NOTICE TO BIDDERS

ESU4 will be receiving bids for roofing and re-roofing their new office located at 2301 Dahlke Avenue, Auburn, Nebraska. Bid packets including drawings, specifications, and bidding instructions will be issued from the current ESU4 Office beginning 01 February 2021. Bids will be due on or before 4 pm on 12 February 2021 at the current ESU4 office at 919 16th Street, Auburn, Nebraska.

The new office is currently under renovation / construction. The Owner would prefer to have the existing structure re-roofed as soon as possible followed by the completion of the new roof on the additions as soon as they are ready "blacked-in". The facility, when completed, will have 8,295 sf of floor space. The scope of work involves the "tear off" of the existing shingles and cupola, inspection of the existing substrate, making repairs as necessary, replacement of the metal drip edge, replacement of the valley flashings, re-flashing all roof penetrations, installing new ridge vents, adding ice / water shield at the perimeter, and then installation of new roof shingles as specified. NOTE: low slope requirements where applicable. In addition, the existing gutters and downspouts will be removed and replaced with new.

ESU4 expects to award a single lump sum contract asap with completion asap. Coordination and cooperation is expected and required with the existing contractors on site.

Bidders must provide (1) proof of insurance, (2) evidence of their ability to complete the work with sufficient manpower in a timely manner, and (3) evidence of financial resources to purchase and store materials as required. Bidders interested in submitting a bid should provide the following upon receipt of the bid documents, i.e. basic company information including telephone number, email address, name address, and phone number of the primary contact person, and three current references for project of a comparable nature and scope.

CONTENT OF BID PACKAGE

Notice to Bidders (this page)
Instructions to Bidders
Proposal Form for a Stipulated Sum Owner-Contractor Agreement
Form of Agreement between Owner and Contractor
Scope of Work and Coordination
Technical Specifications which are on the drawings
The Drawings...A-1, A-2, A-3, and A-8 (file size and full size)

INSTRUCTION TO BIDDERS

1. DEFINITIONS

The Bidding Documents include the Notice to Bidders, Instruction to Bidders, the Proposal Form, Drawings A-1, A-2, A-3, A-8, and the proposed Contract Documents including any Addenda issued prior to receipt of bids. The Contract Documents proposed for the Work consist of the Owner-Contractor Agreement, the Conditions of the Contract, the Drawings, the Specifications and all Addenda issued prior to and all Modifications issued after execution of the Contract.

Addenda are written or graphic instruments issued by the Architect prior to execution of the Contract, which modify or interpret the Bidding Documents by additions, deletions, clarifications, or corrections.

2. SECURING BIDDING DOCUMENTS

Obtain copies of the Bidding Documents upon the conditions set forth in the Notice to Bidders.

3. EXAMINATION OF BIDDING DOCUMENTS AND THE SITE OF THE WORK

Use complete sets of Bidding Documents in preparing bids. Neither the Owner nor the Architect assumes any responsibility for errors or misinterpretations resulting from the use of incomplete sets of Bidding Documents.

Before submitting a bid, carefully examine the Drawings, read the Specifications and all other proposed Contract Documents, **and visit the site of the Work**. Become fully informed as to all existing conditions and limitations under which the Work is to be performed, and include in the bid a sum to cover all costs of all items necessary to perform the Work as set forth in the proposed Contract Documents. No subsequent financial adjustments to the Contract, nor any other allowances will be made with any bidder because of lack of such examination or knowledge. The submission of a bid will be construed as conclusive evidence that the bidder has made such examination.

4. INTERPRETATION OR CORRECTION OF BIDDING DOCUMENTS PRIOR TO BIDDING

If doubt exists as to the true meaning of any part of the Bidding Documents, or if discrepancies or ambiguities or perceived errors in or omissions from any part of the Bidding Documents are discovered, **notify the Architect in writing**, and request an interpretation thereof not later than four (4) days before bids will be opened.

Any interpretation, correction, or change of the Bidding Documents will be made **only** by Addendum, and will be mailed or delivered to each bidder of record. Interpretations, corrections or changes made in any other manner will not be binding and Bidders shall not rely upon such interpretations, corrections, and changes.

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5. WITHDRAWAL OF BIDS

A bidder may withdraw their bid, either personally or by written request, at any time prior to the scheduled time for opening bids.

No bidder may withdraw his bid for a period of thirty (30) calendar days after the date set for opening thereof, and bids shall be subject to acceptance by the Owner during this period.

6. AWARD OR REJECTION OF BIDS

The Owner shall have the right to waive any informality or irregularity in any Bid received.

The Owner shall have the right to reject any or all Bids.

It is the intent of the Owner to award lump sum contract(s) to the Bidder whose Proposal has been submitted in accordance with the requirements of the Bidding Documents, is judged to be reasonable, and does not exceed the funds available.

Proposals shall be evaluated in terms of past performance, personnel, projected completion date, and price.

7. BIDDER'S QUALIFICATIONS AND FINANCIAL CONDITIONS

A bidder may be required to furnish evidence satisfactory to the Owner, that they and their proposed subcontractors (if any) have sufficient means and experience in the types of work required, to assure completion of the Contract in a satisfactory manner.

