

Addendum Number One

To the Drawings and Specifications for:

GENESIS HEALTH CLUBS – OMAHA, NE - WESTROADS

Issued: Monday, September 30, 2019

HANNEY & ASSOCIATES ARCHITECTS

1726 South Hillside, Wichita, Kansas

NOTICE TO BIDDERS

You are hereby instructed to include in your bids the following changes, clarification and/or corrections to the Drawings and Specifications for the **Genesis Health Clubs, Omaha, Nebraska, Westroads Project**.

The additions and/or corrections shall be considered as a part of the Contract Documents as if incorporated therein. Where the following corrections and/or additions vary from the conditions of the Drawings and Specifications, such following changes or additions shall govern.

I. GENERAL CLARIFICATIONS

- 1.1 Bid Date:
The Bid date shall change from this Friday, October 4 to Friday, October 11, 2019. The time the bids are due remains 2:00 p.m.
- 1.2 Liquidated Damages.
The date of Substantial Completions will remain October 15, 2020.
The Liquidated Damages shall be changed from \$1,000 per day to Two Hundred, Fifty Dollars (\$250.00).
- 1.3 Delivery of the Bids.
 - a. Since the Owner and Architect are not located in Omaha, the bids can be delivered to the Westroads club manager.
 - b. An option to email the bids to the Architect would be acceptable if an original copy of the bid bond is mailed to the Architect and received the day before the bid opening.
Email – zelda@haarchitects.com
Mailing Address – 1726 South Hillside, Wichita, Kansas 67211
- 1.4 Pre-Bid Meeting
A Pre-Bid Meeting is not scheduled. Contractors and sub-contractors can call the club manger and request a time for a tour the facility.

- 1.5 Special Inspections.
The Special Inspections for Concrete Testing, Soils (compaction, water content) shall be paid for by the General Contractor.
- 1.6 Topographic Survey.
The General Contractor shall include in their Base Bid the cost to provide a topographic survey.
- a. The survey shall include the fenced area, South of the club, the area South of the Tennis Building (fenced area West to the Parking lot), and East of the fenced area to the Parking (sufficient to confirm the grades of the new sidewalk can be sloped compliant with the ADA. The survey shall include the floor elevations at the existing exit doors, utilities and easements that maybe located in this area. A drawing shall be prepared showing the grade lines at 12” elevation changes.
 - b. The topographic survey shall include the entire North side of the building, beginning at the face of the building and extending North to the property line. Include the floor elevations at each exit door.
 - c. The Architect shall be provided with a PDF and Autocadd versions of the topographic survey.
- 1.7 Fence Clarification.
The existing chainlink fence with barbed wire shall be removed. This includes the posts and concrete. A new wrought iron, 6-foot tall, black finished fence shall be provided and installed. The new fence shall include gates in the new material as noted on sheet SP1.1
- 1.8 Wheelchair Lifts.
The doors and doorframes are provided with the lift. Any reference in the Door Schedule and Hardware Specification shall be corrected.
- 1.9 Wall Covering (Specification 09900, Item 22):
- a. Locker Rooms Wall Covering.
All the gypsum wallboard walls that are not covered with ceramic tile or lockers shall be finished with the specified wallpaper. This includes the gypsum wallboard soffit above the sinks.
 - b. Yoga Room Wall Covering.
The walls in the Yoga room are to be painted with some mirrors. Any references to wall covering in the Yoga room shall be deleted.

- 1.10 Painting –
Ceiling and Walls
The Base Bid shall include painting of the existing PEMB frames and exposed vinyl vapor barrier.
- 1.11 Carpeting
The carpeting will be provided and installed by the Owner.

II. CHANGES TO THE DRAWINGS

- 2.1 Sheet SP1.1
 - a. The fence has been clarification in this addendum. The clarification supplements the notes on this sheet.
- 2.2 Sheet SP1.2
 - a. The General Contractor shall include any and all engineering and calculations required by the City of Omaha and the City of Omaha Fire Department for the installation of the new fire hydrant.
- 2.3 Sheet SP1.3
 - a. The square hatch indicates new 4” thick reinforced concrete on 4” thick, compacted leveling bed. Reinforce the concrete with 6x6-W2.9xW2.9 welded wire fabric.
 - b. All the modular retaining walls shown on the SP1.3 shall be included in the Base Bid.
 - c. The fence has been clarification in this addendum. The clarification supplements the notes on this sheet.
- 2.4 Sheet SP1.5
Note 6d applies to the North exit doors in Multipurpose Room 110.
- 2.5 Sheet A1.2
 - a. Plan “A”
 - 1. There is a note pointing to the West wall discussing the neon. The note shall be corrected to be similar to the specification – the neon is provided and installed by the Owner. The GC shall provide power (electrical contractor for the GC).

