

**ARCHITECTURAL DESIGN ASSOCIATES, P.C.
7501 'O STREET, SUITE 105
LINCOLN, NE. 68510**

August 21, 2014

**LINCOLN HOUSING AUTHORITY
MAHONEY MANOR
LINCOLN, NEBRASKA**

ADDENDUM #2

This addenda is issued by the Architect 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

Item No. 2-1

General

- A. Attached please find the Pre-bid conference attendance sheet.
- B. Attached please find the Pre-bid conference agenda.
- C. Note that per the Pre-bid conference agenda – General Info item No. 7, for those wanting a tour of the site, site access is available on Tuesday, August 26 at 3:00 pm.

Item No. 2-2

PreBid Meeting Questions

- A. Question: Will the Owner provide storage space for items noted to be salvaged and reinstalled?
Answer: No – the items shown to be salvaged and reinstalled by the Contractor will need to be stored in a secure dry location by the Contractor.
- B. Question: Does HUD have a requirement for buying American made products?
Answer: No.
- C. Question: What is the anticipated project cost?
Answer: The Architect's opinion of probable cost is between \$1,100,000 and \$1,200,000.
- D. Question: Can Phase 1 and Phase 2 both start at the same time?
Answer: Yes, it is the Owner's intent that the Contractor start and enclose the Phase 2 Community Room Addition as soon as possible. Phase 2 must be complete before Phase 3 can start and Phase 3 must be complete before Phase 4 can start.
- E. Question: Is the finish work at the 2nd through 8th floor elevator lobbies part of a specific phase?
Answer: No, the timing on this upper elevator lobby work is flexible. The contractor will coordinate with the Owner when the elevator lobby work will take place.
- F. Question: Can the contractor use one of the two elevators to move equipment for the 2nd through 8th floor elevator lobby work?
Answer: Yes, the contractor can use the existing west freight elevator. Note that residents use both elevators, so the contractor will need to allow resident's use of this freight elevator. Also, the contractor is to provide protection for the elevator walls and flooring.
- G. Question: Is the temporary generator and transformer work part of a specific phase?
Answer: The contractor will coordinate with the Owner and LES to work out an agreeable time frame for the temporary generator and transformer work several weeks in advance of starting the work.

SPECIFICATIONS

Item No. 2-3

Section 01 23 00 – Alternates

- A. At page 1, at Alternate No. 2, add the following note: “Also delete the landscaping shown on sheet C1.4 by alternate No. 2.”

Item No. 2-4

Section 07 53 23 – EPDM Roofing

- A. At page 4, section 2.02 – A-1, ‘EPDM Membrane Roofing Manufacturers’, add the following manufacturer as an approved equal (subject to compliance with the specifications):
 - a. GenFlex Roofing Systems.
- B. At page 5, section 2.04 – B, ‘Roof Insulation Manufacturers’, add the following manufacturer as an approved equal (subject to compliance with the specifications):
 - a. GenFlex Roofing Systems.

Item No. 2-5

Section 12 21 16 – Vertical Louver Blinds

- A. At page 2, section 2.01 – A-2, D-2 and H-2, revise the wording to read: “Game Room 158A – modify and reinstall existing vertical blinds – no new blinds at Game Room 158A.”

Item No. 2-6

Section 09 91 00 – Painting

- A. At page 8, section 3.06 – D-6, ‘Wood Substrate’, add the following note: “At the casework at the north wall of Community Room 170 (elevation 1, sheet A7.1), revise the finish on the horizontal birch veneer tops from the currently specified polyurethane to the following:
 - 1. “3 coats of - Minwax Fast-Drying Polyurethane Semi-Gloss (Sherwin Williams sales number 154-8890) over stained finish.”

Item No. 2-7

Section 12 32 13 – Manufactured Wood-Veneer-Faced Casework

- A. At page 1, section 2.01 ‘Manufacturers’, add the following contact information:
 - 1. Armstrong Cabinetry contact info:
 - a. Theron Colvin – Armstrong Account Manager 515-202-4628.
 - b. Pete Luke – 84 Lumber: 402-770-9940 and 402-423-8410.

