

DATE: October 24, 2016

FROM: The Schemmer Associates
Architects-Engineers-Planners
134 South 13th Street, Suite 1100
Lincoln, NE 68508
Phone: (402) 488-2500
Telefax: (402) 488-3221

TO: Prospective Bidders and Plan Holders

RE: Addendum No. 2 to the Bidding Documents for:
Osni Ponca Office Remodel
Schemmer Project No. 06571.002

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, including this page, and one (1) page of supplemental drawings.

THE SCHEMMER ASSOCIATES INC.
ARCHITECTS | ENGINEERS | PLANNERS

For Information:

1. Attached is a list of attendees at the Pre-Bid Conference.
2. The 2756 O Street property includes the area immediately to the north of the building. Use of this space to access the Project will be acceptable and will not require permission from the adjacent property owner to the north. The Owner will inform the adjacent property owner of construction activities and needs as applicable and coordinated with the Contractor.
3. The Owner will mark any furnishings and equipment that the Owner will retain, and is not identified to be moved/relocated in the completed Project.

PROJECT MANUAL

Item No. S-1, TABLE OF CONTENTS

Add the following:

004321	ALLOWANCE FORM
012100	ALLOWANCES

Item No. S-2, 001116 INVITATION TO BID

Reference 1.6 A. Add Item '1' as follows:

1. A Notice to Proceed is anticipated to be issued approximately two weeks after the Bid Date. The Owner reserves the right to adjust this timeframe, within the period of time noted in 1.3 B.

Reference 1.7 A. Add Item '1' as follows:

1. The following General Contractors are prequalified:
 - a. Cheever Construction
 - b. Erich Broer Construction
 - c. Hampton Construction
 - d. Sandquist Construction
 - e. Kingery Construction

Item No. S-3, 002113 INSTRUCTIONS TO BIDDERS

Reference 1.1 A., 1.b. Revise Paragraph 'b' to indicate Addenda will be issued no later than two (2) days prior to the date for receipt of Bids.

Item No. S-4, 004113 BID FORM

The Bid Form is replaced in its entirety. See attached Bid Form.

Item No. S-5, 004321 ALLOWANCE FORM

The Allowance Form is added to the Project Manual. See attached Allowance Form.

Item No. S-6, 006000 FORMS

Reference 1.1 A.2. Add item 'a' as follows:

- a. Under Section 9.3 Applications for Payment, the Owner shall retain 5% of the amount due the Contractor on account of progress payments throughout the duration of the Project until Substantial Completion.

Item No. S-7, 011000 SUMMARY

Reference 1.6. Revise Paragraph 'B' as follows:

- B. On-Site Work Hours: Limit work in the existing building to normal business working hours of 7 a.m. to 5 p.m., Monday through Friday, unless otherwise indicated, or agreed to by Owner.

Reference 1.5. Add Paragraph 'C' as follows:

- C. Owner's Equipment: Owner is responsible for disconnecting and moving electronic equipment and personal property in advance of construction and as coordinated with the General Contractor in the areas of construction activity. General Contractor shall be responsible for

moving Owner's furniture and equipment, except electronic equipment and personal property, as needed for construction activities. General Contractor shall coordinate with Owner and provide one week's advance notification. Owner shall be responsible for moving and reconnecting electronic equipment.

Item No. S-8, 012100 ALLOWANCES

Add this new Section to the Project Manual. See attached SECTION 012100 ALLOWANCES.

DRAWINGS

ARCHITECTURAL

Item No. DA-1, Sheet A1-01

Reference GENERAL NOTES, Item '1'. Add the following sentence:

REFER ALSO TO ROOM SCHEDULE ON SHEET A2-01 AND SECTION 012100
ALLOWANCES IN THE PROJECT MANUAL.

Item No. DA-2, Sheet A2-01

Reference ROOM SCHEDULE. Information has been added to the Ceiling columns and Remarks column. Replace the Room Schedule, see attached SD-1.

Reference Interior Finish Schedule, Key Name 'P-5'. Revise the Finish Material to indicate: PAINT OR STAIN.

END OF ADDENDUM NO. 2

PROJECT **Osni Ponca Office Remodel**
PROJECT NO. **06571.002**
DATE: **October 18, 2016, 9 a.m.**

PRE-BID CONFERENCE SIGN-IN

Location: Osni Ponca, 2756 O Street

NAME / TITLE	ORGANIZATION	CONTACT INFORMATION
Pat Birch	Schemmer	Tel. No. (402) 261-0955
		E-Mail pbirch@schemmer.com
Jon Dybdal	Erich Braer Const	Tel. No. 438-2165
		E-Mail eb90138@windstream.net
John Hyland	Hampton Construction	Tel. No. (402) 489-8858
		E-Mail jhyland@hampton1.com
Kelly Schroer	Kidwell	Tel. No. 402-817-3475
		E-Mail Kschroer@Kidwell.us.com
OTTO LAPOINTE	OSNI PONCA	Tel. No. 402.434.2127
		E-Mail olapointe@osniponca.com
		Tel. No.
		E-Mail
		Tel. No.
		E-Mail
		Tel. No.
		E-Mail
		Tel. No.
		E-Mail

PROJECT Osni Ponca Office Remodel
PROJECT NO. 06571.002
DATE: October 18, 2016, 9 a.m.