8. BID SECURITY

A. Each Bid shall be accompanied by a bid security in the form of a Bid Bond or an irrevocable of Letter of Credit from a Bank in the sum of 5% of the bid amount required, pledging that the Bidder will enter into a Contract with the Owner on the terms stated in the Bid. Should the Bidder refuse to enter into such Contract, the amount of the bid security shall be forfeited to the Owner as liquidated damages, not as a penalty.

B. The Owner will have the right to retain the bid security of Bidders to whom an award is being considered until either (a) the Contract has been executed or (b) the specified time has elapsed so that Bids may be withdrawn, or (c) all Bids have been rejected.

9. TAXES

The Contractor is exempt from payment of Sales / Use taxes for this project.

10. PERMITS

The Contractor shall secure and pay for all required permits.

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11. BIDDERS EXPENSE

All costs and expense incurred by the bidders in submitting bids for work and material covered by the accompanying Drawings and Specifications shall be paid for by the bidders; no cost or expense shall be paid by the owner except by written agreement between such owner and the bidder.

12. INSURANCE

A. CONTRACTOR'S INSURANCE

The Contractor shall not commence work under this contract until he has obtained all insurance required under this paragraph and such insurance has been approved by the Owner, nor shall the Contractor allow any Sub-Contractor to commence work on his sub-contract until all similar insurance required of the Sub-Contractor has been so obtained and approved.

The Contractor shall take out and maintain during the life of this contract and before any work is commenced Workmen's Compensation Insurance in case any work is sublet, the Contractor shall require the Sub-Contractor similarly to provide Workmen's Compensation Insurance for all of the latter's employees unless such employees are covered by the protection afforded by the Contractor.

In case any class of employees engaged in hazardous work under this contract at the site of the project, is not protected under the Workmen's Compensation Statute, the Contractor shall provide, and shall cause each Sub-Contractor to provide Employer's Liability Insurance for the protection of his employer not otherwise protected.

B. PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE

The Contractor shall take out and maintain during the life of this contract, such Public Liability and Property Damage Insurance as shall protect him and any Sub-Contractor performing work covered by this contract, from claims for damages for personal injury, including accidental death, as well as from claims for property damages, which may arise from operations under this contract, whether such operations be by himself or by any Sub-Contractor or by anyone directly or indirectly employed by either of them and the amounts of such insurance shall be as required by law. In absence of specified regulations, the minimum amount of coverage shall be:

Public Liability Insurance in an amount not less than $250,000.00 for injuries, including accidental death to any one person and subject to the same limitation for each person, in an amount not less than $500,000.00 on account of one accident, and Property Damage Insurance in amount not less than $250,000.00.

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The Contractor shall take out and maintain during the life of this contract automobile public liability insurance in amounts not less than $250,000.00 / $500,000.00 and property damage liability insurance in amounts not less than $100,000.00 if any teams or motor vehicles are engaged in operations within the terms of this contract on the site of the work to be performed thereunder, covering the use of all such teams or motor vehicles, unless such coverage is included in the insurance specified above.

D. PROOF OF CARRYING INSURANCE

The Contractor shall furnish the Owner with satisfactory proof of carriage of the insurance required in a reliable company or companies, before commencing any work. Such proof shall consist of certificates executed by the respective insurance companies and filed with the Owner. And the Contractor shall submit the original insurance policies for inspection and approval of the Owner before work is commenced. Said policies shall not thereafter be canceled, permitted to expire, or be changed without notice of 10 days in advance to the Owner and consented to by the Owner.

13. EXECUTION OF THE AGREEMENT

The Form of Agreement, which the Contractor will be required to execute, is included in the Bid Package.

The bidder to whom the Contract is awarded shall, within ten (10) calendar days after Notice of Award and receipt of Agreement forms, sign and return required copies to the Owner.

At or prior to delivery of the signed Agreement, the bidder to whom the Contract is awarded shall deliver to the Owner those Certificates of Insurance as are required by the Contract Documents.

The Architect in this Contract is acting as an agent for the Owner to protect the interests of the Owner and to insure that the Contractor's work is done in full compliance with the terms of the Contract.

14. INSPECTIONS

The Architect and / or his authorized representative shall at all times have access to the work wherever it is in preparation of progress and the Contractor shall provide facilities for such access and for inspection.

15. SUPERINTENDENCE AND LABOR

The Contractor shall give his personal superintendence to the work or have at the site of the work at all times a competent foreman, superintendent, or other representative satisfactory to the Owner and the Architect and having authority to act for the Contractor.

END OF INSTRUCTIONS TO BIDDERS

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PROPOSAL FORM
FOR A STIPULATED SUM CONTRACT

RE: ROOFING

DATE:

Proposal of _____, hereinafter called the "Bidder," a corporation/a partnership/an individual doing business as _____ _____, to ESU4, hereinafter called "Owner."