DRAWINGS

CIVIL

Item No. 2-8

Sheet C1.2

- A. At ‘Layout/Utility Plan’, at the paving area immediately west of the existing transformer enclosure, show a 20.5’ long concrete curb and add detail indicator 6, C2.0 at this location. Also at this location, add a note to “See Grading Plan Sheet C1.3 for note to ‘Zero-out Curb’.
- B. At ‘Layout/Utility Plan’, at the 5’ wide concrete stairs at the east property line, add a note to: “See detail 4, sheet C2.2 for location of stair risers and for break in curb”.
- C. At ‘Layout/Utility Plan’, at the main entry canopy on the east side of the building, at the new 4” storm drain line, extend the storm drain approximately 10’ further west than shown to tie into the new roof drain line. Coordinate with Mechanical sheet M1.0 for drain line location.

Item No. 2-9

Sheet C1.3

- A. At the Grading Plan and the Enlarged View #2, disregard the over-excavation hatch shown at the Community Room Addition. Instead, add the attached partial grading plan from sheet C1.3, clarifying the extent of the over excavation required at structural footing areas north of Column Line ‘D’.

- B. At the 'Legend', disregard the over-excavation hatch and note and add a note to see the attached partial grading plan from sheet C1.3.
- C. At 'Enlarged View 1', add a note to: "See detail 4, sheet C2.2 for location of stair risers and for break in curb."

Item No. 2-10 Sheet C1.4

- A. Delete the S.W. Parking Lot Landscaping Plan and the Landscape Schedule and substitute the attached S.W. Parking Lot Landscape Plan and Landscape Schedule from sheet C1.4.
 - a. Also, add a note that the landscaping is to be in the base bid and is to be deleted by Alternate No. 2.

Item No. 2-11 Sheet C2.0

- A. At detail 9, at Note 2, revise the paint color from 'White' to 'Yellow'.

ARCHITECTURAL

Item No. 2-12 Sheet PH1.1

- A. At the Phasing Plan, add the following note: "The fence and gate north of Mechanical Room 157 is to hold the temporary generator and must be a 6' tall chain link fence. All other fences and gates shown are a required minimum. The fence type can be 4' tall plastic or 6' tall (or taller) chain link fence and gates. The contractor is to determine the fence height and material as needed for safety and security.

Item No. 2-13 Sheet A1.2

- A. At Vestibule 171, revise the 9'-2 1/2" dimension to 8'-2 1/2" and revise the 4'-0" dimension west of door 171B, to 5'-0".

Item No. 2-14 Sheet A5.1

- A. At detail 5, 'Maintenance Shop Entry', revise section detail 6 on sheet A2.2 to detail 8 on sheet A2.2.

Item No. 2-15 Sheet A7.1

- A. At Casework elevation 11, 'Carts', add cabinet locks at each of the 4 cabinets.
- B. At Casework elevation 1, 'Fireplace Elevation', add a note to: "Provide and install Semi-Gloss clear finish at horizontal birch veneer panels only."

STRUCTURAL

Item No. 2-16 Sheet S1.1

- A. At paragraph C, 'Foundations', at item 7 referring to 'Over-excavated footing backfill', delete the reference to (f'c = 2000 psi) and add the following:

"Lean Concrete Mix at Over-excavated Footing Backfill:

1. Minimum Compressive Strength: 100 - 200 psi at 28 days.
2. Sand gravel mix with 3/4 inch coarse-aggregate size.
3. Maximum Water-Cementitious Materials Ratio: 1.4.
4. Fly ash not to exceed 80 percent of cement content by weight.
5. Slump Limit: 11 inches before adding high-range water-reducing admixture or plasticizing admixture, plus or minus 1 inch.
6. Air Content: 9 percent, plus or minus 1.5 percent.

Note that Lean Concrete Mix (Flowable Fill) is required at over excavated footings, up to bottom of footings elevation, at the Community Room Addition (north of Column Line D). See related Civil attachment on this addenda."

- A. At plan No. 3 - 'Foundation Plan at the Mail Room', at the footing pier at the northeast corner, add a note that the pier depth shall match the depth of the footing pier at detail A11 on sheet S3.1.
- B. At plan No. 1 - 'Foundation Plan at New Addition', at the south dimension line showing 13'-9 ¾" from column line 1 to the stoop, revise the dimension to 12'-8" and at the south dimension line reading 10'-2 ¾" from stoop to stoop, revise the dimension to 11'-4 ½".
- C. At plan No. 1 - 'Foundation Plan at New Addition', at Vestibule 171, revise the 2'-10 5/8" dimension to 3'-10 5/8". This shifts the GB1-4 12" to the south. The GB0-8A should remain where shown.
- D. At plan details 2 and 3, add the following note: "The top of footings are at 99'-4" and there is a 6 inch wide x 8" tall concrete curb with (1) #4 Continuous and #4 vertical dowels at 48" o.c."
- E. At plan details No. 1, 2 and 3 add the following note: "A 6 inch wide concrete curb (with (1) #4 Continuous and #4 vertical dowels at 48" o.c.) or a cast-in-place wall (with reinforcing as shown) is required on all grade beam footings. The 8 inch tall concrete curbs are not shown on the plans, but they are required and are typical where top of curbs are at 99'-4"."

