



Design with Purpose. Build with Confidence.

DATE: October 30th, 2024

FROM: The Schemmer Associates
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TO: Prospective Bidders and Plan Holders

RE: Addendum No. 1 to the Bidding Documents for:
Hawthorne Court Multi tenant Building
Schemmer Project No. 010347.001

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 one (2) pages of written addendum items, including this page, and two (2) reissued drawing sheets.

THE SCHEMMER ASSOCIATES INC.

DRAWINGS

ARCHITECTURE

Item No. DA-1, A 02

See sheet A02 for revisions.

Item No. DA-2, A301

See sheet A301, Detail 8D/A301 for changes. Glazing to be center set framing.

Item No. DA-3. Section 084113 – Aluminum-Framed Entranced and Storefronts

2.8 Aluminum Finishes: Finishing should be Class 1, clear anodized finish.

Item No. DA-4.

All exterior glass indicated as “tempered” should be quoted as per code.

END OF ADDENDUM NO. 1

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SECTION 079200 - SHEET METAL FLASHING AND TRIM																		
SECTION 079200 - SHEET METAL FLASHING AND TRIM - CONT'D																		
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SECTION 081113 - HOLLOW METAL DOORS AND FRAMES - CONT'D																		
P	PART 1 - GENERAL																	P
A	1. SUMMARY																	P
A	Section Includes:																	P
1	Manufactured reglets with counterflashing.																	P
2	Formed low-slope roof sheet metal fabrications.																	P
16 PREINSTALLATION MEETINGS																		P
A	Preinstallation Conference: Conduct conference at Project site.																	P
17 ACTION SUBMITTALS																		P
A	Product Data: For each of the following																	P
1	Underlayment and sealants.																	P
2	Elastomeric sealant.																	P
3	Butyl sealant.																	P
4	Epoxy seam sealer.																	P
B	Shop Drawings: For sheet metal flashing and trim.																	P
1	Include plans, elevations, sections, and attachment details.																	P
2	Detail fabrication and installation layouts, expansion-joint locations, and keyed details. Distinguish between shop and field assembly.																	P
3	Include identification of material, thickness, weight, and finish for each item and location in Project.																	P
4	Include details for forming, including profiles, shapes, seams, and dimensions.																	P
5	Include details for joining, supporting, and securing, including layout and spacing of fasteners, clips, and other attachments. Include pattern of seams.																	P
6	Include details for forming, including profiles, shapes, seams, and dimensions.																	P
7	Include details of expansion joints and expansion-joint covers, including showing direction of expansion and contraction from fixed points.																	P
8	Include details of roof-penetration flashing.																	P
9	Include details of edge conditions, including eaves, ridges, valleys, rakes, crickets, flashings, and counterflashes.																	P
10	Include details of special conditions.																	P
11	Include details of connections to adjoining work.																	P
C	Samples: For each exposed product and for each color and texture specified, 12 inches long by actual width.																	P
14 INFORMATIONAL SUBMITTALS																		P
A	Sample warranty.																	P
B	Quality Assurance																	P
1	Manufacturer's Qualifications: Employ skilled workers who custom fabricate sheet metal flashing and trim similar to that required for the Project and whose products have a record of successful long-term performance.																	P
2	Warranty:																	P
A	Special Warranty on Finishes: Manufacturer agrees to repair finish or replace sheet metal flashing and trim that shows evidence of deterioration of factory-applied finishes within specified warranty period.																	P
1	Exposed Panel Finish: Deterioration includes, but is not limited to, the following:																	P
a	Sheet metal flashing and trim showing more than 0.025 inch of rust or staining.																	P
b	Chalking in excess of a No. 8 rating when tested in accordance with ASTM D2244.																	P
c	Cracking in excess of a No. 1 rating when tested in accordance with ASTM D2244.																	P
d	Cracking in excess of a No. 1 rating when tested in accordance with ASTM D2244.																	P
e	Finish Warranty Period: 20 years from date of Substantial Completion.																	P
PART 2 - PRODUCTS																		P
1	Performance Requirements																	P
A	Structural Movement: Thermally induced movement, and exposure to weather without failure due to defective manufacture, fabrication, installation, or maintenance. Complete sheet metal flashing and trim shall not rattle, leak, or loosen, and shall remain watertight.																	P
B	Sheet Metal Standard for Flashing and Trim: Comply with NRCA's "The SMCA Roofing Manual: Architectural Sheet Metal Flashing, Construction and Air Leakage Control," and "The SMCA's Architectural Sheet Metal Flashing: Requirements for dimensions and profiles shown unless more stringent requirements are indicated."																	P