The Bidder, in compliance with your Notice to Bidders for the **ROOFING and RE-ROOFING PROJECT** located at 2301 Dahlke Avenue, Auburn, Nebraska, having examined the drawings and specifications, with related documents and the site of the proposed work, and being familiar with all of the conditions surrounding the construction of the proposed project, including the availability of materials and labor, hereby proposes to furnish all labor, equipment, materials, and services to complete the project in accordance with Bidding Documents within the time set forth herein, and at the prices stated below. The prices are to cover all expenses incurred in performing the work required under the contract documents, of which this proposal is a part.

Bidder agrees to perform all of the work described in the specifications and shown on the drawings for the sum herein enumerated below. Amount shall be shown in both figures and words. In case of discrepancy, the amount shown in words will govern.

1. Stipulated Lump Sum (Bid)_____

   _____ Dollars ($_____).

2. Addenda Nos. _____ through _____ have been received and their provisions included in this proposal.

3. In submitting this Proposal, the undersigned agrees to accept a Notice to Proceed and begin work at the project site and proceed in a continuous and expeditious manner.

4. In submitting this Proposal, the undersigned agrees to:

   (1) Hold Proposal open for 30 days from receipt of bids.
   (2) Enter into a Contract based on this (Bid) Proposal.
   (3) Accomplish Work in accordance with the entirety of the Contract Documents.

5. The percent of mark-up to be applied to the net cost of any and all changes in the Work **after** the award of the Contract, for overhead and profit is established as follows:

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1. For the General Contractor, ___% of the net cost of the Work performed by his own forces.

2. For the General Contractor, ___% of the net cost of the Work performed by a Subcontractor.

3. For the Subcontractor, ___% of the net cost of the Work performed by his own forces.

6. To facilitate and expedite the review and evaluation procedures, the Contractor shall clearly identify below the products being bid.

   a. Shingle:_____

   b. Underlayment:_____

   c. Metal:_____

   d. Roof Vents:_____

   e. Warranty:_____

   f. Other:_____

   g. Other:_____

In submitting this Proposal, Bidder understands that the Owner reserves the right to reject any or all bids and to waive any informalities in the bidding.

Signature of Bidder:

1. Date: _____.

2. Firm Name:_____.

3. Address:_____.

4. By:_____.

5. Title:_____.

6. Telephone:_____Fax: _____.

Partnerships are required to complete the following:

1. Partner:_____.

2. Partner:_____.

3. Partner:_____.

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Corporations are required to complete the following:

1. State of Incorporation:_____.

2. Date of Incorporation:_____.

3. Seal: (S E A L).

END OF PROPOSAL FORM

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Form of Agreement
Between Owner and Contractor

AGREEMENT

made as of the ____ day of February in the year Two Thousand Twenty One

BETWEEN the Owner: ESU4 – Greg Robke, Administrator
919 16th Street
Auburn, Nebraska 68305

and the Contractor:

The Project is: ROOFING / RE-ROOFING
ESU4 New Office
2301 Dahlke Avenue
Auburn, Nebraska 68305

The Architect is: Dennis J. Lyon, Architects
5910 South 58th Street, Suite B
Lincoln, Nebraska 68516

The Owner and Contractor agree as set forth below.

ARTICLE 1

THE WORK OF THIS CONTRACT

1.1 The Contractor shall execute the entire Work described in the Contract Documents, except to the extent specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 2

DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

2.1 The date of commencement is the date from which the Contract Time of Paragraph 2.2 is measured, and shall be the date of this Agreement, as first written above, unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.

2.2 The Contractor shall achieve Substantial Completion of the entire Work in accordance with a mutually acceptable "schedule" developed jointly with the Owner, subject to adjustments of this Contract Time as provided in the Contract Documents.

ARTICLE 3

CONTRACT SUM

3.1 The Owner shall pay the Contractor in current funds for the Contractor's performance of the Contract Sum of _____ Dollars ($_____), subject to additions and deductions as provided in the Contract Documents.

ARTICLE 4

PROGRESS PAYMENTS

4.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates of Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents. The period covered by each Application for Payment shall be one calendar month.

ARTICLE 5

FINAL PAYMENT

5.1.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when the Work has been completed, the Contract fully performed, and a final Certificate for Payment has been issued by the Architect.

ARTICLE 6

ENUMERATION OF CONTRACT DOCUMENTS

6.1 The Contract Documents are listed in this Article except for Modifications issued after execution of the Agreement, are enumerated as follows:

6.1.1 The Agreement is this executed Form of Agreement Between Owner and Contractor.

6.1.2 The Scope of Work, Coordination, Technical Specifications, and Drawings are summarized in the Notice of Bidders.

6.1.3 The Addenda, if any, are as follows:

Number	**Date**	**Pages**

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the building requirements are also enumerated in this Article 6.

6.1.4 Other documents, if any, forming part of the Contract Documents are as follows:

Proposal Form – Bid for Stipulated Sum Contract dated _____.

This Agreement entered into as of the day and year first written above.