- A. At Plan Detail 1 'Roof Framing Plan at New Addition', at the south exterior door at Cart Room 175, shift location of the L-1 and H-1 to the new door location. See Architectural for door proper door location.

- A. At detail D11 'Stoop Plan at Maintenance Room', add the following note: "This stoop occurs at Maintenance Room door No. 158D-1."
- B. At detail D11 and at all stoop conditions, see typical stoop detail D5 on S3.1 (unless noted otherwise).

MECHANICAL

- A. At 'Floor Plan Mechanical', at Community Room 170, at the 2 east SR-2 registers, revise the size from 3" x 20" to 3" x 18" (to accommodate smaller east cabinet).

ELECTRICAL

- A. At the 'Overview', under 'Emergency Call System', revise the note to read: "Provide and install J-boxes including blank cover plates and conduit – the Owner will install wire and devices in the future."
- B. At plan detail 2, 'Partial Roof Plan and Community Room – Sound System Plan', add the following note: "Revise the sound loop orientation. Sound loops shall run north-south in lieu of east-west. See specification section 27 52 25 – "Hearing Loop System" for layout."
- C. At plan detail 2, 'Partial Roof Plan and Community Room – Sound System Plan', add the following note: "The Electrical Contractor shall be responsible for sawing and patching the concrete floor for the Hearing Loop System."
- D. At plan 1, 'Floor Plan Electrical', at the north wall of Community Room 170, at the key notes 21, add a note to: "Add recessed J-boxes at back of casework at termination of 2 – 1 ¼" TV conduits – see Arch Detail 1 on A7.1 for location of electrical and open J-boxes."

- E. At plan 1, 'Floor Plan Electrical', at the west wall of Game Room 158A, at the key note 6, add a note to:
"Add recessed J-boxes low at the wall behind Owner's cabinet at termination of 2 – 1 ¼" TV conduits.

Item No. 2-22

Sheet E4.0

- A. At detail 2, 'Temporary One-Line Diagram', add the following notes:
1. The generator shall be rented for the duration of time that it will take the contractor to remove the transformer and old pad, prepare the site, install the new pad, and reinstall the transformer. The contractor is responsible for all fuel costs to keep the generator operational, 24-hours per day, for this work.
 2. The contractor is responsible for all temporary conductors from the generator to the main building service and to the existing fire pump.

End of Addenda No. 2



**LINCOLN HOUSING AUTHORITY
MAHONEY MANOR
LINCOLN, NEBRASKA**

**PRE-BID CONFERENCE
August 19, 2014**

INTRODUCTIONS

Lincoln Housing Authority

Bob Goggins – Development Coordinator
Noel Ditmars – Development Coordinator
Craig Himmelberg – LHA Maintenance

Advanced Engineering Systems

Vishal Khanna – Mechanical Engineer
Jeremy Wagner – Mechanical Engineer
Steve Jensen – Electrical Engineer

Architectural Design Associates

Jay Vallicott – Project Manger
David Stirtz – Project Architect

Structural Design Group

Vance Behrens – Structural Engineer
Jordan Wagner – Structural

REGA Engineering

Dan Rosenthal – Civil Engineer

PROJECT ORGANIZATION

1. Single Combined Contract - Direct to Lincoln Housing Authority.
Related work by Owner: asbestos abatement, communications cabling and connections, video surveillance, lawn sprinkler system.