C	SPR W/DR Design System: Manual and internal catalogs and roof and wall flashings tested in accordance with ANSI/SPRIFM 4435E-1 and capable of resisting the following design pressure:																	P
1	Design Pressure: As shown on Drawings.																	P
D	Thermal Movements: Allow for thermal movements from ambient and surface temperature changes to prevent buckling, opening of joints, overstraining of components, failure of joint sealants, failure of connections, and other detrimental effects. Use materials with similar coefficients of thermal expansion.																	P
1	Temperature Change: 120 deg F ambient; 180 deg F material surfaces.																	P
2 SHEET METALS																		P
A	Protect mechanical and other finishes on exposed surfaces from damage by applying strippliable, temporary protective film before shipping.																	P
B	Metallic-Coated Sheet Steel: Provide zinc-coated (galvanized) steel sheet in accordance with ASTM A653/A653M, G90 coating designation or aluminum-zinc alloy-coated steel sheet in accordance with ASTM A792/A792M, Class AZ50 coating designation, Grade 40; prepared by hot-dip coating process to comply with ASTM A792/A792M.																	P
1	Surface: Smooth, flat and with manufacturer's standard clear acrylic coating on both sides.																	P
2	Exposed Coated Finish:																	P
a	High Performance Liquid Fluoropolymer Coat Coatings, AAMA 621: Minimum 60 percent Kynar® PVDF resin, by weight, in color coat.																	P
b	Product: Kynar 500.																	P
c	Pencil Hardness: ASTM D3358, 1H minimum.																	P
d	Dry Film Thickness: Minimum 0.2 mils per mil of substrate plus 0.70 mil color coat, 0.90 mil total, minimum thickness.																	P
3	Color: As shown on Drawings.																	P
C	Color: As shown on Drawings from manufacturer's full range.																	P
1	Concealed Finish: Pretreat with manufacturer's standard white or light-colored acrylic or polyester backer finish, consisting of prime coat and wash coat with minimum total dry film thickness of 0.5 mil.																	P
A	Felt: ASTM D2262/D2262M, Type II (No. 30), asphalt-saturated organic felt; nonperforated.																	P
14 MISCELLANEOUS MATERIALS																		P
A	Fasteners: Use stainless steel fasteners, adhesion, protective coatings, sealants, and other miscellaneous items as required for complete sheet metal flashing and trim installation and as recommended by manufacturer of primary sheet metal or manufactured item unless otherwise indicated.																	P
B	Fasteners: Wood screws, annular threaded nails, self-tapping screws, self-locking rivets and bolts, and other suitable fasteners designed to withstand design loads and recommended by manufacturer of primary sheet metal or manufactured item.																	P
1	General: Blind fasteners or self-drilling screws, gasketed, with hex-washer head.																	P
2	Exposed Fasteners: Heat-treated fasteners of sheet metal using plastic caps or factory-applied coating. Provide metal-coated EPDM or PVC sealant with rivets and bolts of exposed fasteners bearing on weather side of metal.																	P
B	Blind Fasteners: High-strength aluminum or stainless steel rivets suitable for metal being fastened.																	P
C	Splices and Ferrules: Same material as fastener; use with spiks with ferrule matching internal gutter width.																	P
1	Fasteners for Zinc-Coated (Galvanized) Steel Sheet: Series 300 stainless steel or hot-dip galvanized steel in accordance with ASTM A153/A153M or ASTM A252.																	P
C	Solder:																	P
1	For Zinc-Coated (Galvanized) Steel: ASTM B32, Grade 95-50, 50 percent tin and 50 percent lead or Grade 95-60, 60 percent tin and 40 percent lead with maximum lead content of 0.2 percent.																	P
D	Sealant Tapes: Pressure sensitive, polybutylene compound sealant, polybutylene compound sealant with release-paper backing. Provide permanently elastic, nongas, nontearing, nonshrinking tape 1/2 inch wide and 1/8 inch thick.																	P
E	Elastomeric Sealant: ASTM C920, elastomeric polyurethane polymer sealant of type, grade, class, and use classifications required to meet joints in sheet metal flashing and trim and remain watertight.																	P
F	Butyl Sealant: ASTM C1311, single-component, solvent-release butyl rubber sealant; polyisobutylene plasticized; required for hooked-type expansion joints with limited movement.																	P
G	Bulbous Coating: Cold-applied asphalt emulsion in accordance with ASTM D1187/D1187M.																	P
H	Asphalt Roofing Cement: ASTM D196, asbestos free.																	P
I	Reglets: Units of type, material, and profile required to provide secure interlocking of separate reglet and counterflashing pieces, and compatible with flashing indicated with factory-milled and -welded corners and junctions and with interlocking counterflashing pieces of same metal as reglet.																	P
18 INFORMATIONAL SUBMITTALS																		P
A	Manufacturer's Qualification: Subject to compliance with requirements, provide products by one of the following:																	P
1	Fry Reglet Corporation.																	P
2	Fry Reglet Corporation.																	P
3	Hohmann & Barnard, Inc.																	P
4	Hohmann & Barnard, Inc.																	P
