



P.O. Box 5327 • 5700 R Street • Lincoln, NE 68505

ADDENDUM NUMBER ONE

DATE: October 5, 2026

PROJECT: Wood Bridge Kitchen Cabinet and Bathroom Vanity - 2026
7011 S 22nd St.
Lincoln, Nebraska

JOB NUMBER: CI-2027-25

BID DATE: October 8, 2026

The proposed Contract Documents for this Work are modified or clarified as follows:

SPECIFICATIONS

1. **INVITATION TO BID** – A second Pre-Bid Conference will be held Tuesday, October 6th, 2026, at 2:00 P.M. Interested contractors, subcontractors, and material suppliers are invited to meet at the Wood Bridge Club House at 7011 South 22nd St. Access will be provided to apartments and other pertinent areas.
2. **SECTION 12 35 30 § 2.1.1** – Residential Casework Approved Substitution Request - Design: Provide Koch Cabinetry.

SECTION 12 35 30 § 2.1.2

Attributes: Provide unit cabinets with the following features:

- 1) Cabinet Door/Drawer Configuration: Standard Overlay.
- 2) Cabinet Doors:
 - a. Style: Midland by Koch
 - b. Shaker mortise and tenon door, veneer flat panel. Stained finish.

- c. Species: Maple
 - d. Stain color: Cashew
 - 3) Drawers:
 - a. 5/8" Solid wood sides with dovetail joints,
 - b. Drawer Front: Solid drawer front
 - c. 7/8" ext. undermount soft close track
 - d. Interior Finish: Manufacturer's standard.
 - 4) Shelves: Manufacturer's standard adjustable shelves and shelf supports.
 - 5) Drawer and Cabinet Pulls: 3" Wire pull selected from availability.
 - 6) Countertops: As specified in section 12 36 00
 - 7) Hinges: High-quality, steel concealed hinges with soft close feature.
3. **SECTION 22 00 00 § 1.1.1** – Modify to say "Salvage, protect and reinstall the existing Kitchen and Bathroom sinks, faucets, refrigerator, range, and disposer if one currently exists. If any fixture is damaged report to Corby Renard Development Coordinator for replacement from maintenance stock on hand."
 4. **SECTION 12 35 30 § 1.1.1** – Modify to say, "Provide all prefabricated Kitchen and Bathroom Cabinets, complete in place, as indicated on the Drawings, specified herein, or otherwise needed for a complete and proper installation of the work of this Section."
 5. **SECTION 12 36 23.13 § 1.1.1** – Modify to say, "Provide all preformed Kitchen and Bathroom Counters, complete in place as shown on the Drawings, specified herein, and needed for a complete and proper installation."
 6. **INSTRUCTIONS TO BIDDERS – ITEM 8. BID SECURITY** – Modify to say "Bid Security is 5% of the Total Base Bid and is required for this project. Bidder shall provide original stamped Bid Bond (Penal Sum Form) and Power of Attorney documentation."
 7. **SAMPLE FORMS - CONTRACT AND GENERAL CONDITIONS AIA A107- 2017** – page 6 § 4.1.4 – Modify to say "For each progress payment prior to Substantial Completion of the Work, the Owner may withhold retainage from the payment otherwise due as follows: Ten Percent (10%)
 8. **GENERAL NOTE:** Davis-Bacon / HUD Wage-Determination Rates do not apply to this project.
 9. **GENERAL NOTE:** Asbestos Survey not required for this project as it was built in 1997.
 10. **SECTION 26 00 00 § 3.4.2** – Branch Circuit Layout –

- 1) Note: No new electrical circuits to be installed in Kitchens or Bathrooms.
 - 2) Convenience outlets required to be protected by tamper resistant ground fault interrupter circuit, or GFTR2 receptacles shall be all outlets in kitchens and near bath sinks, and elsewhere as required by the N.E.C.
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11. **SECTION 01 50 01 § 2.2 – FIELD OFFICES AND SHEDS** - Modify to say “No space on the sites will be available for a field office. There will be space provided for material and equipment storage. One or two parking stalls can be reserved for a Conex Box at different locations as the projects progress. An oversized garage stall, with a ten-foot-tall door, is available for material staging/storage at the Maintenance Shop at 7041 South 22nd St. Contact Corby Renard the Development coordinator for parking stall assignment and Maintenance Shop access.”
 12. **SECTION 01 50 01 § 2.3 – SANITARY FACILITIES** - Modify to say, “Provide temporary sanitary facilities in the quantity required for use by all personnel. Maintain in a sanitary condition at all times. Do not use Tenant’s existing toilet facilities. The Wood Bridge Maintenance Shop toilets will not be accessible for use by personnel.
 13. **SECTION 26 00 00 § 2.3.1 – Receptacles: Ground-Fault Receptacles**
Modify to say “Leviton Tamper Resistant GFTR2”
 14. **Note:** There are 4 ADA units that have the same cabinet layout as a Type B but don’t have cabinets below the sink and under the high shelf next to the refrigerator. They are already included in the unit count.

END OF ADDENDUM