



REQUEST FOR PROPOSALS

PROJECT: **SUMMER HILL TOWNHOMES CONCRETE - 2026**
5550 Union Hill Rd.
Lincoln, NE 68516

OWNER: Lincoln Housing Authority
5700 "R" Street
Lincoln, Nebraska 68505

ARCHITECT: Corby Renard, Development Coordinator
Lincoln Housing Authority
P. O. Box 5327, 5700 "R" Street
Lincoln, Nebraska 68505
Telephone: 402-326-2916
E-mail: corby@l-housing.com

DATE: September 9, 2026

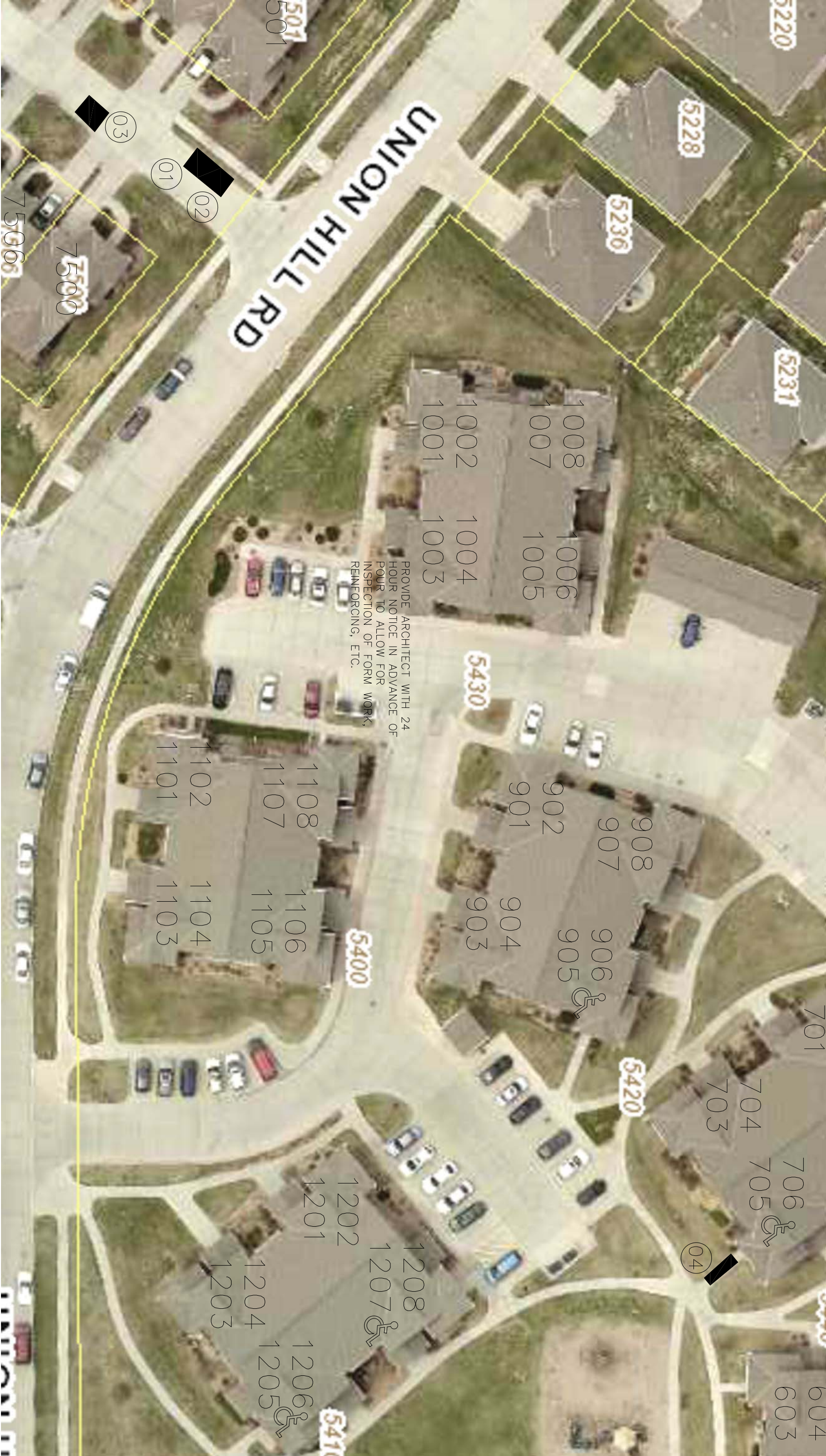
JOB NUMBER CI-2027-35

PROJECT DESCRIPTION

Project consists of removing and replacing approximately 327 square feet of existing 6" concrete street and 62 square feet of 4" +/- sidewalk

Form of Contract shall be a Purchase Order issued by the Lincoln Housing Authority.

Proposals should be submitted by **Thursday, September 24th, 2026, at 5:00 PM.**



NOTES						
1	OUTLINED AREA DEMOTES CONCRETE TO BE REMOVED & REPLACED, TYPICAL	3	SLOPE ALL CONCRETE FOR POSITIVE DRAINAGE	6	SEAL ALL REPLACED EXPANSION JOINTS	
2	CUT FOR REMOVAL AT EXISTING CONTROL JOINTS UNLESS NOTED OTHERWISE	4	FIELD VERIFY ALL QUANTITIES & CONDITIONS	7	SEAL ALL NEW CONTROL & CONSTRUCTION JOINTS, TYP.	
		5	REPAINT PARKING STRIPES AT ALL REPLACED SLABS			



