



ADDENDUM #001

Date: May 4, 2026

6912 NORTH 97TH CIRCLE, SUITE 1 • OMAHA, NEBRASKA 68122 • 402.391.3999
WEB: WWW.JACKSON-JACKSONASSOCIATES.COM • EMAIL: JACKSON-JACKSON@JJAARCHITECTS.COM

JACKSON
JACKSON
& ASSOCIATES, INC.

Owner: First Central Congregational Church
Project Name: Elevator Addition & Renovation
421 So. 36th Street
Omaha, NE 68131

JJA Project: 3689
Drawings & Specifications
Dated: 04/06/26

The Drawings and Specifications for the above referenced project are hereby amended and the following changes shall be made part of the Contract Documents.

CIVIL – Drawings / Specifications

ITEM #1 Refer to the Construction Documents Sheet C2.0 – SITE LAYOUT PLAN, OVERALL SITE MAP and PAVING NOTES/ JOINTING NOTES for proposed Parking Lot Allowances.

- A. Refer to Architectural Item #6 - ALLOWANCES. See Paragraph A - Options #1 & #2 for further information.

ARCHITECTURAL – Specifications

ITEM #2 Refer to the Attached Revised Project Manual, TABLE OF CONTENTS - CONTRACTING REQUIREMENTS

- A. Add the following line below Section Title
1. Builder's Risk Insurance to be Provided by the Owner.
 1. Owner will add a writer to their existing policy.

ITEM #3 Refer to the Attached Revised Project Manual, Section 00 11 16 – INVITATION TO BID.

- B. Paragraph 1.6 Bids will be by invitation only. The Owner is adding an additional Contractor to the Invited Bidders List. They are as follows:
1. Lund Ross (402) 342-2810

ITEM #4 Refer to the Attached Revised Project Manual, Section 00 21 13 – INSTRUCTIONS TO BIDDERS.

- A. Paragraph 1.9 PRE-BID CONFERENCE. Address of Project Site should read “**421**” South 36th Street, not 431 South 36th Street.

ITEM #5 Refer to the Attached Revised Project Manual, – BID PROPOSAL FORM.

- A. Owners Address should read “**421**” South 36th Street, not 431 South 36th Street. Refer to attached “Bid Proposal Form”.



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ITEM #6 Refer to the Attached Revised Project Manual, Section 01 21 00 – ALLOWANCES.

- A. Paragraph 1.3 CONTINGENCY ALLOWANCES: Add Paragraph “C” – Include in the Contract, a stipulated sum/price for the Parking Lot on the East side of the building.
 - 1. Option #1 – Provide an Allowance to Resurface existing asphalt parking lot adjacent to new concrete area at Elevator Addition.
 - 2. Option #2 – Provide an Allowance to Replace the existing asphalt parking lot adjacent to new concrete area at Elevator Addition with a new concrete parking lot.
- B. Paragraph 1.3 CONTINGENCY ALLOWANCES: Add Paragraph “D” – Include in the Contract, a stipulated sum/price for Cleaning and repairing broken precast.
 - 1. Option #1 – Provide an Allowance to Clean all existing precast on east side of building.
 - 2. Option #1A – Provide an Allowance to repair any broken precast on the east side of the building.
 - 3. Option #2 – Provide an Allowance to Clean the existing precast on the remaining (3) sides of the building.
 - 4. Option #2A – Provide Allowance to repair any broken precast on the remaining (3) sides of the building.

ITEM #7 Refer to the Project Manuals, Appendix A – Soils Report

- A. Attached is the Report of Surface and Subsurface Conditions for First Central Congregational Church.

ARCHITECTURAL – Construction Documents

ITEM #8 Refer to the Sheet A4.1- Detail No. 5/A4.1 – Head Det. Basement Elev. Door.