DOCUMENTS

1. Plans and Specification Book.
2. Scope of Work - Spec Section 01 10 10.
3. Phasing of Work – Drawing Sheet PH1.1 – Owner occupancy.
4. Bid Form - Included in Project Manual. Bid preparation list in Supplementary Instructions to Bidders.
5. Deduct Alternates - Spec Section 01 23 00.
 - Alt 1 Delete ceiling grid and pad work at select first floor areas.
 - Alt 2 Delete SW parking lot paving, sidewalks and grading.
 - Alt 3 Delete gyp, paint, woodwork finishes and electrical at upper elevator lobbies.
 - Alt 4 Delete LVT and add VCT at Community Room 170.
 - Alt 5 Delete skylight at Mail Room 159A.
 - Alt 6 Delete NW parking lot paving, patio, sidewalks and grading.
6. Unit Prices – Spec Section 01 22 00. Deletion and addition of overexcavation and fill.
7. Allowances – Spec Section 01 21 00.
 1. Submittal Exchange (\$3,095.00)
 2. Owner’s Discovery Allowance (\$30,000)
8. Bid Date - **Thursday, August 28, 2014, @ 2:00 PM** at the at the offices of The Housing Authority, City of Lincoln
5700 “R” Street, Lincoln, Nebraska, 68505.
Present Bids to the LHA reception staff to be time stamped. Contractor can remain for bid opening.
9. Addenda No. 1 issued Friday, August 15. Second addenda issued soon.
10. Insurance conditions; LHA tax exempt status – Spec Section - General and Supplementary Conditions.
11. 5% bid security; performance bond and labor & material payment bond requirements; post bid submittals - Spec
Section – Supplementary Instructions to Bidders.
12. HUD requirements including Davis Bacon – Bob Goggins.

GENERAL INFORMATION

1. Temporary Facilities - Power, Water, Sanitary Facilities, Telephone - Spec Section 01 50 00.
2. Transformer replacement and temporary generator discussion.
3. Office / Staging / Trailers.
 - All construction use of site will need to be coordinated with the Owner. Coordinate with Owner relocation between phases.
 - Expect vehicle parking to be on the streets to the south and west. Contractors may NOT use the existing parking lots to the north. Trailers may be located at the west half of the middle two lots west of the alley (approximately 100' x 75' area) and may be relocated to the new parking when it is finished.
 - Tenant access to the existing parking and from the south stair tower to Morrill Ave must be maintained through out the project.
4. Fencing, Security, Owner Occupancy, Safety, Smoking Prohibited.
5. The Architect has filed the Building Permit Application and the Code Review Request with the City. The Architect has also paid a portion of the Plan Review Fee and Fire Plan Review Fee.
6. All other Permits / Fees / Licenses and Inspections to be paid for by the Contractor.
7. Site Access: Two additional walk-through times have been established:
 - Thursday, August 21 at 9:00 am.
 - Tuesday, August 26 at 3:00 pm.

MEETING OPEN TO QUESTIONS

SITE TOUR / INSPECTION / QUESTION

LINCOLN HOUSING AUTHORITY
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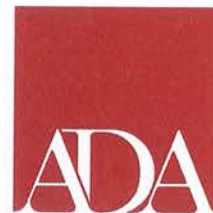
PRE-BID CONFERENCE
 August 19, 2014