01 WISTERIA ST. EAST OF APT. 7501:
SIZE APPROX. 11'-8" X 10'



02 WISTERIA ST. EAST OF APT. 7501:
SIZE APPROX. 11'-8" X 10'



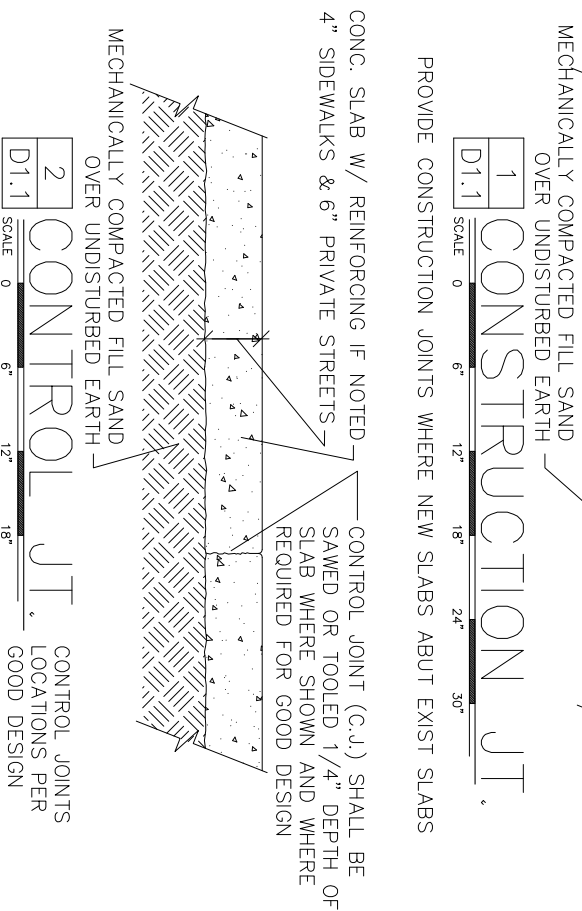
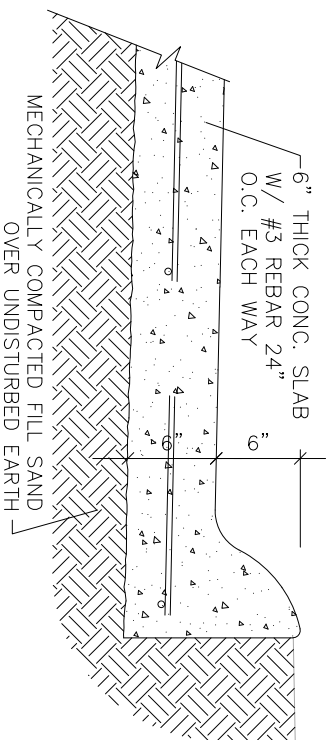
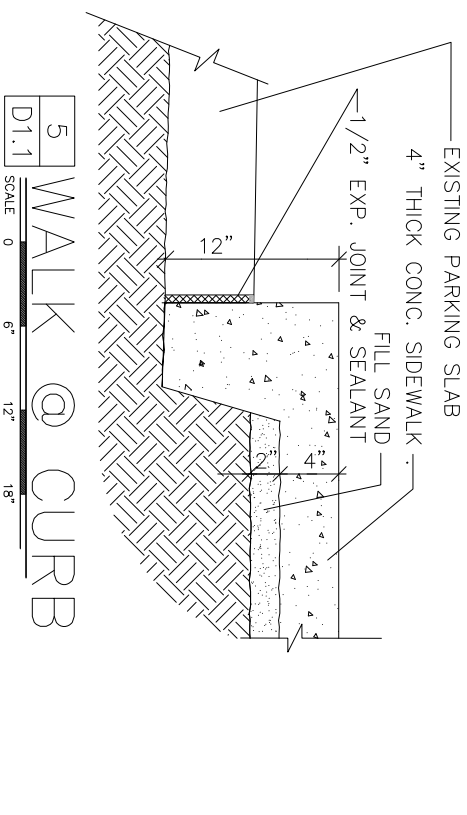
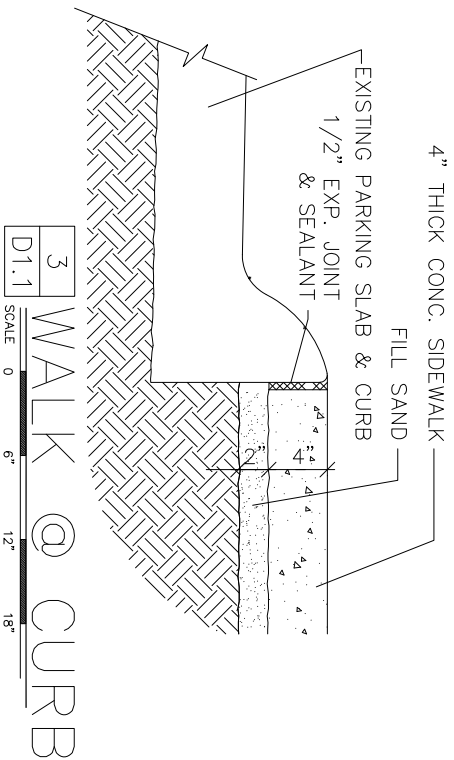
03 WISTERIA ST. WEST OF APT. 7506:
SIZE APPROX. 9'-4" X 10'



04 SIDEWALK SOUTH OF BLDG. 5440 APT. 705:
SIZE APPROX. 15-6" X 4'
DEMO SIDEWALK AND RAISE IT TO ALLOW 4"
PVC PIPE UNDER IT FOR DRAINAGE

NOTES

- 1 OUTLINED AREA DENOTES CONCRETE TO BE REMOVED & REPLACED, TYPICAL
- 2 CUT FOR REMOVAL AT EXISTING CONTROL JOINTS UNLESS NOTED OTHERWISE
- 3 SLOPE ALL CONCRETE FOR POSITIVE DRAINAGE
- 4 FIELD VERIFY ALL QUANTITIES & CONDITIONS
- 5 REPAINT PARKING STRIPES AT ALL REPLACED SLABS
- 6 SEAL ALL REPLACED EXPANSION JOINTS
- 7 SEAL ALL NEW CONTROL & CONSTRUCTION JOINTS, TYP.