B	Material: Stainless steel, 0.168 inch thick; Aluminum, 0.024 inch thick.																	P
C	Surface-Mounted Type: Provide with notched holes for fastening to substrate, with neoprene or other suitable fasteners providing washers, and with channel for sealant at top edge.																	P
1	Finish: Mill.																	P
25 FABRICATION GENERAL																		P
A	Custom fabricate sheet metal flashing and trim to comply with details indicated and recommendations in cited sheet metal standard that apply to design, dimensions, geometry, metal thickness, and other characteristics of item required.																	P
1	Fabricate sheet metal flashing and trim in shop to greatest extent possible.																	P
2	Fabricate sheet metal flashing and trim in thickness or weight needed to comply with performance requirements, but not less than that specified in sheet metal standard.																	P
3	Verify shapes and dimensions of surfaces to be covered and obtain field measurements for accurate fit before shop fabrication.																	P
4	Form sheet metal flashing and trim to fit substrates without excessive oil-canning, buckling, and tool marks; true to line, levels, and slopes; and with exposed edges folded back to form horns.																	P
5	Conform fasteners and expansion provisions where possible. Do not use exposed fasteners on faces exposed to view.																	P
B	Fabrication Tolerances:																	P
1	Fabricate sheet metal flashing and trim that is capable of installation to a tolerance of 1/4 inch in 20 feet along slope and location lines indicated on Drawings and within 1/8-inch offset of adjoining faces and of alignment of matching profiles.																	P
2	Fabricate sheet metal flashing and trim that is capable of installation to tolerances specified.																	P
C	Expansion Provisions: Form metal for thermal expansion of exposed flashing and trim.																	P
1	Form expansion joints in locations where indicated on Drawings.																	P
2	Use leaved expansion joints only where indicated on Drawings.																	P
D	Sealant Joints: Where movable, nonexpansion-type joints are required, form metal in accordance with cited sheet metal standard to provide for proper installation of elastomeric sealant.																	P
E	Fabricate cleats and attachment devices from same material as accessory being anchored or from compatible, nonexpansive metal.																	P
F	Fabricate cleats and attachment devices of sizes as recommended by cited sheet metal standard for application, but not less than thickness of metal being secured.																	P
G	Seams:																	P
1	Fabricate nonmoving seams with flat-lock seams. Form seams and seal with elastomeric sealant unless otherwise recommended by sealant manufacturer for intended use. Rivet joints where necessary for strength.																	P
26 ROOF-DRAINAGE SHEET METAL FABRICATIONS																		P
A	Downspouts: Fabricate rectangular downspouts to dimensions indicated on drawings. Complete with mitered elbows. Furnish with metal hangers and same materials as downspouts and anchors.																	P
1	Hanger Style: As shown on Drawings.																	P
2	Galvanized Steel: 0.022 inch thick.																	P
3	Aluminum-Zinc Alloy-Coated Steel: 0.022 inch thick.																	P
B	Parapet Scaupers: Fabricate caupers to dimensions required, with closure flange trim to exterior, 4-inch wide flange to interior, and base extending 4 inches beyond cut or tapered strip into field of trim fabricated from following materials:																	P
1	Galvanized Steel: 0.028 inch thick.																	P
2	Aluminum-Zinc Alloy-Coated Steel: 0.028 inch thick.																	P
3	Aluminum-Zinc Alloy-Coated Steel: 0.028 inch thick.																	P
27 LOW-SLOPE ROOF SHEET METAL FABRICATIONS																		P
A	Roof Edge Flashing (Gravel Slop) and Fascia Cap: Fabricate in minimum 96-inch-long, but not exceeding 12-foot-long sections. Furnish with 6-inch wide, 1/4-inch cover plates.																	P
1	Fabricate from the following materials:																	P
a	Galvanized Steel: 0.028 inch thick.																	P
b	Aluminum-Zinc Alloy-Coated Steel: 0.028 inch thick.																	P
C	Cappings: Fabricate in minimum 60-inch-long, but not exceeding 12-foot-long sections. Fabricate joint plates of same thickness as cappings. Furnish with continuous cleats to support edge of external leg and interior leg. Miter corners, test and seal watertight.																	P
PART 3 - EXECUTION																		P
1	INSTALLATION OF UNDERLAYMENT																	P
A	Felt Underlayment: Install felt underlayment, wrinkle free, using adhesive to minimize use of mechanical fasteners under sheet metal flashing and trim.																	P
1	Install in shingle fashion to shed water.																	P
2	Lap joints no less than 2 inches.																	P
B	Install slip sheet, wrinkle free, directly on substrate before installing sheet metal flashing and trim.																	P
1	Install in shingle fashion to shed water.																	P
2	Lapp joints no less than 1 inches.																	P
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SECTION 079200 - JOINT SEALANTS - CONT'D																		