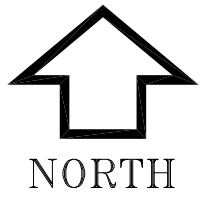
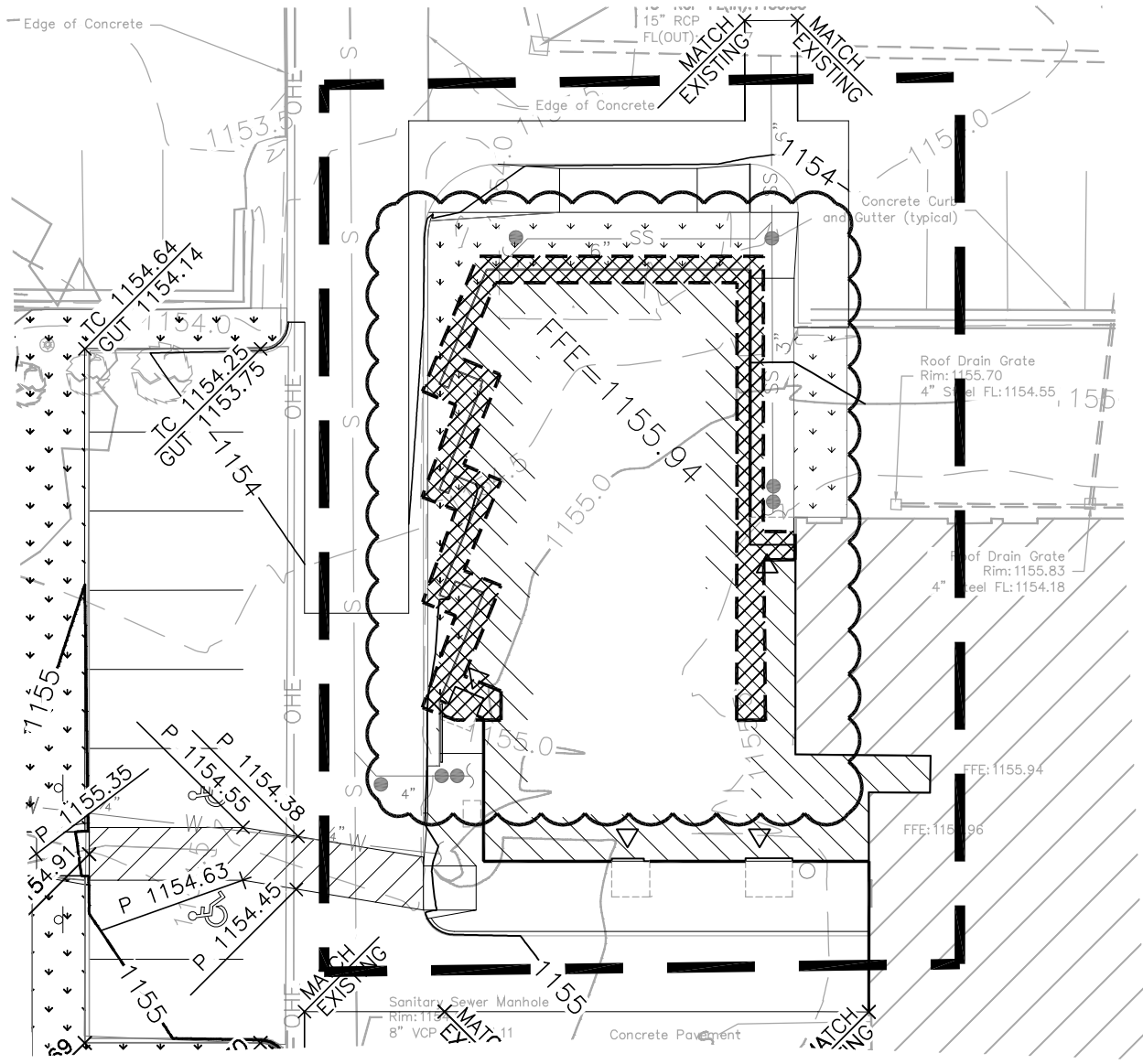
NAME	COMPANY	PHONE	E-MAIL
Tim Donner	Chever Construction	402-477-6745	tdonner@cheverconstruction.com
Tony Bartels	Wolfe Electric Co Inc.	402-464-4333	tony.bartels@wolfeelectric.com
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NAME	COMPANY	PHONE	E-MAIL
STEVE JERISAN	AES	402-488-2275	STEVE.JERISAN@A-E-SYS.COM
JEREMY WAGENER	AES	402-488-0075	jeremy.wagner@a-e-sys.com
Jason Len	AES	402-488-0075	jason.len@a-e-sys.com
BEN BOGNER	NGC	402-261-5489	bbogner@ngcgroupinc.com
Amor Schulze	DBI	402-610-1105	amor.schulze@dbi.com



GRADING PLAN

SCALE: 1"=20'

— OVER EXCAVATE FOOTINGS TO A DEPTH OF 1145.94 NORTH OF COLUMN LINE 'D' AND FILL WITH FLOWABLE FILL TO BOTTOM OF FOOTING ELEVATION. SEE STRUCTURAL PLANS FOR FOOTING LOCATIONS AND ELEVATIONS, AND GEOTECHNICAL REPORT FOR MORE INFORMATION.