SECTION 01 00 00 - GENERAL

1. Proposal: Provide proposal on Contractor's standard form. Provide pricing to remove and replace existing pavement shown on the attached Site List and Drawings. Proposal shall reference this Request for Proposal document. Proposal should be submitted by **Thursday, September 24th, 2026, at 5:00 PM.**

2. Review of Sites and Documents: Determine that the Work can be executed as shown on the Drawings and in the Specifications. Notify the Architect immediately of any discrepancies. If any errors or omissions are found in the Drawings or any other documents during bidding or construction, the Contractor shall notify the Architect and request clarification before proceeding with the Work. The Contractor shall field verify the square-footages described in the site list prior to submitting a proposal.

3. Bonds: **No bonds** are required for this proposal, either Bid Bond or Performance and Labor and Material Bond.

4. Insurance: **Before LHA will issue a Purchase Order**, the Contractor shall furnish LHA with a certificate of insurance showing the minimum insurance coverage as attached below is in force.

5. Payments to Contractor: An Invoice for payment shall be submitted to the Owner at the completion of all work.

6. Contractors Responsibility for Work: The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures, and for coordinating all portions of the Work under the Contract, unless Contract Documents give other specific instructions concerning these matters.

The Contractor shall enforce strict discipline and good order among the Contractor's employees and other persons carrying out the Contract. The Contractor shall not permit employment of unfit persons or persons not skilled in tasks assigned to them.

Protect the Work, adjoining property, and the public. The Contractor shall be responsible for any and all damage or injury due to his acts or neglect. Furnish all such repair work to rectify any damage at no extra cost to the Owner.

7. Tenant Notice: The Contractor shall notify affected tenants and the LHA Project Coordinator (Corby Renard at 402-326-2916) at least 48 hours prior to the commencement of the work at each site. LHA has preprinted notices available for the Contractor to use in notifying the tenants.

8. Construction Schedule: Coordinate with Owner's representative to schedule work. Complete in least practical amount of time. **All work is to be completed prior to November 1, 2026.** LHA would like the work done as soon as possible.
9. Temporary Facilities & Controls: Provide all temporary utilities, (water & electricity) as may be required. Provide barricades and signs as required to direct traffic around work. Provide temporary sanitary facilities for the use of all workmen.
10. Cleaning: Keep the sites clean. Clean up and remove work related trash immediately upon completion of each day's work. No debris shall be allowed to blow about on the site or on adjacent property.

END OF SECTION

SECTION 02 41 19 - SELECTIVE DEMOLITION

PART ONE - GENERAL

1.1 DESCRIPTION

1.1.1 Work included: Selective removal and subsequent off-site disposal of existing construction including, but not necessarily limited to:

- 1) Removal of existing concrete curbs, drives, and other items to be replaced;
- 2) All other items which must be removed to complete work as described in the Drawings and these Specifications.

1.2 JOB CONDITIONS

1.2.1 Occupancy: Owner's Tenants will occupy buildings immediately adjacent to areas of selective demolition. Conduct selective demolition work in a manner that will minimize the need for disruption of Owner's Tenant's normal operations. Coordinate with Owner to schedule demolition activities.

1.2.2 Condition of Structures: Owner assumes no responsibility for actual condition of items to be demolished. Conditions existing at time of commencement of contract will be maintained by Owner insofar as practicable; however, variations may occur.

1.2.3 Salvageable Items: All removed material shall be removed from the site for disposal or Contractor's salvage. Contractor's storage or sale of removed items on site will not be permitted.

1.2.4 Utility Services: Maintain existing utilities to remain. Keep in service and protect against damage during demolition.

1.3 PRODUCT HANDLING

1.3.1 Protection: Provide temporary barricades and other forms of protection as required to protect Owner's Tenants and general public from injury due to selective demolition work. Use all means necessary to protect all items and construction to remain, including but not limited to flagging and barricades. Do not allow water to stand on subgrades where concrete has been removed.

1.3.2 Replacements: In the event of damage, immediately make all repairs and replacements necessary to the approval of the Architect and at no additional cost to the Owner.

PART TWO - PRODUCTS

2.1 ENVIRONMENTAL CONTROLS

Comply with governing regulations pertaining to environmental protection.

