ADDENDUM NO. 1

Nebraska State Office Building
Phase 2 Modifications
301 Centennial Mall South
Lincoln, Nebraska - 2016
January 2016 / OA Project No. 015-1837

Design Professionals:
Olsson Associates – Mechanical & Electrical Engineers

DATE OF ISSUANCE: January 26, 2016

The Project Manual and Project Drawings dated January 2016, for the above referenced project, are amended by this addendum.

NOTICE: This Addendum is issued to all interested prospective bidders as an amendment to the project manual or other parts of the bidding (contract) documents for the above named project. Reference to this Addendum must be included in the Bid proposal. The information contained herein shall be fully incorporated into the contract documents as though originally included therein.

PROJECT CHANGES

1) Refer to the Bid Form pages 1-4

Delete the Bid Form in its entirety and replace with the attached Bid Form. This Bid Form MUST be used when submitting Bids.

2) Refer to Specification Section 012300 Alternates, Section 3.1 Schedule of Alternates.

Add subparagraph B. Add Alternate No. 2: The Contractor shall provide alternate pricing (specify add or deduct) to provide and install a cold fluid applied waterproofing membrane and asphaltic protection board per Specification Section 07 14 16, in lieu of the specified EPDM membrane. The fluid applied membrane shall be a two-coat system with embedded reinforcing fabric for a total membrane thickness of 120mils. The installer shall follow all Manufacturer's standard details for installation.

3) Add Specification Section 07 14 16

Add the following Specification Section 07 14 16 – Cold-Fluid Applied Waterproofing.

4) Refer to Specification Section 08 71 00 Door Hardware

In reference to these sections (not attached), note that all new doors shall receive Continuous Hinges, MCK-12HD 83, Dark Bronze color by McKinney or approved equivalent. Hardware Sets 1-3 shall be updated to reflect this change.

5) Refer to Specification Section 08 71 00 Door Hardware

In reference to these sections (not attached), note that all keyed cylinders shall be coordinated with State Staff to match the existing Medeco keying in the building.

6) Refer to Sheet AD1.1– West Entry Demolition Plan.

In reference to these sheets (not attached), there are existing steel handrails around the outside perimeter (not inside perimeter) of both ramps, with posts embedded in the existing concrete, which are also to be removed. The total length of handrail to be removed is approximately 130' total with posts at approximately 5 feet spacing between posts.

7) Pre-Bid Meeting Attendance Record

Pre-Bid Meeting Jan 21st was not mandatory. See attached attendance list and meeting agenda.

8) Pre-Bid Meeting Notes

The following are items discussed at the pre-bid meeting.

a. Owner has first right to salvage any items indicated to be removed from the project. AHU items noted for Owner salvage shall be removed from the AHU into the mechanical room where the Owner will take responsibility.

b. The AHU smoke damper configuration was questioned for code compliance. The smoke damper replacement has been approved by the AHJ as acceptable as designed.

c. The final addendum is anticipated to be sent out Friday, January 29th. All project questions and prior approvals need to be submitted by end of day on Thursday, January 28th.

9) Prior Approvals

As required in the Special Conditions, substitute materials shall be submitted to Olsson Associates seven (7) working days prior to the bid due date. The following manufacturers are approved for bidding purposes, subject to the provisions of the specifications and drawings.

Specification Section 238216.11 – Hydronic Air Coils: Add 'Aerofin'.

END OF ADDENDUM NO. 1

BID FORM

PROJECT IDENTIFICATION: NE DAS Nebraska State Office Building
Phase 2 Modifications
301 Centennial Mall South
Lincoln, Nebraska - 2016

CONTRACT IDENTIFICATION & NUMBER: OA Project No. 015-1837

THIS BID IS SUBMITTED TO THE OWNER: DAS/State Building Division
P.O. Box 98940
1526 K Street, Suite 200
Lincoln, NE 68508

1. The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an Agreement with OWNER in the form included in the Contract Documents to perform and furnish all Work as specified or indicated in the Contract Documents for the Bid Price and within the Bid Times indicated in this Bid and in accordance with the other terms and conditions of the Contract Documents.