DOOR SCHEDULE

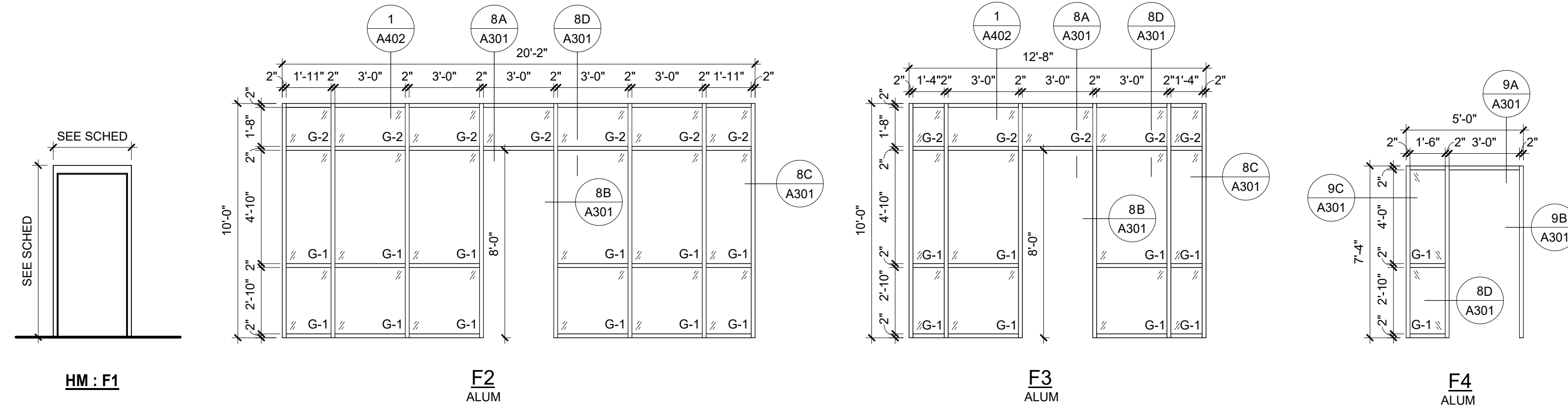
DOOR NO	DOOR SIZE		TYPE	DOOR		FRAME		HEAD	DETAIL				SET NO	LABEL	REMARKS
	WIDTH	HEIGHT		MATL	GLASS	TYPE	MATL		JAMB	JAMB	SILL				
100-1	9'-0"	10'-0"	AL-OH	AL	G-1	AL-F4	AL	5A/A402	5B/A402	5B/A402	6C/A402	3		ALUM/GLASS, MANUAL, HIGH LIFT OHD	
100-2	3'-0"	7'-2"	AL-FG	AL	G-1	AL-F4	AL	8A/A301	8B/A301	8C/A301	8E/A301	1		ALUM/GLASS, MANUAL, HIGH LIFT OHD	
100-3	3'-0"	10'-0"	AL-OH	AL	G-1	AL-F4	AL	5A/A402	5B/A402	5B/A402	6C/A402	3		ALUM/GLASS, MANUAL, HIGH LIFT OHD	
100-4	3'-0"	7'-2"	AL-FG	AL	G-1	AL-F4	AL	8A/A301	8B/A301	8C/A301	8E/A301	1		ALUM/GLASS, MANUAL, HIGH LIFT OHD	
100-5	9'-0"	10'-0"	AL-OH	AL	G-1	AL-F4	AL	5A/A402	5B/A402	5B/A402	6C/A402	3		ALUM/GLASS, MANUAL, HIGH LIFT OHD	
100-6	3'-0"	7'-2"	AL-FG	AL	G-1	AL-F4	AL	8A/A301	8B/A301	8C/A301	8E/A301	1		ALUM/GLASS, MANUAL, HIGH LIFT OHD	
100-7	3'-0"	8'-0"	AL-FG	AL	G-1	AL-F2	AL	8A/A301	8C/A301	8C/A301	8E/A301	1			
100-8	3'-0"	8'-0"	AL-FG	AL	G-1	AL-F3	AL	8A/A301	8C/A301	8E/A301	1				
100-9	3'-0"	8'-0"	AL-FG	AL	G-1	AL-F2	AL	8A/A301	8C/A301	8C/A301	8E/A301	1			
101	3'-0"	7'-0"	HM-F	AL	G-1	HM-F1	HM	10A/A301	10B/A301	10B/A301	6B/A402	2			