PART THREE - EXECUTION

3.1 INSPECTION

Prior to all work of this Section, inspect areas in which work will be performed. Photograph existing conditions of structure, surfaces, equipment, or surrounding properties that could be misconstrued as damage resulting from selective demolition work; file with Architect prior to starting work.

3.2 PREPARATION

3.2.2 Structural protection: Provide interior and exterior shoring, bracing, or support to prevent movement settlement, or collapse of adjacent facilities to remain. Cease operations and notify Architect immediately if safety of structures appears to be endangered. Take precautions to support structure until determination is made for continuing operations.

3.2.3 Barricades: Erect and maintain barricades as required to prevent persons from entering and falling in areas where concrete is removed.

3.3 DEMOLITION

3.3.1 Scheduling: Coordinate removal and replacement to comply with Supplementary Conditions Paragraphs "e" and "f".

3.3.2 Slabs on grade: Use removal methods that will not crack or structurally disturb adjacent slabs. Use power saw where edge of removal does not fall at an existing control joint and as otherwise required to remove concrete to clean straight (at top) edges.

3.3.3 If unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure both nature and extent of conflict. Submit report to Architect in written, accurate detail. Pending receipt of directive from Architect, rearrange selective demolition schedule as necessary to continue overall job progress without delay.

3.4 CLEANUP

3.4.1 Disposal of Demolished Materials: Remove debris, rubbish, and other materials resulting from demolition operation from building site. Transport and legally dispose off site. If hazardous materials are encountered during demolition operations, comply with applicable regulations, laws, and ordinances concerning removal, handling, and protection against exposure or environmental pollution. Burning of removed materials is not permitted on project site.

3.4.2 Final Cleanup: Upon completion of demolition work, remove tools, equipment, and demolished materials from site.

END OF SECTION

SECTION 03 30 53 – MISCELANEOUS CAST-IN- PLACE CONCRETE

PART ONE - GENERAL

1.1 DESCRIPTION

Provide all formwork, reinforcement and cast-in-place concrete, complete, in place, as indicated on the Drawings, specified herein and needed for a complete and proper installation.

1.2 QUALITY ASSURANCE

1.2.1 Standards: Comply with the provisions of the latest edition of the following standards, as specified in this Section. In case of conflict between the referenced standards and these Specifications, the more stringent requirements shall govern.

- 1) ACI - American Concrete Institute
- 2) ASTM - American Society for Testing and Materials
- 3) Concrete Reinforcing Steel Institute's "Manual of Standard Practice"

1.2.2 Qualifications of installers: Throughout the progress of installation of the work of this Section, provide at least one person who shall be thoroughly familiar with the specified requirements, completely trained and experienced in the necessary skills, and who shall be present at the site and shall direct all work performed under this Section. In acceptance or rejection of work performed, the Architect will make no allowance for lack of skill on the part of workmen.

1.2.3 Inspections: No concrete shall be poured until Contractor has provided not less than 24 hours notice to allow forms, reinforcing, etc. to be observed and approved by the Architect. Where noted on the Drawings, no concrete shall be poured until Architect has approved the forms and subgrade.

PART TWO - PRODUCTS

2.1 FORMWORK

Construct formwork for sides and edges of concrete using wood or steel. Furnish in sizes and of sufficient strength to resist movement during concrete placement and to retain both horizontal and vertical alignment until removal. Use forms that are straight and free of distortion and defects. Dress edges of wood forms as required for a tight fit.

2.2 REINFORCING MATERIALS

2.2.1 Reinforcing bars shall comply with ASTM A615, Grade 40, latest edition.

2.3 CONCRETE MATERIALS

2.3.1 Portland cement shall conform to the requirements of ASTM C 150, Type 1, latest edition.

2.3.2 Concrete aggregates: All sand and gravel aggregates shall conform to requirements of the State of Nebraska's Standard Specifications for Highway Construction - Class 47B sand and gravel (latest edition). Crushed limestone aggregates shall conform to ASTM C 33, latest edition.

2.3.3 Water used as an ingredient in concrete shall be clean, potable, and free from injurious amounts of foreign matter.