- A. Add steel angle lintel per detail 3/S3.3

BID PROPOSAL

PROPOSAL OF: _____ a corporation, organized and existing under the State of _____, a partnership consisting of: _____ and _____ or a sole proprietorship as: _____, hereinafter called the Bidder,

TO: _____
_____ **421** South 36th Street _____
_____ Omaha, NE 68131 _____
(Addendum #01)

The undersigned acknowledges visitation to the site and being familiar with the local conditions affecting the cost of the Work, hereby proposes and agrees to furnish all labor, materials, tools and equipment and perform all work and services required for the Combined Construction, including General Construction and Mechanical and Electrical Work required, in accordance with the Contract Documents prepared by Jackson - Jackson & Associates, Inc., 6912 North 97th Circle, Suite 1, Omaha, Nebraska, 68122, under **JJA Project No. 3689**, including Addenda issued thereto,

FOR: The Construction of an Exterior Elevator Addition and Renovations

All amounts shown herein are in both figures and words. In case of discrepancy, amounts shown in words shall govern.

ADDENDA: The undersigned acknowledges receipt of all Addenda including **Addendum No.** _____ through **Addendum No.** _____.

LUMP SUM BASE BID: The undersigned hereby proposes and agrees to perform the foregoing combined construction for the lump sum base bid of:

BASE BID: \$ _____
_____ Dollars

The undersigned further acknowledges and agrees:

1. That the Owner reserves the right to reject any or all bids and to waive any informalities in the bidding.
2. That this Bid shall be good and may not be withdrawn for a period of thirty (30) days after the scheduled closing time for receiving bids.
3. That if notified of the acceptance of this Bid Proposal within thirty (30) days from the scheduled opening of the bids, the undersigned will enter into and execute an "Owner-Contractor Agreement" based upon this Bid, in the form of a stipulated sum agreement, to be attached to and made part of the Contract Documents.
4. That if awarded the Contract to furnish and deliver to the Owner within fifteen (15) days after the signing of the Contract, a satisfactory Performance Bond and Labor and Material Payment Bond in the form currently issued by the AIA in an amount equal to one hundred percent (100%) of the Contract Sum for the Work to be performed.
5. That if awarded the Contract, **the Work shall be substantially complete within _____ calendar days**

BID SECURITY: Attached hereto is bid security as required in accordance with the Instructions to Bidders in the amount of not less than five percent (5%) of the highest total dollar amount bid.

STATE REGISTRATION NUMBER: _____

SIGNED this _____ day of _____, 2026

BY:

Legal Name of Bidder

Address

City

State

Zip

Authorized Officer

(signature)

Title

(Corporate Seal)

This Proposal Form furnished by
Jackson - Jackson & Associates, Inc., Architects
6912 North 97th Circle, Suite 1; Omaha, Nebraska 68122; Tele: (402) 391-3999

(End of Proposal)

SUPPLEMENT TO BID PROPOSAL

LUMP SUM BASE BID PRICE BREAKOUT:

General Building Construction	\$ _____
Mechanical Work	\$ _____
Electrical Work	\$ _____
Special Construction (Elevator, etc.)	\$ _____
Total (to equal Base Bid)	\$ _____

UNIT PRICES: The quantity of those materials/procedures which are listed below may be modified by a Change Order in accordance with the following Unit Prices:

UNIT PRICE #1: Contractor to provide a cost to install each geopier required to support existing /new foundations as shown in the Structural Drawing S1.1 & S2.1.

ADD: \$ _____ per Geopier
_____ Dollars

UNIT PRICE #2: Contractor to provide a cost to repair roof leaks at roof over Entry 100. Owner to provide replacement shingles from current attic stock. Coordinate with Owner. Refer to Section 01 22 00 Unit Prices for more information.

ADD: \$ _____ per square foot of affected roof
_____ Dollars

PRIME SUBCONTRACTORS: The undersigned proposes the following Prime Subcontractors for the Work under the Contract:

Mechanical Work: _____
Electrical Work: _____

First Central Congregational Church
ELEVATOR ADDITION & RENOVATION
JJA #3689



4-06-2026

Cover

(1 page)

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APPENDIX:

Appendix "A"

Report of Surface and Subsurface Conditions, 421 S. 36th Street, First Central Congregational Church, Elevator Addition & Renovation. TG File No. 25302.01, prepared by Thiele Geotech Inc, 13478 Chandler Rd, Omaha, Nebraska, 68138 (Tele: 402-556-2171), dated August 18, 2025.

These Drawings and Specifications and the design concepts represented by these Documents are the property of the Architect and may not be copied or reproduced in full or in part or revised for any other project without the written approval of the Architect.

JJA #3689 (04/06/26)