GLASS TYPES

G-1 1" INSULATED, TINTED LOW-E-GLASS TEMPERED
 G-2 1" INSULATED, TINTED LOW-E-GLASS

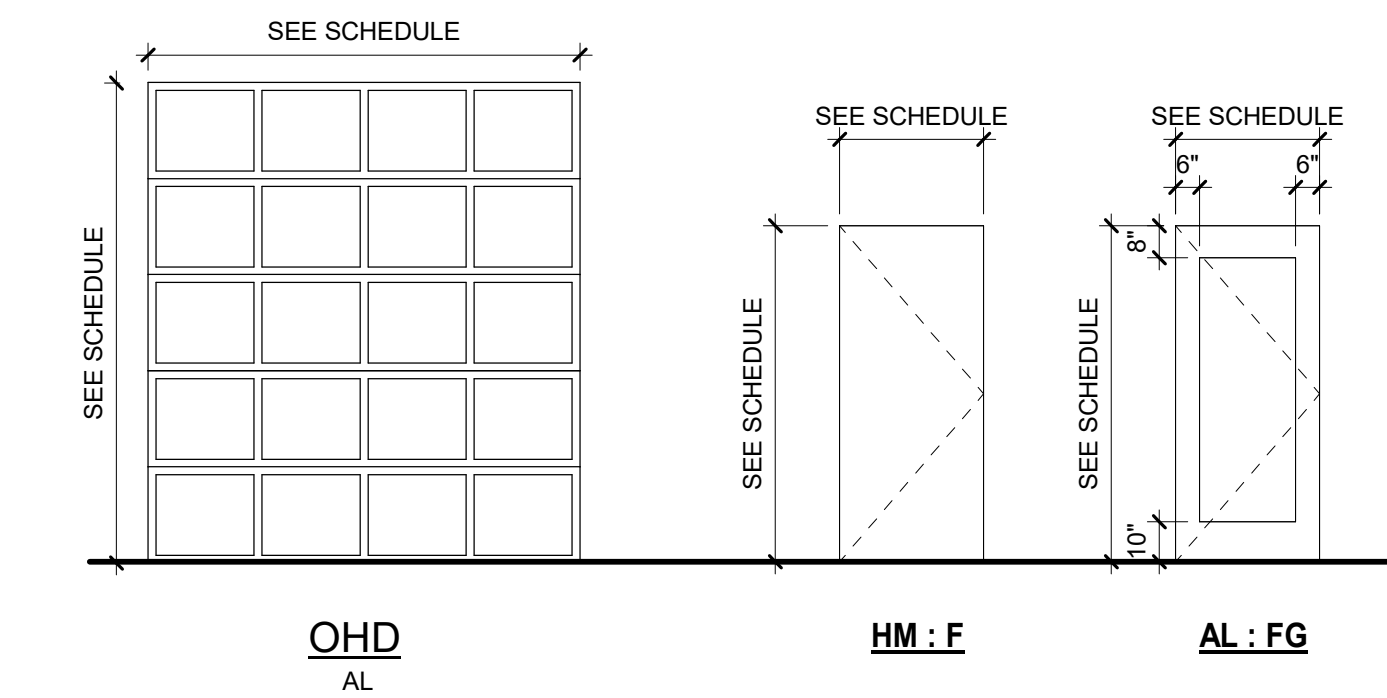
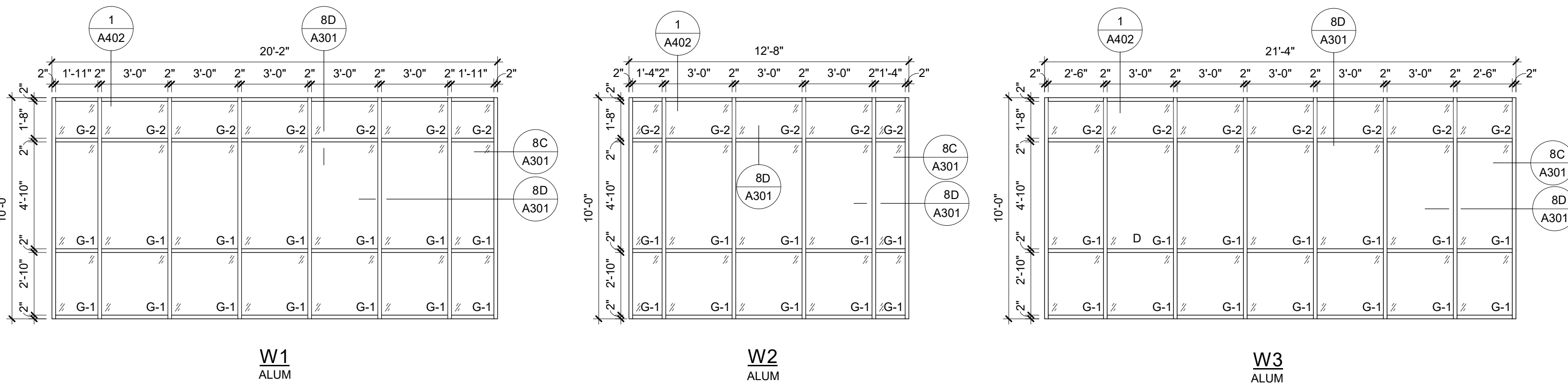
ROOM SCHEDULE

ROOM NO	ROOM NAME	FLOOR MATL	FLOOR FINISH	BASE MATL	HEIGHT	CEILING		NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	REMARKS	
						MATL	FINISH						
100	TENANT SPACE	CONC	--	--	VARIES	EXP STR	--	CMU	--	CMU/GWB	--	CMU	GWB SHALL BE TAPED, SANDED & READY TO ACCEPT PAINT
101	LL ROOM	CONC	--	--	VARIES	EXP STR	--	CMU	PAINT	GWB	PAINT	CMU	PAINT