2.3.4 Ready-mix concrete: Comply with the requirements of ASTM C 94, latest edition. Aggregate shall consist of a graded mixture as specified above. Furnish minimum cement content as required to provide the specified strength. Furnish admixtures as required to provide slump appropriate for placement conditions and methods.

2.3.5 Slump: Slump shall be selected by the Contractor as required by placement conditions and methods. Where high slump is required for proper placement of the concrete, slump shall be achieved by use of appropriate admixtures and not by use of additional water.

2.3.6 Mix designs and strengths:

- 1) All concrete shall be an **L-4000 (47-B) mix design** concrete which develops a minimum compressive strength of 4000 PSI at the end of 28 days (70% sand-gravel and 30% limestone mix). Water/cement ratio shall not exceed 0.52. Add an air entraining admixture as specified below.

2.3.7 Adding water: At the job site, water may be added to ready-mix concrete, but only to bring the batch up to the allowable water/cement ratio. Any concrete taking its initial set before placing shall be removed from the site.

2.3.9 Air entraining admixtures: Admixtures shall conform to ASTM C 260 for air entraining of concrete. All exterior concrete shall be air entrained so that the range of air content is 5% to 7%.

2.3.10 Water reducing admixtures: Admixtures shall conform to ASTM C 494, Type A for water reducing and Type D for water reducing/set retarding use.

2.3.11 Calcium chloride: Do not use calcium chloride in any concrete.

2.4 OTHER MATERIALS

2.4.1 Granular fill under slabs on grade where noted shall be clean, washed Class 47-B gradation gravel and sand.

2.4.2 Fill sand under all other slabs on grade shall be a mixture of sand and clay that will compact to eliminate all settlement.

2.4.3 Expansion joint filler shall be a flexible foam type material such as "Sonoflex F" by Sonneborn, or "Ceramar" by W.R. Meadows. Thickness shall be 1/2" or as indicated. Installation details shall be as shown on the Drawings or as required.

2.4.4 Sealant: Seal all new expansion joints and control/construction joints with a two-component, polyurethane-based, self-leveling compound conforming to Fed. Spec. TT-S-00227E, Type 1, Class A and ASTM C-920. Sealant compound shall be "NR-200 UREXPAN" manufactured by Pecora Corporation; "Sonolastic Paving Joint Sealant" as manufactured by Sonneborn Building Products of Contech Inc.; "THC-900" as manufactured by Tremco; or "CHEM-CALK 550" as manufactured by Bostik Construction Products.

2.4.5 All other materials, not specifically described but required for a complete and proper installation of the work of this Section, shall be as selected by the Contractor subject to the approval of the Architect.

PART THREE - EXECUTION

3.1 INSPECTION

3.1.1 General: Examine the areas and conditions under which work of this Section will be performed. Correct conditions detrimental to the proper and timely completion of the work. Do not proceed until satisfactory conditions have been corrected.

3.2 FORMWORK

3.2.1 Design and construction of formwork: Design of the form-work is the Contractor's responsibility. Design, erect, support, brace and maintain formwork so that it will safely support vertical and lateral loads that might be applied. Construct forms complying with ACI 347, to the exact sizes, shapes, lines and dimensions shown; and as required to obtain accurate alignment, location, elevations, level and plumb work; and to insure that position and shape are maintained as concrete is placed.

3.2.2 Subgrade: All subgrade shall be undisturbed earth or undisturbed earth topped with mechanically compacted fill sand or, where noted, granular fill. **No earth fill shall be permitted.**

3.2.3 Form coatings: Wet board forms thoroughly just before placing concrete. Coat steel forms with a commercially formulated compound and protect all reinforcement from contact with this compound, so bond will not be destroyed.

3.2.4 Stripping of forms: Leave supporting forms and shoring in place until concrete has attained sufficient strength to safely support its own weight and any load imposed upon it. Remove forms at a time and in such a manner as to insure complete safety and without damage to the concrete surfaces.

