ERICKSON ARCHITECTS SULLIVAN

ADDENDUM NO. 1

Project: State of Nebraska
Lincoln Regional Center (LRC) Building #5 Re-Roof Project

Issued: November 28, 2016

Bid Date: December 1, 2016

This Addendum is issued to all known plan holders before receipt of proposals.

The following shall be included with, and considered a part of, the original contract documents to the same extent as if they were included therein, for the construction of the above mentioned project. The Project Manual and Drawings shall be modified or revised as herein described. Where at variance with the original work, this Addendum shall have precedence.

This Addendum modifies the original Bidding Documents. The Bidder must acknowledge receipt of this Addendum in the space provided on the Proposal Form. Failure to do so may subject bidder to disqualification.

AD1.1. The razor wire fencing currently on the west side of the lower roof will need to be removed and re-installed by the Contractor as part of this Scope of Work.

AD1.2. Clarification: Given the requirement to raise rooftop equipment as necessary to maintain the minimum 8" clearance for all curb attachment, the Contractor will need to include in their bid all electrical and mechanical work required to complete the re-roof as drawn and specified.

AD1.3. The new ladder shown to be installed at the south end, just west of the corridor roof, is actually to be installed at the south end of this corridor, but on the east side.

AD1.4. Clarification: All existing electrical conduits and conduit curbs on the roof shall be temporarily supported and re-installed on the new roofing, with any required electrical work necessary to be part of this Scope of Work.

AD1.5. Clarification regarding the desired schedule of construction: The intention is to complete a contract with the selected Contractor as soon as possible, utilize the winter weather period for shop submittals and material purchase, with on-site construction starting as soon as weather permits in the early spring.

AD1.6. Pre-Bid Meeting Minutes; attached are the minutes recorded from the Pre-Bid Meeting conducted on November 15, 2016 and the Sign-In Sheet.

END OF ADDENDUM NO. 1

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November 16, 2016

ERICKSON ARCHITECTS SULLIVAN

State of Nebraska
Lincoln Regional Center (LRC) Building #5 Re-Roof Project

Pre-Bid Meeting Minutes

The following are my notes from the pre-bid meeting conducted November 15, 2016, for the Lincoln Regional Center Building #5 Re-Roof Project. A copy of the Agenda given to everyone at the start of the meeting is also attached to these minutes.

Attendance:

A listing of those in attendance is shown on the attached Sign-In Sheet.

Introductions:

1. Gordon Tebo and Kurt Anderson, from LRC, introduced themselves. I introduced myself on behalf of Erickson Sullivan Architects. I also noted that Nick Amen (not in attendance), from the State Building Division, was the Project Manager.
2. It was noted that if anyone wanted to return to the site prior to bidding, they could coordinate access with either Gordon or Kurt, at the following numbers:
    a. Gordon Tebo: 402-405-1245
    b. Kurt Anderson: 402-499-3596

Scope of Work:

I briefly described the project and noted a few unique aspects of the project. I also noted the general timeline is to contract with a roofer, proceed with shop drawings and product purchases during the winter, intending to start on-site work as weather allows in early Spring.

General Requirements:

I went through Item 1 on the Agenda attached, Gordon reviewed the items listed in Items 2-4. A few highlights noted included:

1. LRC could close one of the fenced courtyards as needed for staging, dumpsters, etc, but not more than one.
2. Locked job boxes can be on the ground outside of the fence, or on the roof.
3. Plenty of room around the building for staging, parking and trash. The Contractor simply needs to coordinate locations with LRC during construction.

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4. Temporary available electricity is located inside the rooftop units at various locations.
5. No issues with late working hours if desired by the Contractor.
6. Toilet facilities provided by the Contractor need to be outside the fenced areas, unless part of a courtyard already closed from patients for contractor use.

