

### **Item No. DA-3, Sheet A0-07**

1. REFERENCED DEMOLITION NOTES: ADD:
  - "8. ASBESTOS-CONTAINING ROOFING MATERIALS ARE PRESENT ALONG THE FLASHINGS OF THE STRUCTURE. AS DIRECTED BY OWNER'S SEPARATE CONSULTANT B2 ENVIRONMENTAL, THE ROOFING CONTRACTOR WILL HIRE A REMEDIATION CONTRACTOR TO REMOVE & DISPOSE OF, THE ASBESTOS CONTAINING MATERIAL."

See attached letter from B2 environmental for the appropriate regulations.

### **Item No. DA-4, Sheet A1-01**

1. AT STAIR S0-3, ADD THE DASHED LINE AT REFERENCED NOTE #5.
2. AT THE THIRD COLUMN FROM THE WEST (INCLUDING COLUMN AT WEST WALL) IN DINING ROOM 004, ADD A TYPE 'D' WALL ON THE NORTH SIDE OF THE COLUMN TO HIDE A RADON PIPE FURNISHED BY THE OWNERS CONTRACTOR. PROVIDE A LOCKABLE ACCESS DOOR FOR THE FAN. COORDINATE SIZE & LOCATION W/ THE CONTRACTOR.

### **Item No. DA-5, Sheet A1-05**

1. Replace existing sheet w/ the attached revised sheet.

### **Item No. DA-6, Sheet A1-07**

1. Replace existing sheet w/ the attached revised sheet.

### **Item No. DA-7, Sheet A3-02**

1. 1<sup>ST</sup>, 2<sup>ND</sup>, 3<sup>RD</sup> & 4<sup>TH</sup> FLOOR DOOR SCHEDULE: THE DOOR TYPE FOR DOORS 142, 143 & 1E SHALL BE A TYPE 'F'.
2. ADD:

“GENERAL NOTE:

1. ALL OF THE UNIT ENTRY DOORS ARE TO REMAIN UNLESS NOTED TO BE DEMOLISHED AND SHALL RECEIVE HARDWARE SET #1.
2. THE STOREFRONT AT THE ENTRANCE VESTIBULE SHALL BE 451T EXTERIOR & 451 INTERIOR BY KAWNEER OR EQUAL.”
3. SEE THE FLOOR PLANS SHEETS A1-03 & A1-04 FOR THE LOCATIONS OF THE WINDOW ELEVATION 006, 007 & 008. THE DOORS THAT ARE AT THE BASE OF THOSE WINDOWS ARE SHOW ON SHEET A1-02 & IN THE DOOR SCHEDULE.
4. ALL OF THE CURTAINWALL WINDOWS SHALL BE FIRESTOPPED @ EACH FLOOR & THE ROOF. THE RATING SHALL BE 1 HOUR. USE THE APPROPRIATE UL ASSEMBLY.”

**Item No. DA-8, Sheet A5-01 & A5-02**

1. ADD NOTE:ALL WALL CABINETS SHALL BE 12” DEEP UNLESS NOTED OTHERWISE.

**Item No. DA-9, Sheet A5-02**

1. DETAIL 4, UNIT E KITCHEN ELEVATION – C, ADD 24” DEEP AT THE WALL CABINET OVER THE REFRIGERATOR.

**Item No. DA-10, Sheet A6-01**

1. DELETE REFERENCED PLAN NOTES.
2. DELETE all bulkheads in the corridors. All sprinkler lines shall be above the new Acoustical tile Ceilings.
3. See Supplemental Drawing SDA-01 for the new Acoustical Tile Ceilings (ATC) in the corridors. See Specifications Section 099990 for the ATC requirements.

**Item No. DA-11, Sheet A6-02**

1. DELETE all bulkheads in the corridors. All sprinkler lines shall be above the new Acoustical tile Ceilings.

**Item No. DA-12, Sheet A6-03, A6-04**

1. See Supplemental Drawing SDA-02 for the new 5/8” GWB ceiling in front of the Elevators on 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> floors. All of the remaining ceilings in the corridors shall receive Acoustical Tile Ceilings (ATC). See Specifications Section 099990 for the ATC requirements.
2. DELETE all bulkheads in the corridors. All sprinkler lines shall be above the new Acoustical tile Ceilings.

**Item No. DA-13, Sheet A6-05**

1. Replace existing sheet w/ the attached revised sheet.

**MECHANICAL**

**Item No. DM-1, Sheet FP1-05**

In referenced Fire Protection Note 1, delete sentence “Note that not all ceilings are being replaced.”