OWNER: ESU4	CONTRACTOR
_____	_____
(Signature)	*(Signature)*
_____	_____
Administrator, ESU4 *(Printed name and title)*	*(Printed name and title)*

SECTION 01010

SCOPE OF WORK AND COORDINATION

PART ONE - GENERAL

1.1 DESCRIPTION

1.1.1 Contracts: A single Contract will be awarded for all shingle and metal roofing. Applicable specifications are 07310 Ashphalt Shingles, 07620 Flashings, 07640 Metal Roofing, 07710 Gutters / Downspouts.

1.1.2 Work will involve, but not limited to, the tear off of the existing shingles and copula, inspection of the substrate with minor repair as necessary, replacement of the metal drip edge, addition / replacement of the valley flashings, addition of roof ridge vents, re-flashing existing vent stacks and / or similar roof penetrations, and reuse existing gable end fascia metal when possible. The Work includes ALL items, articles, materials, operations or methods listed or mentioned in the Specifications, and ALL labor, material, equipment and services necessary and reasonably incidental to the complete reroofing of the existing buildings as described in these specifications.

1.2 COORDINATION WITH OWNER

1.2.1 Immediately after award of the Contract, or as soon thereafter as practical, thoroughly and clearly advise all necessary personnel, subcontractors and suppliers as to the nature and extent of required cooperation and coordination with the Owner. Prepare and secure Owner / Architect approval of a Construction Schedule and provide copies to all affected persons or entities.

1.3 COORDINATION OF THE WORK

1.3.1 Coordinate work of the various Sections of Specifications to assure efficient and orderly sequence of installation of construction elements, with provisions for accommodating items installed later.

1.4 OWNER'S RIGHT TO OCCUPY OR USE

1.4.1 The Owner(s) reserve the right to occupy or use any part or all parts of the building on which construction is taking place.

1.4.2 In exercising the above right to occupy or use facilities, the Owner shall not make any use which will increase the cost to the contractor nor materially delay him in the execution of his contract without extending such time of completion.

END OF SCOPE OF WORK

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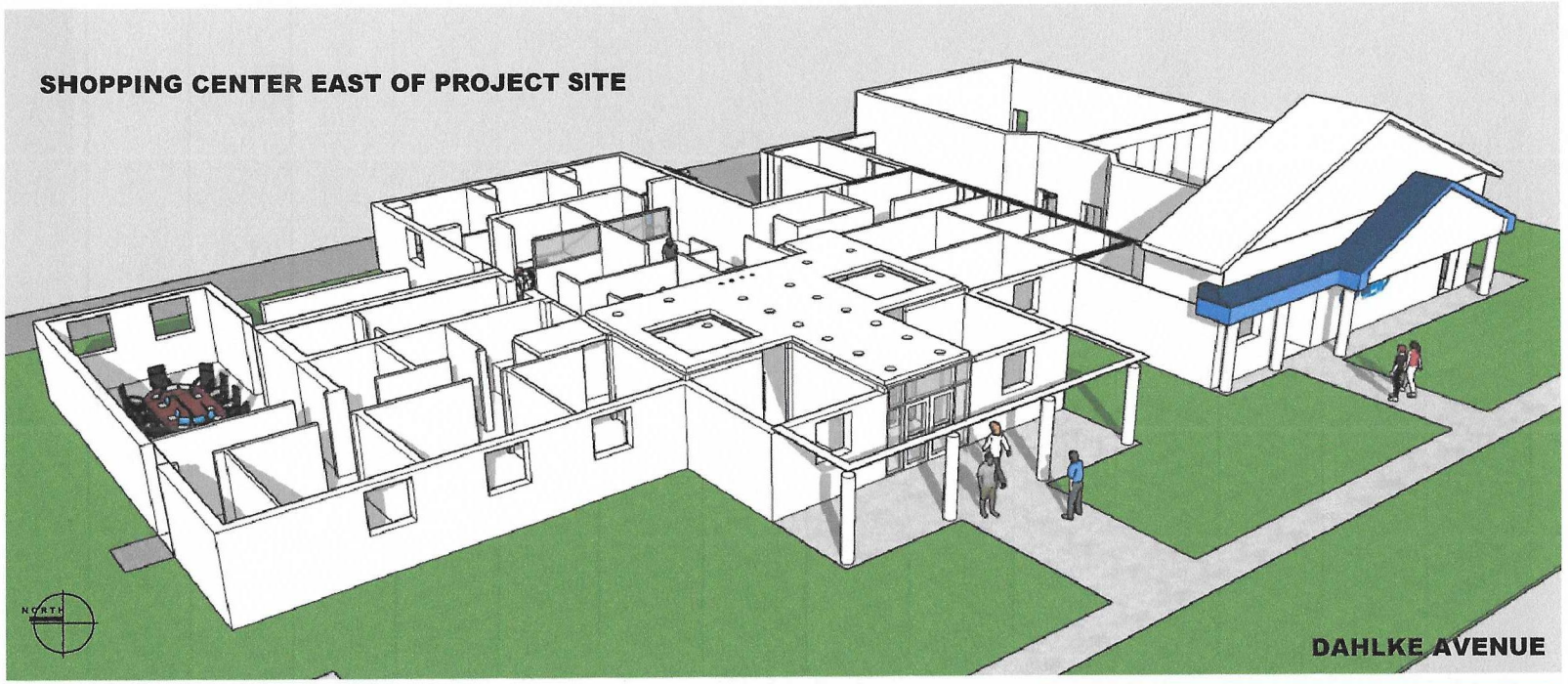
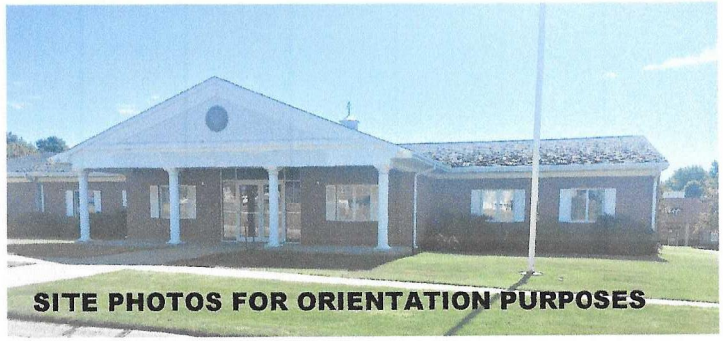
3D ILLUSTRATION and SITE PHOTOS