3.3 REINFORCEMENT

3.3.1 Placing reinforcement: Clean all reinforcement to remove loose rust and mill scale, dirt, ice, etc. which reduces or destroys the bond with the concrete. Bend all bars as required to conform to the Drawings. Bend bars only when cold and in such a manner as not to injure the bars. Place bars accurately and secure against displacement with 16 ga. minimum annealed tie wire. At splices, lap bars for a length of not less than 36 times the nominal diameter (i.e. 18 inches for #4 bar), placing the bars in contact and tightly wire tying together. Make bars continuous around corners with identically matching horizontal reinforcement.

3.3.2 Concrete cover: All reinforcing steel must have a minimum concrete cover of 1-1/2".

3.4 JOINTS IN CONCRETE

3.4.1 Expansion joints (E.J.) in slabs on grade: Using the specified expansion joint filler, provide joints where slabs abut vertical surfaces or existing slabs where noted on the Drawings or in the Site List, and as recommended by ACI. Provide joint width shown on Drawings, but not less than 1/2" wide. Extend joint filler full depth of joint, except hold filler down 1/2" from finished surface to receive a joint sealer, as specified above.

3.4.2 Control joints (C.J.) in slabs on grade: Construct control joints to form panels or patterns shown on the Drawings, or where not shown, locate as specified herein:

- 1) Slabs: 1/4" wide x 1/4 of the depth of the slab, spaced not over 12'-0" O.C. each way and as otherwise shown on the Drawings. Form joints by hand tooling, or by saw cutting.
- 2) Edges: Hand tool outside slab edges to a uniform radius.

3.5 CONCRETE PLACEMENT

3.5.1 Inspection required: Do not place concrete until 24 hour notice has been provided to allow sub-base, forms, reinforcing, and expansion joints to be observed by the Architect.

3.5.2 Equipment: Pumping or conveying of concrete shall be by approved equipment only. Care shall be taken to prevent segregation or loss of ingredients of the concrete and to maintain the required quality of the concrete.

3.5.3 Placement procedures: Concrete shall be deposited continuously or in layers of such thickness that no concrete will be placed on concrete which has hardened sufficiently to cause the formation of seams or planes of weakness within the section. Deposit concrete as nearly as practicable to its final position to avoid segregation due to rehandling or flowing.

3.5.4 Concrete consolidation: Consolidate placed concrete by mechanical vibrating equipment supplemented by hand spading, rodding or forking so that the concrete is thoroughly worked around all reinforcement, around embedded items, and into corners of forms. Eliminate all air or stone pockets which may cause honey-combing, pitting or planes of weakness. Use equipment and procedures for consolidation of concrete in

accordance with the recommended practices of ACI 309, to suit the type of concrete and project conditions.

3.5.5 Vibrators are not to be used to transport concrete inside of forms. Insert and withdraw vibrators vertically at uniformly spaced locations not farther than the visible effectiveness of the machine. At each insertion, limit the duration of vibration to the time necessary to consolidate the concrete and complete embedment of reinforcement and other embedded items without causing segregation of the mix.

3.5.6 Placing of slabs: Deposit and consolidate concrete slabs in a continuous operation as stated above. Bring slab surfaces to the correct level with a straight edge, and then strike off.

3.5.7 Cold weather placing: Comply with ACI 306, "Recommended Practice for Cold Weather Concreting".

3.5.8 Hot weather placing: Comply with the requirements of ACI 305, "Recommended Practice for Hot Weather Concreting".

3.6 CONCRETE FINISHING

3.6.1 Rough form finish: Provide as-cast rough form finish to formed concrete surfaces that are to be concealed. Standard rough form finish shall be the concrete surface having the texture imparted by the form facing materials used, with defective areas repaired and patched, and all fins and other projections exceeding 1/4" in height rubbed down or chipped off.

3.6.2 Float finish: Apply float finish to monolithic slab surfaces that are to receive trowel finishing. After screeding and consolidating concrete slabs, do not work surface until surface water has disappeared or until concrete has stiffened sufficiently, or both. Consolidate surface by hand-floating. Check and level surface plane to a tolerance not exceeding 1/4" in 10' when tested with a 10' straightedge. Cut down high spots and fill low spots. Uniformly slope surfaces to drain. Immediately after leveling, refloat surface to a uniform, smooth granular texture.