2. BIDDER accepts all of the terms and conditions of the Advertisement or Invitation to Bid and Instructions to Bidders. This Bid will remain subject to acceptance for sixty days after the day of Bid opening. BIDDER will sign and deliver the required number of counterparts of the Agreement with the Bonds and other documents required by the Bidding Requirements within fifteen days after the date of OWNER's Notice of Award.

3. In submitting this Bid, BIDDER represents, as more fully set forth in the agreement, that:

   (a) BIDDER has examined and carefully studied the Bidding Documents and the following Addenda receipt of all which is hereby acknowledged: (List Addenda by Addendum Number and Date).

   _____

   _____

   (b) BIDDER is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, performance and furnishing of the Work.

   (c) BIDDER is aware of the general nature of Work to be performed by Owner and others at the site that relates to Work for which this Bid is submitted as indicated in the Contract Documents.

   (d) BIDDER has given ENGINEER written notice of all conflicts, errors, ambiguities or discrepancies that BIDDER has discovered in the Contract Documents and the written resolution thereof by ENGINEER is acceptable to BIDDER, and the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work for which this Bid is submitted.

(e) This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; BIDDER has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; BIDDER has not solicited or induced any person, firm or corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for itself any advantage over any other Bidder or over OWNER.

4. BIDDER will complete the Work in accordance with the Contract Documents for the following price(s):

LUMP SUM BID PRICES

BASE BID: Building entry and interior mechanical/electrical work as shown on the plans.

Base Bid Contract Sum:

_____ ($_____)
(in words) (figures)

ADD ALTERNATE #1: Prep and paint existing aluminum storefront framing and aluminum infill panels on the east and west facades, as identified on Sheets A1.2 and A3.1 (Construction Key Notes 3 and 7).

Add Alternate #1:

_____ ($_____)
(in words) (figures)

ADD ALTERNATE #2 The Contractor shall provide alternate pricing (specify add or deduct) to provide and install a cold fluid applied waterproofing membrane and asphaltic protection board per Specification Section 07 14 16, in lieu of the specified EPDM membrane. The fluid applied membrane shall be a two-coat system with embedded reinforcing fabric for a total membrane thickness of 120mils. The installer shall follow all Manufacturer's standard details for installation.

Add Alternate #2:

_____ ($_____)
(in words) (figures)

BREAKOUT PRICE #1: Square foot cost to remove and replace existing concrete walk east of the building, to match the existing paving pattern, at and/all areas as determined by the Owner at the conclusion of the project, due to utilizing this walk for construction access to the east entry area (see Sheet Note #7 on Sheet AD1.1).

_____ ($_____/s.f.)
(in words) (figures)

5. Estimated Substantial Completion Date: _____

6. Communications concerning this Bid shall be addressed to the BIDDER indicated below.

7. Terms used in this Bid which are defined in the General Conditions or Instructions will have the meaning indicated in the General Conditions or Instructions.

SUBMITTED on _____.

If BIDDER is:

An Individual

By _____ (SEAL)
(Individual's Name)
doing business as _____

Business Address: _____
Phone No.: _____
Federal Identification No.: _____

A Partnership

By _____ (SEAL)
(Firm Name)

_____
(General Partner)

Business Address: _____

Phone No.: _____
Federal Identification No.: _____

A Corporation

By _____ (SEAL)
(Corporation Name)

_____
(State of Incorporation)

By _____ (SEAL)
(Name of Person Authorized to Sign)

_____
(Title)

(Corporate Seal)

Attest

_____
(Secretary)

Business Address: _____

Phone No.: _____
Date of Qualification to do business is: _____
Federal Identification No.: _____