PRE-BID CONFERENCE SIGN-IN

Location: 2756 O Street

Page 2

NAME / TITLE	ORGANIZATION	CONTACT INFORMATION
Wes DESTREICH	CHEEVER CONST.	Tel. No. 402.477.6745 E-Mail woestreich@cheeverconstruction.com
Scott Sandquist	Sandquist Const.	Tel. No. 402-766-2041 E-Mail scott@sandquistcg.com
		Tel. No.
		E-Mail
		Tel. No.
		E-Mail
		Tel. No.
		E-Mail
		Tel. No.
		E-Mail
		Tel. No.
		E-Mail
		Tel. No.
		E-Mail

DOCUMENT 004113

BID FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT)

1.1 BID INFORMATION

- A. Bidder: _____.
- B. Project Name: Osni Ponca Office Renovation.
- C. Project Location: 2756 O Street, Lincoln, NE 68510.
- D. Owner: Osni Ponca LLC.
- E. Architect: The Schemmer Associates Inc.
- F. Architect Project Number: 06571.002.

1.2 CERTIFICATIONS AND BASE BID

- A. Base Bid, Single-Prime (All Trades) Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by The Schemmer Associates Inc., having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:

1. _____ Dollars
 (\$_____).

1.3 BID GUARANTEE

- A. The undersigned Bidder agrees to execute a contract for this Work in the above amount and to furnish surety as specified within 10 days after a written Notice of Award, if offered within 60 days after receipt of bids.

1.4 TIME OF COMPLETION

- A. The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents on a date specified in a written Notice to Proceed to be issued by Architect, and shall fully complete the Work within _____ [insert number] calendar days.

1.5 ACKNOWLEDGEMENT OF ADDENDA

A. The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:

- 1. Addendum No. 1, dated _____.
- 2. Addendum No. 2, dated _____.
- 3. Addendum No. 3, dated _____.
- 4. Addendum No. 4, dated _____.

1.6 BID SUPPLEMENTS

A. The following supplements are a part of this Bid Form and are attached hereto.
1. Bid Form Supplement - Allowances.

1.7 SUBMISSION OF BID

- A. Respectfully submitted this ____ day of _____, 2012.
- B. Submitted By _____ (Name of bidding firm or corporation).
- C. Authorized Signature: _____ (Handwritten signature).
- D. Signed By: _____ (Type or print name).
- E. Title: _____ (Owner/Partner/President/Vice President).
- F. Witness By: _____ (Handwritten signature).
- G. Attest: _____ (Handwritten signature).
- H. By: _____ (Type or print name).
- I. Title: _____ (Corporate Secretary or Assistant Secretary).
- J. Street Address: _____.
- K. City, State, Zip _____.
- L. Phone: _____.
- M. License No.: _____.
- N. Federal ID No.: _____ (Affix Corporate Seal Here).

END OF DOCUMENT 004113

DOCUMENT 004321

ALLOWANCE FORM

1.1 BID INFORMATION

- A. Bidder: _____.
- B. Project Name: Osni Ponca Office Renovation.
- C. Project Location: 2756 O Street, Lincoln, NE 68510.
- D. Owner: Osni Ponca LLC.
- E. Architect: The Schemmer Associates Inc.
- F. Architect Project Number: 06571.002.

1.2 BID FORM SUPPLEMENT

- A. This form is required to be attached to the Bid Form.
- B. The undersigned Bidder certifies that Base Bid submission to which this Bid Supplement is attached includes those allowances described in the Contract Documents and scheduled in Section 012100 "Allowances."

1.3 SUBMISSION OF BID SUPPLEMENT

- A. Respectfully submitted this ____ day of _____, 2012.
- B. Submitted By: _____(Insert name of bidding firm or corporation).
- C. Authorized Signature: _____(Handwritten signature).
- D. Signed By: _____(Type or print name).
- E. Title: _____(Owner/Partner/President/Vice President).

END OF DOCUMENT 004321

SECTION 012100**ALLOWANCES****PART 1 - GENERAL**

1.1 SUMMARY

- A. Section includes administrative and procedural requirements governing allowances.
- B. Types of allowances include the following:
 - 1. Lump-sum allowances.

1.2 SELECTION AND PURCHASE

- A. At Architect's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- B. Purchase products and systems selected by Architect from the designated supplier.

1.3 ACTION SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances in the form specified for Change Orders.

1.4 INFORMATIONAL SUBMITTALS

- A. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.
- B. Submit time sheets and other documentation to show labor time and cost for installation of allowance items that include installation as part of the allowance.
- C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

1.5 LUMP-SUM ALLOWANCES

- A. Allowance shall include cost to Contractor of specific products and materials selected by Architect under allowance and shall include taxes, freight, and delivery to Project site.
- B. Unless otherwise indicated, Contractor's costs for receiving and handling at Project site, labor, installation, overhead and profit, and similar costs related to products and materials selected by Architect under allowance shall be included as part of the Contract Sum and not part of the allowance.