**Item No. DM-2 Sheet M0-05**

Revise Referenced Demolition Note #20 to read as follows: “Abandon combustion air duct riser from 1<sup>st</sup> through 2<sup>nd</sup> floor, 3<sup>rd</sup> floor, 4<sup>th</sup> floor, and roof unless noted otherwise. See drawing M0-06 for demolition of roof mounted equipment. Patch any floor and roof openings to match existing. See architectural plans for patching requirements.”

**Item No. DM-3, Sheet M1-01**

In Mechanical 009, existing furnace is International Comfort Products (ICP) model NTC6150KJKA1, 150 MBH input, heat only. Extend Category I, 5" diameter, Type B vent from furnace, up in chase and through roof to approved roof cap.

**Item No. DM-4, Sheet M1-03**

Within dashed box calling out enlarged plan 2/M1-06, room tag shall be Fitness Room 235 and Computer Room/Library 335 not Unit-C 213/313.

**Item No. DM-5, Sheet M1-05**

In Unit A1, A2, B, C, and Unit E bathroom next to bedroom 9E, surface mount 10x6 E-1/75 CFM exhaust grille on wall at existing opening. Existing fire damper shall be accessed through grille opening. Ceiling height to remain at existing height, see architectural plans. In Unit E bathroom next to bedroom 9E, exhaust grill shall be 10x6 E-1/75 CFM, not 8x4 E-1/75 CFM.

**Item No. DM-6, Sheet M1-05**

In Unit D and Unit E bathroom 4E, surface mount 10x6 E-1/75 CFM exhaust grille on face of bulkhead constructed above shower. Remove existing exhaust duct fire damper at chase wall. Provide fire damper on face of rated bulkhead behind grille. Access fire damper through grille opening.

**Item No. DM-7, Sheet M1-05**

On Unit B 3/M1-05 and Unit D 5/M1-05 plans, 16"x8" return duct shall be 16"x4".

**Item No. DM-8, Sheet M1-05**

On Unit D 5/M1-05 and Unit E 6/M1-05 plans, delete volume dampers shown in new ductwork above hard ceilings.

**Item No. DM-9, Sheet M1-06**

On First Floor Commons Plan 1/M1-06 and Second & Third Floors Fitness & Computer Room/Library 2/M1-06 HVAC plans, delete volume dampers shown in new ductwork above hard ceilings in Office area, Fitness Room, Computer Room/Library, Beauty Shop, Service Coordinator, and Laundry Rooms.

**Item No. DM-10, Sheet M1-06**

On 2/M1-06 Second & Third Floors Fitness & Computer Room/Library-HVAC, 6" diameter outdoor air duct shall tie into 18x6 return air duct down to return plenum under furnace. Thermostat shall be installed on North wall of furnace closet in the room, next to treadmill shown.

**Item No. DM-11, Sheet M1-07**

On Roof Plan-HVAC, Heat pump tags HP-108 shall be HP-106, HP-110 shall be HP-108, and HP-130 shall be HP-126.

**Item No. DM-12, Sheet M4-01**

See supplemental drawing SDM-01 for 4<sup>th</sup> Floor Existing Furnace Closet – Demolition detail.  
See supplemental drawing SDM-02 for 4<sup>th</sup> Floor Furnace Closet – Remodeled detail.

**Item No. DM-13, Sheet M5-01**

On Gas Fired Furnace/Heat Pump Schedule, eliminate F-213/HP-213 and F-313/HP-313. Also under Mark columns F-421, 423, 428, 430/HP-421, 423, 428, 430 shall be F-421, 423 thru 428, 430/HP-421, 423 thru 428, 430.

## **ELECTRICAL**

### **Item No. DE-1, Sheet E0 Series**

On E0 series sheets, general note I, make the following changes: Change the first sentence to read "FIRE ALARM DEVICES SHALL BE REMOVED, REPLACED AND CONNECTED TO THE EXISTING UPGRADED FIRE ALARM SYSTEM AS SPECIFIED." Add the following to the end of note I to read "IT IS THE INTENTION TO REPLACE ALL NON-ADDRESSABLE INITIATION DEVICES WITH NEW ADDRESSABLE INITIATION DEVICES COMPATIBLE WITH THE EXISTING ADDRESSABLE FIRE ALARM PANEL. AN EFFORT HAS BEEN MADE TO SHOW ALL AFFECTED DEVICES, HOWEVER NOT ALL DEVICES ARE GUARANTEED TO BE SHOWN. CONTRACTOR SHALL PROVIDE MATERIALS AND LABOR AS REQUIRED TO REPLACE ALL EXISTING NON-ADDRESSABLE INITIATION DEVICES."