SPECIFICATIONS

03050 CONCRETE MATERIALS
CONCRETE FOR FOOTINGS AND SLAB-ON-GRADE SHALL BE 3000 P.S.I. IN 28 DAYS. FINISHED SURFACES SHALL BE TROWELED CONSTRUCTION AND CONTROL JOINTS AS SHOWN ON DRAWINGS. SUBGRADE SHALL BE PROPERLY PREPARED. GRANULAR FILL SHALL BE COMPACTED. TEMPERATURE REINFORCEMENT IN EXPOSED SLAB-ON-GRADE CONSTRUCTION SHALL BE 6 x 6 x #10 WWM. REINFORCING BARS SHALL BE HIGH STRENGTH, DEFORMED, GRADE 60. ANCHOR BOLTS 1/2" x 18". QUALITY ASSURANCE: ACI 301 STANDARD.

03300 CAST-IN-PLACE CONCRETE
ALL CONCRETE WORK SHALL CONFORM TO THE LOCAL BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS, AS ADOPTED BY THE LOCAL GOVERNING AGENCY.

ALL STRUCTURAL CONCRETE AND CONCRETE FLOOR SLABS SHALL DEVELOP 3000 P.S.I. COMPRESSIVE STRENGTH IN 28 DAYS.

ALL REINFORCING SHALL BE HIGH STRENGTH DEFORMED WITH 60,000 P.S.I. MINIMUM YIELD POINT CONFORMING TO LATEST ASTM A615 SPECIFICATIONS.

REINFORCEMENT PROTECTION
CONCRETE POURED AGAINST EARTH 3"

CONCRETE POURED IN FORMS BUT EXPOSED TO WEATHER OR EARTH SHALL BE - -
IF BARS ARE LARGER THAN #5 – 2"
IF BARS ARE #5 OR SMALLER – 1 1/2"
WALLS AND SLABS – 3/4"

ALL BAR LENGTHS DRAWN TO SCALE UNLESS NOTED. LAP SPLICES ARE 48 BAR DIAMETERS WITH A MINIMUM LAP OF 24". MAKE ALL BARS CONTINUOUS AROUND CORNERS AND THROUGH INTERSECTIONS.

04050 MORTAR
TYPE N, ASTM C270, GRAY, LOAD BEARING WALLS. MORTAR MIX – 1 PART PORTLAND CEMENT, 1 PART HYDRATED LIME, 6 PARTS SAND BY VOLUMN. GROUT SLUMP 7–8 INCHES.

04200 UNIT MASONRY
HOLLOW LOAD BEARING CONCRETE MASONRY UNITS, ASTM C90, GRADE N, TYPE 1, STANDARD WEIGHT, MODULAR OR SPECIAL UNITS AS REQUIRED. TRUSS TYPE JOINT REINFORCEMENT AT ALTERNATE COURSES. QUALITY ASSURANCE – CONCRETE MASONRY ASSOCIATION.

INDUSTRY STANDARDS REGARDING THE CONSTRUCTION OF A 2 HOUR FIRE RATED ASSEMBLY ARE PUBLISHED BY NCMA TEK 7-1B AND ARE INCLUDED IN THIS SPECIFICATION BY REFERENCE.

FACE BRICK ASTM C216, TYPE FSB, GRADE SW, MODULAR SIZE (8.75 UNITS/SF) COLOR AND TEXTURE TO BE ENDICOTT CLAY PRODUCTS, 80% BRUGUNDY SANDS, 20% MERLO SANDS, NO BLACKS, SQUARE EDGE.

PROVIDE GALVANIZED TIES EVERY 4 SQUARE FEET. MORTAR TO BE ASTM C270, TYPE N, GRAY. GROUT WITH A SLUMP OF 7–8 INCHES. CONCAVE TOOLED JOINTS.