1.6 ADJUSTMENT OF ALLOWANCES

- A. Allowance Adjustment: To adjust allowance amounts, prepare a Change Order proposal based on the difference between purchase amount and the allowance, multiplied by final measurement of work-in-place where applicable. If applicable, include reasonable allowances for cutting losses, tolerances, mixing wastes, normal product imperfections, and similar margins.

1. Include installation costs in purchase amount only where indicated as part of the allowance.
 2. If requested, prepare explanation and documentation to substantiate distribution of overhead costs and other markups.
- B. Submit claims for increased costs because of a change in scope or nature of the allowance described in the Contract Documents, whether for the purchase order amount or Contractor's handling, labor, installation, overhead, and profit.
1. No change to Contractor's indirect expense is permitted for selection of higher- or lower-priced materials or systems of the same scope and nature as originally indicated.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

3.2 PREPARATION

- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

3.3 SCHEDULE OF ALLOWANCES

- A. Allowance No. 1: Lump-Sum Allowance: Include the sum of \$2,000. Allowance shall be for patching, repairing, and preparing for finishing those areas of the existing wood roof deck and roof beams not currently able to be viewed due to existing construction, which will be exposed to view and are damaged or missing, or require preparation for new finish, and as indicated on Drawings. Patched and repaired areas are to match existing. Allowance includes costs for materials, labor and installation for such work. All costs associated with finishing, painting (or staining) the wood deck shall be provided in the Base Bid.
 1. This allowance includes material cost, receiving, handling, and installation and Contractor overhead and profit.

END OF SECTION

SUPPLEMENTAL DRAWING

DATE: 10/24/16	DRAWN: NAM	SCALE:	SHEET NO: SD-1
SHEET TITLE: ROOM SCHEDULE, ADD. NO. 2, ITEM DA-2			REF: A2-01



ROOM SCHEDULE

ROOM NO	ROOM NAME	FLOOR MAT'L	FLOOR FINISH	BASE MAT'L	CEILING		NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		REMARKS
					HEIGHT	FINISH	MAT'L	FINISH	MAT'L	FINISH	MAT'L	FINISH	MAT'L	FINISH	
100	VEST.	CONC	CT	VB	+/- 9'-3"	EXIST	GWB	P-2	GWB	P-2	GWB	P-2	GWB	P-2	
101	CONFERENCE	CONC	CPT	VB	+/- 9'-3"	EXIST	GWB	P-1	GWB	P-2	GWB	P-2	GWB	P-3	
102	OFFICE	CONC	CPT	VB	+/- 9'-3"	EXIST	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-2	
103	BREAK	CONC	CPT	VB	+/- 9'-3"	EXIST	GWB	P-1	GWB	P-4	GWB	P-1	GWB	P-1	
104	WOMEN	CONC	-	-	+/- 9'-3"	-	-	-	-	-	-	-	-	-	NO WORK IN THIS ROOM
105	MEN	CONC	-	-	+/- 9'-3"	-	-	-	-	-	-	-	-	-	NO WORK IN THIS ROOM
106	MECH	CONC	-	-	+/- 9'-3"	-	-	-	-	-	-	-	-	-	NO WORK IN THIS ROOM
107	CORR.	CONC	CPT	VB	+/- 9'-3"	P-5	GWB	P-1	GWB	P-2	GWB	-	GWB	P-1	
108	WORKSPACE	CONC	CPT	VB	+/- 9'-3"	P-5	GWB	P-1/P-4	GWB	P-2	GWB	-	GWB	P-2	REF. INT. ELEV. FOR PAINT LOCATION
109	CORR.	CONC	CPT	VB	+/- 9'-3"	P-5	GWB	-	GWB	-	GWB	P-1	GWB	-	
110	STORAGE	CONC	CPT	VB	+/- 9'-3"	P-5	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	
111	CORR.	CONC	CPT	VB	+/- 9'-3"	P-5	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-4	
112	OFFICE	CONC	CPT	VB	+/- 9'-3"	EXIST	GWB	P-2	GWB	P-1/P-2	GWB	P-1	GWB	P-1	REF. INT. ELEV. FOR PAINT LOCATION
113	OFFICE	CONC	CPT	VB	+/- 9'-3"	EXIST	GWB	P-2	GWB	P-1/P-2	GWB	P-1	GWB	P-1	REF. INT. ELEV. FOR PAINT LOCATION
114	CORR.	CONC	CPT	VB	+/- 9'-3"	EXIST	GWB	-	GWB	P-1	GWB	P-1	GWB	P-1	
115	ADMIN	CONC	CPT	VB	+/- 9'-3"	EXIST	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-4	
116	LOBBY	CONC	CPT/CT	VB	+/- 9'-3"	EXIST	GWB	P-1/P-3/P-5	GWB	P-3	GWB	P-2	GWB	P-2	REF. INT. ELEV. FOR PAINT LOCATION; REF. FLOOR PLAN FOR FLOOR FINISH LOCATION