END OF SECTION

SECTION 07 14 16

COLD-FLUID APPLIED WATERPROOFING

PART 1 GENERAL

1.1 SECTION INCLUDES

1. Surface preparation.
2. Application of single-component, cold-applied, liquid waterproofing membrane.

1.2 RELATED SECTIONS

1. Section 07 90 00 – Joint Sealants.

1.3 REFERENCES

1. ASTM C836 - Standard Specification for High Solids Content, Cold Liquid-Applied Elastomeric Waterproofing Membrane for Use with Separate Wearing Course.
2. ASTM C661 - Standard Test Method for Indentation Hardness of Elastomeric-Type Sealants by Means of a Durometer.
3. ASTM D816 - Standard Test Methods for Rubber Cements.
4. ASTM D1644 - Standard Test Methods for Nonvolatile Content of Varnishes.
5. ASTM D2370 - Standard Test Method for Tensile Properties of Organic Coatings.
6. ASTM D2697 - Standard Test Method for Volume Nonvolatile Matter in Clear or Pigmented Coatings.
7. ASTM E96 - Standard Test Methods for Water Vapor Transmission of Materials.

1.4 SUBMITTALS

1. Comply with Section 01 31 00 – Project Management Procedures.
2. Submit manufacturer's product data and application instructions.

1.5 QUALITY ASSURANCE

1. Installer Qualifications:
    1. Use an experienced installer and adequate number of skilled personnel who are thoroughly trained and experienced in the application of fluid applied waterproofing membranes.
2. Obtain waterproofing materials from a single manufacturer regularly engaged in manufacturing the product.

3. Provide products which comply with all state and local regulations controlling use of volatile organic compounds (VOCs).

1.6 MOCK-UPS

1. Prior to installation of waterproofing membrane, apply waterproofing membrane to 10m^2 (107 ft$^{2)}$ of deck or wall to demonstrate surface preparation, crack and joint treatment, corner treatment, thickness, and to demonstrate tie-ins with adjoining construction, and other termination conditions, as well as qualities of materials and execution. Notify owner and architect for inspection of mock-up.

2. Cooperate and coordinate with the owner's inspection and testing agency. Do not cover any installed waterproofing membrane unless it has been inspected, tested and approved.

1.7 DELIVERY, STORAGE, AND HANDLING

1. Deliver materials to site in manufacturer's original, unopened containers and packaging, with labels clearly identifying product name and manufacturer.

2. Store materials in a clean, dry area in accordance with manufacturer's instructions.

3. Store at temperatures between 4° - 21°C (40° - 70°F).

4. Protect materials during handling and application to prevent damage or contamination.

1.8 ENVIRONMENTAL REQUIREMENTS

1. Product not intended for uses subject to abuse or permanent exposure to the elements.

2. Do not apply membrane when air, material, or surface temperatures are expected to fall below -1^o C (30^o F) within four hours of completed application.

3. Do not apply membrane if rainfall is forecast or imminent within 12 hours.

4. Do not apply waterproofing membrane to any surfaces containing frost.

5. Consult manufacturer for applications to green concrete.

PART 2 PRODUCTS

2.1 MANUFACTURER

1. W.R. Meadows of Canada, 70 Hannant Court, Milton, Ontario, Canada L9T 5C1. (800) 563-3618. Fax (905) 878-4125. Web Site www.wrmeadows.com.

2.2 MATERIALS

1. Waterproofing Membrane: single-component, cold-applied, solvent-free, non-shrink, liquid waterproofing membrane.
    1. Performance Based Spec: Waterproofing membrane shall have the following properties as determined by laboratory testing:
        1. Solids content:
            1. By weight, ASTM D1644: 98%.
            2. By volume, ASTM D2697: 98%.
        2. Tensile Strength, ASTM D2370: 0.48 MPa (70 psi).
        3. Elongation, ASTM D2370: 440%.

4. Water Vapor Transmission, ASTM E96 (Method B): 0.07 perms.
5. Shore 00 Hardness, ASTM C661: 55.
6. Low Temperature Flexibility, ASTM D816: -28.9°C (-20°F) pass ¼ (6.4mm) mandrel.

2. Proprietary Based Spec:
   1. HYDRALASTIC 836 Waterproofing Membrane by W. R. MEADOWS.

2.3 ACCESSORIES

1. Joint Tape: 150 mm (6") wide reinforcing fabric for corners, crack, and joint treatment.
   1. REINFORCING FABRIC HCR by W. R. MEADOWS.