SALVAGE OF UNDAMAGED EXISTING BRICK IS PERMITTED.

QUALITY ASSURANCE – BRICK INSTITUTE OF AMERICA
QUALITY ASSURANCE – NATIONAL CONCRETE MASONRY ASSOCIATION.

05720 RAILINGS AND HANDRAILS
STEEL HANDRAILS, GUARDRAILS, BALUSTERS, FITTINGS, SHOP FABRICATED AND PRIMED FOR FIELD INSTALLATION AND PAINTING. RAILINGS SHALL RESIST A 200 LATERAL FORCE WITHOUT DAMAGE OR PERMANENT SET. ALL JOINTS WELDED AND GROUND SMOOTH.

No.	Submissions / Revisions	Date
8	final PDF set issued to team	06 Jan 21
7	Issued for Construction	08 Oct 20
6	Issued to Plan Services for Bidding	03 Sep 20
5	Submittal for City of Auburn Review	03 Sep 20
4	Submittal for State Fire Marshal Review	31 Aug 20
3	Submittal–Substantial Completion Review	31 Aug 20
2	Submittal for esthetic review	18 Aug 20
1	Submittal for Board Meeting review	05 Aug 20

3D ORIENTATION PLAN AND SITE PHOTOS

NEBRASKA esu4
AUBURN, NEBRASKA 68503
grobke@esu4.net, www.esu4.net

Dennis J. Lyon, Architects
Celebrating 28 years of achievement in private practice and 49 years pursuing excellence in Architecture
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REVIEWED BY PROFESSIONAL ARCHITECT OR ENGINEER REGISTERED IN THE STATE OF NEBRASKA

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DATE: 08 OCT 20
PROJECT NO 19907

A–1

SPECIFICATIONS

06100 ROUGH CARPENTRY
STRUCTURAL FRAMING, SPF NORTHERN SPECIES NO. 1 OR HDU-FIR NO. 2 OR BETTER. STUD FRAMING, SPF NO. 2 KD 19% MAXIMUM MOISTURE CONTENT, BLOCKING AS REQUIRED. WOOD SILLS PRESSURE PRESERVATIVE TREATED. SILL SEALER AT ALL PERIMETER WALLS. ANCHOR BOLTS PER IBC REQUIREMENTS. ROOF SHEATHING 5/8" EXTERIOR GRADE CDX PANELS, COMMERCIAL QUALITY ROUGH HARDWARE, FASTENERS, EDGE CLIPS AND ANCHORS AS REQUIRED. SIDE WALL SHEATHING 1/2" EXTERIOR GRADE. WALLS OVER 10' IN HEIGHT TO BE FRAMED 12" OC AND FIRE BLOCKED AT 10'.

EXTERIOR LOAD BEARING FRAMED WALLS AND HEADERS SHALL BE WOOD. INTERIOR WALL FRAMING MAY BE WOOD.

PROVIDE WOOD BLOCKING AS REQUIRED FOR ALL WALL CABINETS AND WALL MOUNTED ACCESSORIES.

06172 PREFABRICATED ROOF TRUSSES
DESIGN STRUCTURAL PREFABRICATED TRUSSES UNDER DIRECT SUPERVISION OF A PROFESSIONAL STRUCTURAL ENGINEER EXPERIENCED IN DESIGN OF THIS WORK AND LICENSED IN THE STATE OF NEBRASKA TO ACCOMMODATE PROJECT REQUIREMENTS, UBC STANDARDS.

06200 FINISH CARPENTRY
A NO PREMIUM GRADE PLAIN SLICED RED OAK, WOOD WINDOW CASING 3 1/2" IN HEIGHT MILLED TO 3/4", EASE 2 EDGES, BASE 4" IN HEIGHT MILLED TO 7/16" THICK, EASED ONE EDGE, INSTALLED AS DETAILED. SEE DETAILS FOR BEAD BOARD WAINSCOT AND TRIM.

06402 MILLWORK
WALL BASE, AND CUSTOM CABINETS MAY BE SHOP OR FACTORY FABRICATED TO ACCOMMODATE PROJECT REQUIREMENTS IN ACCORDANCE WITH THE ARCHITECTURAL WOODWORK INSTITUTE QUALITY STANDARDS. EXPOSED SURFACES SHALL BE PLAIN SLICED RED OAK VENEER FURNITURE GRADE PLYWOOD. CABINET FRAMES SHALL BE SOLID HARDWOOD WITH DOWELED JOINTS. CABINET INTERIORS SHALL BE FINISHED. TOE BOARDS MAY BE UNFINISHED. SHELVES SHALL BE ADJUSTABLE AND FINISHED. DRAWERS SHALL BE SOLID WOOD CONSTRUCTION WITH SELF CLOSING ROLLER SLIDES. DOORS SHALL BE SOLID WOOD CONSTRUCTION, RAISED PANEL DESIGN, WITH SELF CLOSING ADJUSTABLE HINGES. DOOR AND DRAWER EDGES SHALL BE REVERSE BEVELED FOR FINGER PULLS. SPECIAL FEATURES SUCH AS ROLL-OUT TRAYS, APRON DRAWERS, OR LOCKS ARE NOTED ON THE DRAWINGS.