Roof Tour:

We toured contractors to the roof to review existing conditions. Specific items discussed included:

1. The razor fencing on the west side of the lower roof will need to be removed and re-installed by the Contractor as part of this scope. This will be noted in an addendum.
2. Ballast will be removed and relocated on the LRC Campus by the Contractor, as directed by LRC staff. This is noted in the documents.
3. It will be difficult to access dumpsters outside the fenced area at the south portions, therefore a courtyard will likely need to be closed for dumpster use during parts of the project.
4. Given the requirement to raise rooftop equipment as necessary to maintain the 8" high curbs noted in the drawings, the Contractor will need to include all electrical and mechanical work as part of their scope of work. This will be clarified in an addendum.
5. The new ladder shown on the west side of the north-south corridor is preferred to be installed on the east side of the corridor. This will be addressed in an addendum.
6. All existing electrical conduits and curbs currently on the roof surface will need to be temporarily supported and re-installed on the new roofing as part of this scope. This is already noted in the documents.
7. I explained that an addendum would be submitted within the next week to address pre-bid items, as well as any others that arise.

End of Minutes

Submitted by

Scott Sullivan, AIA

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Pre-bid Walk Through
November 15, 2016

SIGN IN SHEET

INTRODUCTION

SCOPE OF WORK

Re-roof project for building #5 at the Lincoln Regional Center, Lincoln, NE

GENERAL REQUIREMENTS:

Receive bids – 2:00 p.m., Thursday, December 1, 2016, Administrative Services, State Building Division, 1526 K Street, Suite 200, Lincoln, NE.
Conference room B.

1. **Proposal Form includes:**
   Note on bid form Addenda(s) received.
   Base Bid.
   Number of Calendar Days.
   Bid form to include a bid security or 5% of the amount of bid by certified check made out to Department of Correctional Services.
   Mark on our bid envelope the words "BID ENCLOSED".

2. **Security Conditions** –
   a. The awarded contractor/subcontractor shall contact the Nebraska State Patrol and provide names of employees working on the project site. Delivery personnel are exempt from security checks.
   b. **Facility Security issues**:
   c. Job box can be used on-site but locked at the end of the day.
   d. Limited security supervision by the facility.
   e. No contact with patients, no pictures of patients.

3. **Utilities:**
   a. Water will be provided by the Facility. Coordinate with Maintenance Manager.
   b. Temporary electricity will be provided by Facility.
   c. Porta potty will be provided by the contractor.
   d. Working hours will be coordinated with the Facility.

4. **Tobacco Policy**.

5. **Technical document questions**

Sign-In Sheet

STATE OF NEBRASKA
DEPARTMENT OF ADMINISTRATIVE SERVICES, STATE BUILDING DIVISION

Project: **Re-Roof bulding #5** Project #: _____
Facility: **Lincoln Regrional Center LRC**
Project Manager: **Nick Amen** Meeting Location: **Building #5 - LRC**
Date: **Tuesday, November 15, 2016** Time: **10:00 a.m.**

X Pre-Bid Conference Pre-Construction Conference Other: _____

	Name	Organization	Phone number	Email
1.	Dushn Williams	White Castle Roofing	308-850-6320	dushn@whitecastleroofing.com
2.	Travis Carter	White Castle Roofing	402-440-3408	tcaster@whitecastleroofing.com
3.	Curtis Wright	Aspen Contracting	402-770-8769	cwright@roofsbyaspen.com
4.	Randy Taylor	McKinnis Roofing	402-237-6798	randy.taylor@mckinnisinc.com
5.	Brandon Crook	Pyramid Roofing	402-641-3118	brandon.crook@pyramidroof.com
6.	Levi Wasser	Pyramid Roofing	402-641-3118	brandon.crook@pyramidroof.com
7.	Ken Kalisek	AA Roofing	402-438-1212	KEN@3AROOF.COM
8.	Gordon Teeb	LRC	402.405.1245	gordon.teeb@nebraska.gov
9.	Kurt Anderson	LRC	402.499.3596	Kurt.Anderson@nebraska.gov

10.	SCOTT FULLWOOD	B/SORCHAITCES	402-475-1707	SCOTT@BRACKESOFSULLIVAN.NET
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