3.6.3 Trowel finish: Apply trowel finish to monolithic slabs surfaces that are to be exposed to view. After floating, begin troweling operation using either power-driven trowels or hand trowels. Consolidate concrete surfaces by final hand-troweling operation, free of trowel marks, uniform in texture and appearance, and with a surface plane tolerance not exceeding 1/8" in 10' when tested with a 10' straightedge. Do not absorb wet spots with cement or mixture of sand and cement.

3.6.4 Non-slip broom finish: Apply non-slip broom finish to exterior concrete. Immediately after trowel finishing, slightly roughen concrete surface with fiber bristle broom perpendicular to main traffic route.

3.7 CURING AND PROTECTION

Protect freshly placed concrete from premature or too rapid drying and from excessive cold or hot temperatures. Maintain concrete at a relatively constant temperature for a period of time necessary for hydration of cement and proper hardening. Start curing as soon as free water has disappeared from concrete surfaces

after finishing of concrete. Conform to the latest edition of ACI 301 for requirements for curing procedures.

3.8 JOINT SEALING

Clean and seal all new expansion joints and control/construction joints with specified sealant. Apply sealant in accordance with manufacturer's written instructions.

3.9 BACKFILLING

Backfill edges of new slabs at lawns or planting areas with sod previously removed or with clean topsoil ready for Owner's seed. Backfill to a depth so soil is flush with the surface of the adjacent concrete slab. At slopes where required, regrade adjacent lawn or planting area to a slope not greater than 1:3.

3.10 REMEDIAL WORK

3.10.1 Replace or reinforce deficient work as directed by the Architect and at no additional cost to the Owner.

3.10.2 Patching: Repair defective areas in accordance with Chapter 9 of ACI 301. Where, in the opinion of the Architect, surface defects such as honeycomb occur, repair the defective areas as directed by the Architect.

3.11 CONCRETE TESTING

Provide minimum testing required by code as enforced by the City of Lincoln. If the concrete appears not to be in accordance with the Specifications, i.e. does not attain the specified strength, the Contractor shall pay for tests as directed by the Architect to determine strength and shall replace such defective concrete at no additional cost to the Owner.

END OF SECTION

Insurance: **Before starting any work**, the Contractor shall furnish LHA with a certificate of insurance showing the minimum insurance coverage listed below, or greater if required by law, is in force. Contractor shall maintain the specified insurance coverage until all obligations under this Contract are satisfied. Failure to do so shall constitute material breach of this Contract upon which the Owner may immediately terminate the Contract. Insuring company must be lawfully authorized to do business in the State of Nebraska and rated at least A-VII in the current Best Company ratings. Evidence of rating must be provided along with the certificate of insurance. The Contractor's insurance certificate shall list The Housing Authority of the City of Lincoln, its officers, officials, agents, employees and volunteers as Additional Insureds. If, by the terms of this insurance, any mandatory deductibles are required, the Contractor shall be responsible for payment of mandatory deductibles in the event of a paid claim.

1. General Liability:

Each Occurrence	\$1,000,000
Damage to Rented Premises	\$ 0
Medical Expense (Any one person)	\$ 0
Personal & Advertising Injury	\$1,000,000
General Aggregate	\$2,000,000
Products Completed/Operations Aggregate	\$2,000,000
2. Automobile Liability:

Combined Single Limit	\$ 500,000
or	
Bodily Injury (Per person)	\$ 250,000
Bodily Injury (Per accident)	\$ 500,000
Property Damage (Per accident)	\$ 100,000
3. Umbrella Liability/Excess Liability:

Each Occurrence	\$ 0
Aggregate	\$ 0
4. Worker's Compensation & Employer's Liability:

Worker's Compensation	Statutory
E.L. Each Accident:	\$ 500,000
E.L. Disease (Each employee)	\$ 500,000
E.L. Disease (Policy limit)	\$ 500,000