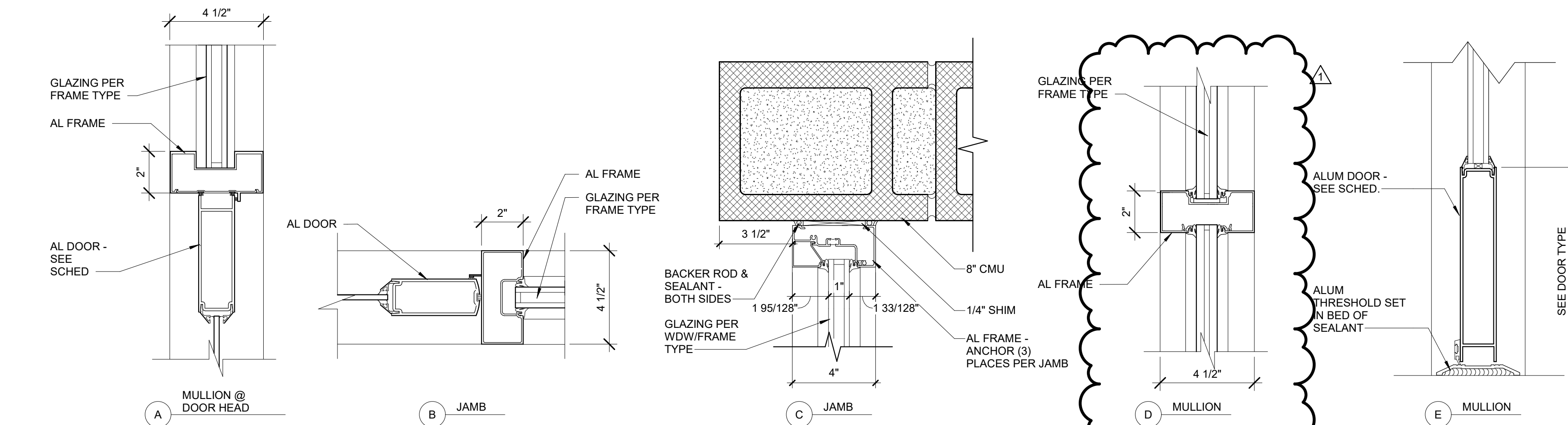


DOOR FRAME TYPES
SCALE: 1/4" = 1'-0"

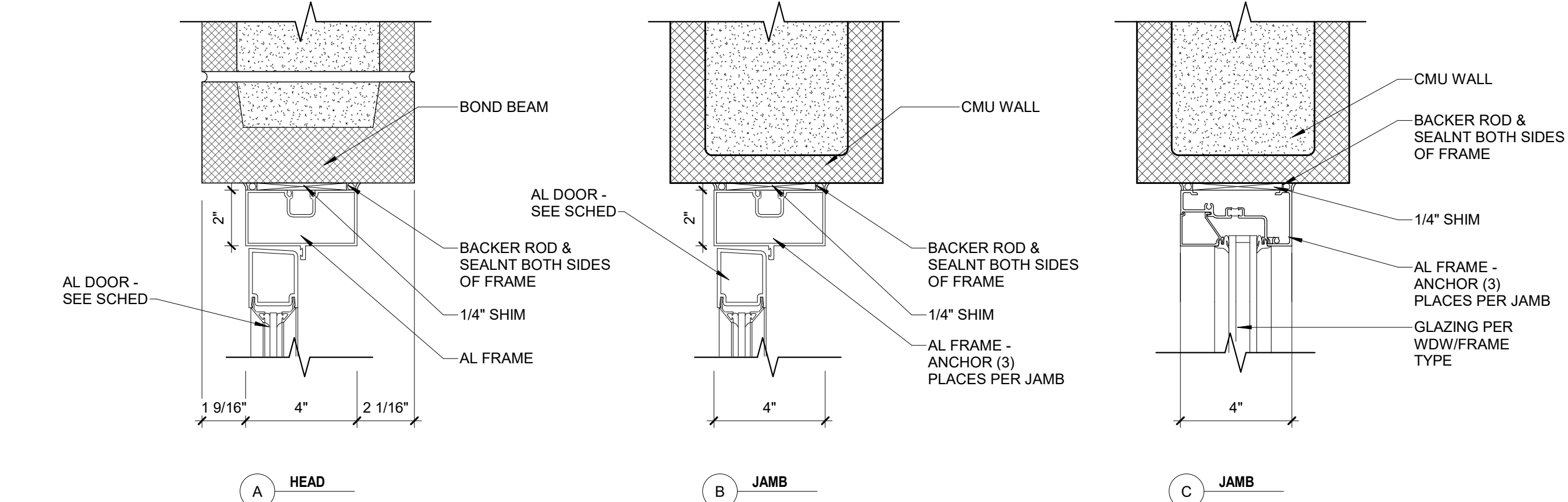
WINDOW TYPES
SCALE: 1/4" = 1'-0"