DETAILED SHOP DRAWINGS OF ALL CABINETS AND ALL TOPS ARE REQUIRED.

06410 COMMERCIAL CABINETS = OPTION
PLASTIC LAMINATE CASEWORK: EXPOSED EXTERIOR VERTICAL SURFACES SHALL BE .030" HIGH PRESSURE DECORATIVE LAMINATE BALANCED WITH .020" HIGH PRESSURE CABINET LINER BOTH CONFORMING TO NEMA LD-1985. SEMI-EXPOSED AND EXPOSED INTERIOR SURFACES SHALL BE SURFACED WITH A MELAMINE OVERLAY. PARTICLEBOARD SHALL BE 47# DENSITY INDUSTRIAL GRADE.

FINISHING HARDWARE: MANUFACTURER'S STANDARD. (SHELF STANDARDS AND RESTS, DRAWER AND DOOR PULLS, DRAWER AND DOOR LOCKS, CATCHES, DRAWER SLIDES, HINGES).

PLASTIC LAMINATE COUNTERTOP: PARTICLEBOARD SHALL BE 47# DENSITY INDUSTRIAL GRADE WITH INTEGRAL 1/2" x 4" TOP SET BACK SPLASH.

CABINET FABRICATION: ALL CABINET BODY COMPONENTS SHALL BE SECURED UNUSING MECHANICAL FASTENERS AS APPROVED BY ANSI A208.1-1993, STRUCTURAL COMPONENTS SHALL BE 3/4" AND 1" THICK PARTICLEBOARD. ADJUSTABLE SHELVES SHALL BE 3/4" THICK UNDER 36" WIDE, 1" THICK OVER 36" WIDE.

DRAWER SIDES, BACK, AND SUB-FRONT, AND BOTTOM SHALL BE 1/2" THICK 47# INDUSTRIAL GRADE PARTICLEBOARD, JOINED AT ALL FOUR CORNERS WITH WOOD DOWELS AND GLUE. THE BOTTOM SHALL ACT AS A ROLLING PLATFORM TO WHICH THE SIDES AND DRAWER SLIDES ARE ATTACHED WITH SCREWS.

QUALITY ASSURANCE: COMPANIES SPECIALIZING IN MANUFACTURE OF COMMERCIAL CABINETRY WITH MINIMUM THREE YEARS EXPERIENCE.

06404 LAMINATES
PLASTIC LAMINATE SHALL BE AM 0.050 INCH GENERAL PURPOSE QUALITY, COLOR, PATTERN, TEXTURE SELECTED BY ARCHITECT.

0644 LADDER/STAIR
FURNISH AND INSTALL PULL DOWN LADDER. WERNER AH2510 ALUMINUM, 25" x 54" R.O., FLOOR TO CEILING, RANGE FROM 7'8"-10'3", RATED OF 375 POUNDS.

07190 VAPOR BARRIERS
FURNISH AND INSTALL 4 MIL. POLY VAPOR RETARDER EXTERIOR WALLS, 6 MIL POLY BELOW FLOOR SLABS ON GRADE, LAP JOINTS, TAPE PENETRATIONS.

07200 INSULATION
FURNISH AND INSTALL INSULATION AT ALL NEW EXTERIOR FRAMED SIDEWALL CAVITIES 6.5" KRAFT-FACED R-21 FIBERGLASS BATTS WITH A VAPOR RETARDER. ATTIC INSULATION SHALL BE 8.0" UNFACED FRICTION FIT R=25 FIBERGLASS BATTS. CONTAINTHED OR EQUAL. PROVIDE APPROPRIATE ENCLOSURES AT LIGHT FIXTURES AND HVAC CASSETTES. PROVIDE VENT BAFFLES AT EAVES TO FACILITATE CROSS VENTILATION. ALL FIBERGLASS INSULATION INSETWEEN THE BOTTOM CHORD OF THE EXISTING ROOF TRUSSES IS TO BE REMOVED PRIOR TO THE INSTALLATION OF THE NEW.