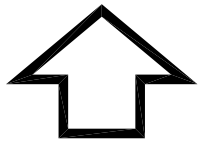
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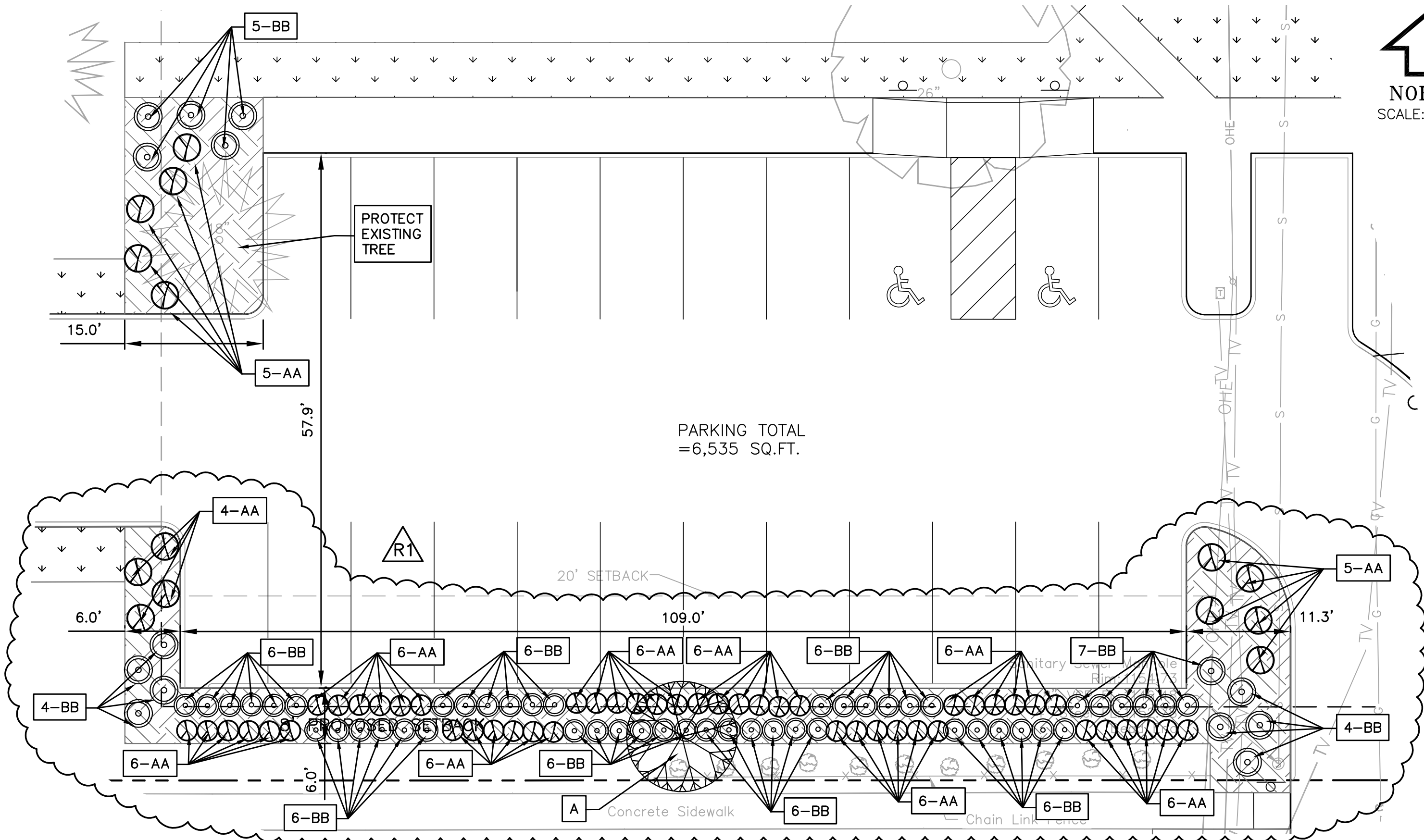
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OVER-EXCAVATION CLARIFICATION	08/20/14	NB

REF. SHT# C1.3





NORTH
SCALE: 1"=10'



PARKING TOTAL
=6,535 SQ.FT.

REGA NO. 131022

ISSUED FOR:	DATE:	BY:
REVISED LANDSCAPE LAYOUT, REVISED TOTAL COUNT ON LAYOUT SCHEDULE.	08/20/14	SDB

LANDSCAPE SCHEDULE								
LABE	SYMBOL	COMMON NAME	BOTANICAL NAME	SPREAD	HT.	PLANTING SIZE	PLANTING METHOD	QTY
AA		GREEN MOUNTAIN BOXWOOD	BUXUS X 'GREEN MOUNTAIN'	3'	5'	2 GALLON	CONTAINER	62
BB		EVERLOW YEW	TAXUS X MEDIA 'EVERLOW'	2'	4'	2 GALLON	CONTAINER	62



REF. SHT# C1.4