2. Reinforced Joint Tape for outside corners subject to backfill.
   1. PRECON TAPE by W.R. MEADOWS.

3. Reinforcing Fabric: Fabric reinforcement layer embedded between two-coat system.
   1. REINFORCING FABRIC HCR by W. R. MEADOWS.

3. Detailing Membrane: BEM by W. R. MEADOWS

4. Concrete Repair Materials: MEADOW-PATCH 5 and 20 Concrete Repair Mortars.

5. Waterproofing Protection Course: PROTECTION COURSE PC-2 by W. R. MEADOWS.

PART 3 EXECUTION

3.1 EXAMINATION

1. Examine surfaces to receive membrane. Notify architect if surfaces are not acceptable. Do not begin surface preparation or application until unacceptable conditions have been corrected.

3.2 SURFACE PREPARATION

1. Protect adjacent surfaces not designated to receive waterproofing.

2. Clean and prepare surfaces to receive waterproofing in accordance with manufacturer's instructions.

3. Do not apply waterproofing to surfaces unacceptable to manufacturer.

4. Clean concrete surfaces so they are free of all coatings, dirt, oil, paints and any other contaminants.

5. Patch all holes and voids and smooth out any surface misalignments.

6. Remove and patch all concrete form ties.

7. Treatment of Existing Cracks and All Non-Structural Joints

   1. Identify and install detailing membrane in all cracks and all non-structural joints.
   2. Apply a 30 wet mil coat of the fluid applied membrane ensuring that there is a minimum of 75 mm (3") of membrane extending onto the wall in all directions.
   3. Embed the non-woven reinforcing fabric over the entire area of this membrane and work in using trowel.

4. Completely cover the glass mesh with a second coat of the fluid applied membrane at 30 wet mils while the first coat is still wet, again extending 75 mm (3") onto the wall in all directions.

8. Treatment of Inside & Outside Corners

1. Install detailing membrane to create a minimum 18 mm (¾") fillet in all inside corners.
2. Apply a 30 wet mil coat of the fluid applied membrane ensuring that there is a minimum of 75 mm (3") (75 mm) of membrane extending onto the wall in all directions.
3. Embed the non-woven reinforcing fabric over the entire area of this membrane and work in using trowel.
4. Completely cover the glass mesh with a second coat of fluid applied membrane at 30 wet mils while the first coat is still wet, again extending 3" onto the wall in all directions.
5. On outside corners subject to backfilling, install reinforced joint tape in lieu of fabric joint tape following the same procedure.

3.3 APPLICATION

1. Apply waterproofing membrane system in accordance with manufacturer's instructions.

2. Gently mix membrane prior to application.

3. Apply membrane by trowel, flat-blade squeegee, or roller, at a minimum coverage rate of 2.3 25 ft.^{2}/U.S. gal providing a thickness of 60 wet mils.

4. If a two-coat application is required, apply second coat as soon as possible with no more than eight hours between coats providing a minimum total thickness of 120 wet mils.

5. Frequently inspect surface area to ensure proper adhesion and consistent thickness is achieved.

6. Work material into any fluted rib forming indentations.

7. Provide minimum cured membrane thickness of 2mm (120 mils) dry.

8. Follow manufacturer's recommendations for tie-ins to previous work at phased areas. **COORDINATION MEETING**: Coordinate a meeting with the Owner, Architect and waterproofing Manufacturer's representative once the first phase of waterproofing is installed to inspect first phase of waterproofing prior to completely covering with protection board and to discuss tie-in during future phases.