2. The existing pair of doors accessing the Electrical Closet 209 shall be labeled 209a in lieu of “E”. The door 209a shall be modified to add a panic device on one leaf of the doors. This is due to the electrical equipment in the room.
3. Pool Equipment Room 208
There are two doors that access the existing pool equipment room. One of the doors is new and is labeled 208a. The second door does not have a label. The unlabeled door is existing. The existing door shall be removed. The existing frame can remain in place.

2.6 Sheet A1.3

- a. Detail indicator 13/A2.5, located in the Southwest corner of Yoga-306, is to include the following note: The existing roof scupper shall be relocated away from the new egress doors (toward the East). Provide roof modifications as required to direct the rainwater to the scupper.
- b. Yoga Room – 306
The yoga cabinet shown on A7.2 shall be shown on the West wall next to door opening 306b.

2.7 Sheet A2.5

This is the roof details and was not included in the bid package. This sheet is issued with this addendum and can be downloaded from our web site at www.haarchitects.com; then click on the “Short-cut to Plan Room” link.

2.7 Sheet 3.1

- a. Door Schedule.
 1. Wheelchair lifts, no frame or hardware is required.
 2. Opening 108a, the frame type shall be corrected to be “4F”.
 3. Opening 110b, the doors shall be hollow metal, type M2.
 4. Opening 226a, the frame type shall be corrected to be aluminum; the door is type “A3” aluminum, with doors swinging out of the space.
 5. Opening 400c, the door type shall be corrected to be M1.

- b. Door Types
 - 1. Type “A3” the glass type varies, the Reed Glass illustration and glass type number shall be deleted. Typically the glazing will be 5/8” clear, tempered for the exterior and 1/4” clear, tempered for the interior.

- 2.8 Sheet A4.0
Exterior signage is provided and installed by the Owner. The construction team shall provide power and controls (on – off).

- 2.9 Sheet A6.3
 - a. Plan “A”
 - 1. Drop-Off Room-115, the detail indicator looking at the Cubbies shall be corrected to be detail 3/A7.2.

 - b. Section 1, there is a note on the Cubbies that references detail 10/A6.3. This reference shall be corrected to be detail 3/A7.2

III. CHANGES TO THE SPECIFICATIONS

- 3.1 Index to Genesis Specifications
 - a. Section 09680 – Carpeting
The description that follows this line shall be corrected to say “Provided and installed by the Owner.”

- 3.2 Section 00300
 - a. For bidding purposes there will be thirty-four (34) owner provided room signs that are to be installed by the General Contractor.

 - b. Paragraph 10 – Special Work, item 10.2.5 (c) is correct. The exterior signage is provided and installed by the Owner. The construction team will provide power.

 - c. Paragraph 35 – Temporary Road and Paved Areas, item 35.4 shall be deleted.

 - d. Paragraph 41 – Equal Employment Opportunity, this section shall be corrected to list the compliant laws as adopted by the State of Nebraska. References to Kansas shall be deleted.

- 3.3 Section 02050 – Preparation of Site
Paragraph 2 – Work Included, item 2.1.7 – Soil Deadening and Termite Treatment shall be deleted.

3.4 Section 04200 – Masonry
Paragraph 4.2 – Concrete Masonry Units, The concrete masonry units shall be “Normal Weight” in lieu of “Light Weight”.

3.5 Section 07510 – TPO Roofing

- a. Products or manufactures approved, as “Equals” shall meet all requirements of the plans, specification, standards of performance and construction as established by the product or manufacture originally specified. Approved alternate companies shall still provide the metal accessories and trim matching the original specified product.

GAF is an approved Roofing Supplier.

3.6 Section 08700 – Hardware

This specification section has been corrected and the Hardware Sets portion of the specification is being reissued with this addendum. The specification can be downloaded from our web page at www.haarchitects.com; then click “Short-cut to Plan Room” link.

END OF ADDENDUM ONE