### **Item No. DE-2, Sheet E0-05**

Change reference note #2 to read "REMOVE THE TWO CEILING MOUNTED LUMINAIRES IN THE KITCHEN/DINING AREA, ALONG WITH THE ASSOCIATED BACK BOXES, AND WIRING. CONDUIT MAY BE REUSED FOR INSTALLATION OF NEW LUMINAIRES, OR REMOVED TO EXTENT POSSIBLE. ALL OTHER LUMINAIRES TO BE REMOVED, AND BOXES, CONDUIT, AND WIRING TO REMAIN FOR NEW LUMINAIRE INSTALLATION IN PLACE. SEE E1-05 FOR NEW LUMINAIRE LOCATIONS"

### **Item No. DE-3, Sheet E2-01**

Add duplex receptacle for radon monitoring to north side of column in center of Dining room 004-2 (Third from the west, including column at west wall), and connect to nearest receptacle circuit with capacity. Verify location and mounting height with owner prior to rough-in.

### **Item No. DE-4, Sheet E2-01**

Add the following to referenced note 2 to read "VERIFY MOUNTING HEIGHT OF NOTIFICATION DEVICE IS CODE COMPLIANT, AND PROVIDE MATERIALS AND LABOR TO INSTALL NEW DEVICE AT CODE COMPLIANT HEIGHT AS REQUIRED."

### **Item No. DE-5, Sheet E2-02**

Add the following to referenced note 8 to read "VERIFY MOUNTING HEIGHT OF NOTIFICATION DEVICES ARE CODE COMPLIANT, AND PROVIDE MATERIALS AND LABOR TO INSTALL NEW DEVICE AT CODE COMPLIANT HEIGHT AS REQUIRED."

### **Item No. DE-6, Sheet E2-02**

Add duplex receptacle for radon monitoring in room 110, and connect to nearest receptacle circuit with capacity. Verify location and mounting height with owner prior to rough-in.

### **Item No. DE-7, Sheet E2-03**

Add the following to referenced note 6 to read "VERIFY MOUNTING HEIGHT OF NOTIFICATION DEVICES ARE CODE COMPLIANT, AND PROVIDE MATERIALS AND LABOR TO INSTALL NEW DEVICES AT CODE COMPLIANT HEIGHT AS REQUIRED."

**Item No. DE-8, Sheet E2-04**

Add the following to referenced note 1 to read "VERIFY MOUNTING HEIGHT OF NOTIFICATION DEVICES ARE CODE COMPLIANT, AND PROVIDE MATERIALS AND LABOR TO INSTALL NEW DEVICES AT CODE COMPLIANT HEIGHT AS REQUIRED."

**Item No. DE-9, Sheet E2-05**

Add referenced note 19 marker to each unit plan. Add referenced note to read "UNDER BASE BID, EXISTING CATV CABLING TO OUTLETS TO REMAIN. UNDER ALTERNATE BID, REMOVE EXISTING OUTLET, COVERPLATE, AND CABLING BACK TO ASSOCIATED BACKBOARD ON FLOOR, AND PROVIDE NEW OUTLET, COVER PLATE, AND NEW RG-6 CABLE TO EACH OUTLET, TERMINATED AT OUTLET AND ASSOCIATED BACK BOARD."

**Item No. DE-10, Sheet E2-06**

Add Referenced Note marker #4 at the four roof top unit locations. Add referenced note to read "REMOVE AND REPLACE EXISTING DUCT DETECTORS WITH NEW ADDRESSABLE DUCT DETECTORS. PROVIDE ALL CONDUIT, WIRING, AND ACCESSORIES AS REQUIRED FOR A WORKING SYSTEM."

END OF ADDENDUM NO. 1

## **GOLDBECK TOWER – ASBESTOS-CONTAINING ROOF FLASHING**

Asbestos-containing roofing materials are present along the flashings of the Gold beck Tower structure. Removal and disposed of all asbestos-containing roofing materials must be completed in accordance with the following:

TITLE 29, CODE OF FEDERAL REGULATIONS, US DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY, AND HEALTH ADMINISTRATION (OSHA) STANDARDS. Part 1910.20 Access to Employee Exposure and Medical Records Part 1910.95 Occupational Noise Exposure Part 1910.13 Respiratory Protection Part 1926.1101.

TITLE 40, CODE OF FEDERAL REGULATIONS, U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) STANDARDS. Part 61, National Emission Standards for Hazardous Air Pollutants; Asbestos NESHAP Revision; Final Rule, and Part 763 Asbestos Containing Materials in Schools; Final Rule and Notice.

TITLE 129 - NEBRASKA AIR QUALITY REGULATIONS - Nebraska Department of Environmental Quality (NDEQ)

TITLE 178 - NEBRASKA ASBESTOS CONTROL PROGRAM - Nebraska Department of Health and Human Services (NDHHS)

B2 Environmental, Inc. will provide oversight during the removal process and complete the post-removal visual clearance follow the completion of removal activities.