3.4 PROTECTION

1. Protect membrane with application of waterproofing protection course.

2. Cover immediately using care to avoid damaging waterproofing membrane system.

END OF SECTION

OLSSON ASSOCIATES

PRE-BID MEETING
MEETING AGENDA

NAME OF PROJECT:	Nebraska State Office Building Phase 2 Modifications
PROJECT LOCATION:	Nebraska State Office Building 301 Centennial Mall South Lincoln NE, 68508
MEETING LOCATION:	Nebraska State Office Building
DATE & TIME:	January 21, 2016 – 2:00 p.m.
OLSSON PROJECT NO:	015-1837

A. Sign-In & Introductions (ask questions at any time)

B. Notice to Bidders

- Bid Date
  2:00 p.m. (Central Time), Thursday, February 4, 2016 at:

  Conference Room 2A at:
  State of Nebraska
  DAS/State Building Division
  1526 K St, Suite 200
  Lincoln, NE 68508

- Plans can be obtained from A&D Technical Supply (402-474-5454)
- Bidding Documents may be examined at Olsson Associates in Lincoln, Omaha Builders Exchange in Omaha, and the Lincoln Builders Bureau in Lincoln.
- Final addendum planned to be issued by end of day Friday, Jan. 29th. Ask all questions prior to that date.

C. Instructions to Bidders

- Drug free work place policy
- Nebraska sales/use tax exempt

D. Bid Form

- Note the Alternate #1
- Note the #1 Break Out Price

E. General Conditions

- Use of job site
- Trash Disposal Daily

F. Special Conditions

- Staging/lay down area - north mechanical room (notify Owner if more room is needed)
- Building to be occupied
- Dust control, trash removal and cleanup daily
- Work hours – after hours ok
- A single AHU may be shut down at 3:30pm during the week, and can be off during an extended weekend
- Employee criminal background checks required.
- Badges
- Hot Work Permit

G. Project Management

- Owner will pay for use of Submittal Exchange

H. Technical Items

- Project Summary
- Phasing Requirements

I. Questions/Answers

J. Today's Walk-Throughs (please stay with the group in the designated area)

- 1st Floor Lobby, East Side
- Building Entry/Exterior
- Basement Conference Room 'C'
- Mechanical Rooms (North and South)

K. Questions/Answers

OLSSON ASSOCIATES

ATTENDANCE RECORD
Pre-Bid Meeting
Nebraska State Office Building – Phase 2 Modifications

State Office Building – Lincoln, NE
301 Centennial Mall South
Lincoln, Nebraska
January 21, 2016 2:00 p.m.
OA Project No. 015-1837

Present	Name of Attendees (Please Print)	Company Representing	Email Address	Phone No.
X	Brad Mostek	Olsson Associates, PM, Mech. Engr.	bmostek@olssonassociates.com	402-458-5940
X	Tom Schuerman	DAS / State Building Division	tom.schuerman@nebraska.gov	402-499-6177
	Nick Amen	DAS / State Building Division	nick.amen@nebraska.gov	402-471-0413
X	Trevor Hull	Erickson Sullivan Architects	trevor@ericksonsullivan.net	402-475-1787

Name of Attendees (Please Print)	Company Representing	Email Address	Phone No.
ZACH MARY	ELLIOTT WEST CONSTRUCTION	ZACH@ELLIOTTWEST.COM	402-35-9557
John Schaler	Nifco Mechanical Systems	JSchuler@NifcoMechanical.com	402-560-1787
Steve Grossenbacher	Cornhusker Htg	steve@cornhuskerhtg.com	402-560-0599
KURT SANDER	WALDINGER	KURT.SANDER@WALDINGER.COM	402-616-4221
Todd Fandrich	waldinger		402 6163752
LOGAN HINDS	DHM	logan.hinds@dhmlincoln.com	402-421-6000
Dave McNeal	Sampson	estimating@sampson-construction.com	402-434-5450

Name of Attendees (Please Print)	Company Representing	Email Address	Phone No.
Mike Shandera	Johnson Controls	michael.l.shandera@jci	402-540-1636
Carl Ewing	Hayes Mechanical	cewing@hayesmechanical.com	402-810-1402
Jeff Jensen	DAS - State Bldg Division	jeff.jensen@nebraska.gov	402-471-0422
Tom Armstrong	DAS - State Bldg Division	tom.armstrong@nebraska.gov	402-471-0437
Dave Brooks	DAS - State Bldg Division	dave.brooks@nebraska.gov	402-471-0438