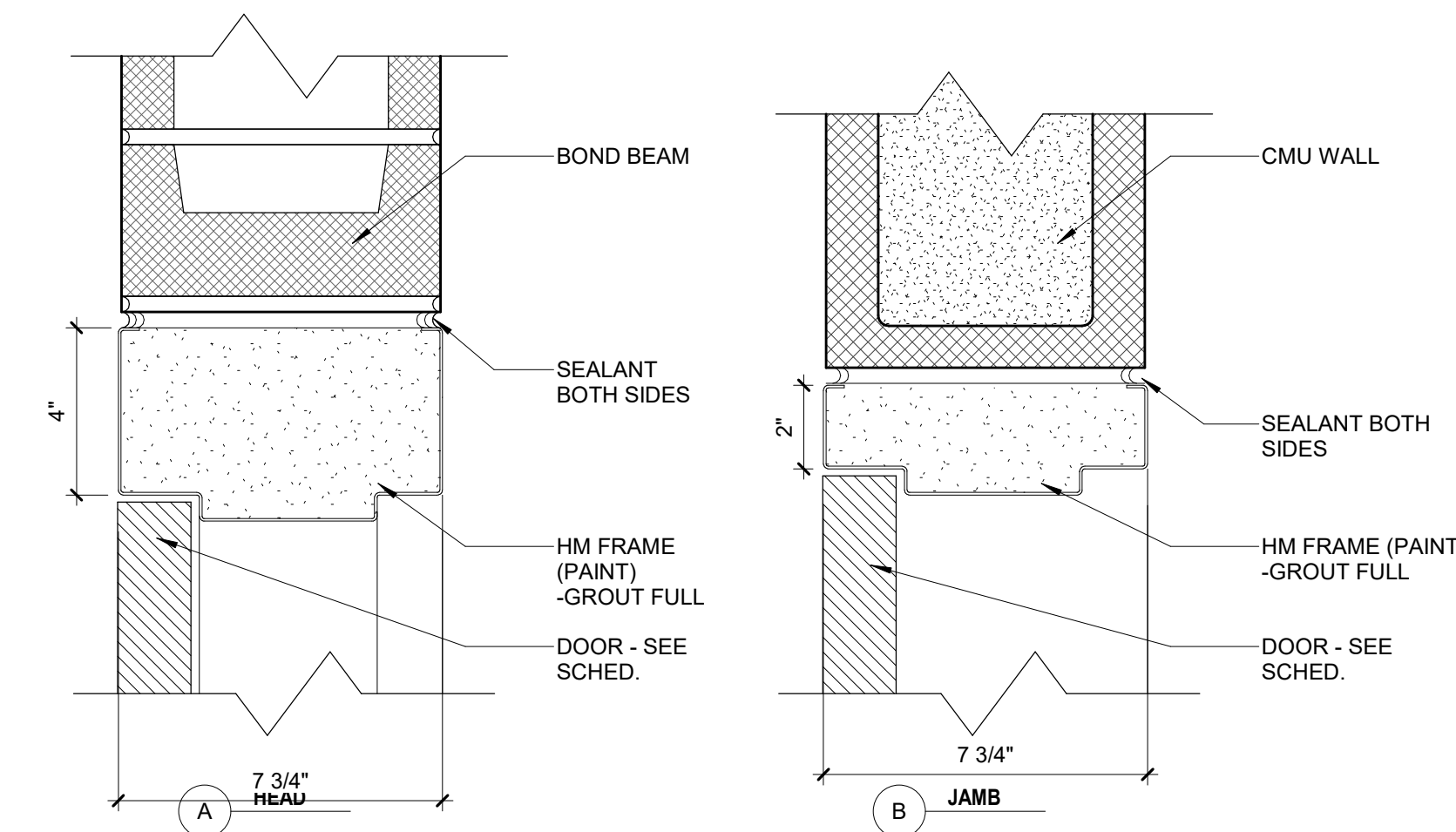
DOOR PANEL TYPES
SCALE: 1/4" = 1'-0"



AL WDW DETAILS
SCALE: 3" = 1'-0"



AL DOOR DETAIL
SCALE: 3" = 1'-0"



HM DOOR DETAIL
SCALE: 3" = 1'-0"

DESIGNED: NUB
 DRAWN: NUB
 CHECKED: DUK
 ISSUE DATE: 08/18/2024
 REVISIONS: No.
 DATE: 10/30/2024
 BY: DESCRIPTION: Addendum 1
 Address: 1



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LANOHA DEVELOPMENT
 HAWTHORNE COURT MULTI-TENANT BUILDING
 17662 WELCH PLAZA
 OMAHA, NE 68154
**SCHEDULES, DOOR AND WINDOW
 DETAILS, WALL TYPES**

PROJECT NO.: 010347.001

A301

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