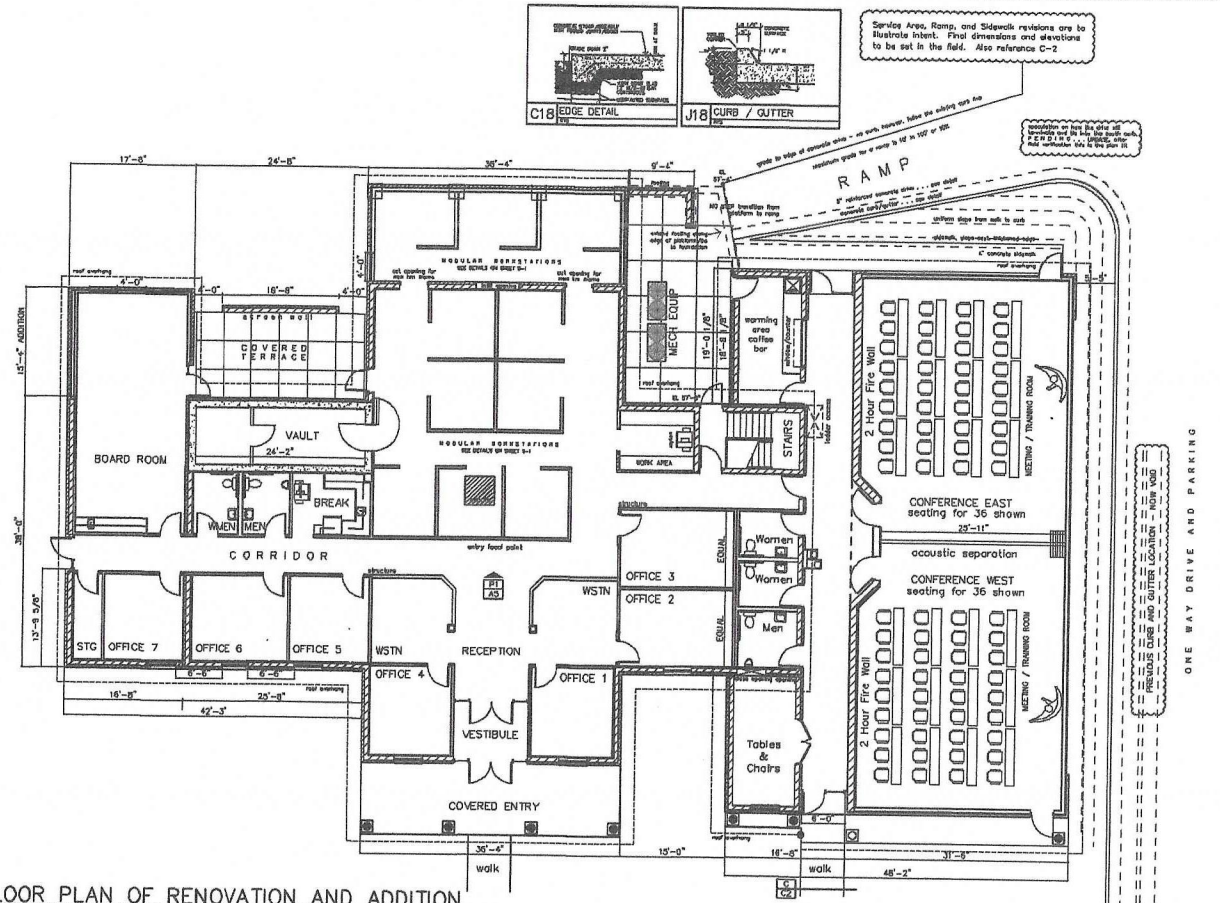
INSULATION IN SOUND WALLS PER DETAIL TO BE 3.5" R11 WHITE FACED ACOUSTIC BATTS. ALSO NOTE REQUIREMENT FOR ACOUSTIC CAULKING AS DETAILED.

RIGID WALL INSULATION ALONG NEW FOUNDATION WALLS EXPOSED TO WEATHER SHALL BE SQUARE EDGED BOARDS X 2" THICKNESS X 24" WIDTH X 36" VERTICALLY, AS MANUFACTURED BY THE DOW CHEMICAL CORPORATION OR EQUAL.

07310 ASPHALT SHINGLES
REMOVE EXISTING SHINGLES, UNDERLAYMENT AND FLASHINGS. INSPECT SURFACE, REPAIR DAMAGED AREAS.

FURNISH AND INSTALL NEW SHINGLES, FIBERGLAS BASE, MINERAL GRANULE-SURFACED, TWO PLY LAMINATED, CLASS A TYPE I SELF LEVELING, 13-1/4" X 39 3/4" "WEATHERED WOOD" CONFORMING TO ASTM D 3462. UNDERLAYMENT TO BE SYNTHETIC PRODUCT RECOMMENDED BY THE SHINGLE MANUFACTURER. ICE/WATER SHIELD TO BE INSTALLED AT ALL ROOF EDGES.

Service Area, Ramp, and Sidewalk revisions are to illustrate intent. Final dimensions and elevations to be set in the field. Also reference C-2



FLOOR PLAN OF RENOVATION AND ADDITION

NORTH SCALE: 1/8" = 1'-0" POST DEMOLITION . . . SEE SHEET A-4 FOR DEMO NOTES

KEYNOTES

FRONT/WEST ELEVATION INCLUDING CONFERENCE CENTER ADDITION

SCALE: 1/8" = 1'-0"

07310 . . .
TOP SURFACE SHALL COMPLY WITH UL CLASS A AND CONFORM TO THE LOCAL BUILDING CODE.

PROVIDE A 40 YEAR LIMITED WARRANTY INCLUDING A 5 YEAR NON-PRORATED UMBRELLA COVERAGE INCLUDING A 5 YEAR 93 MPH MAX WIND VELOCITY.

07460 SIDING
MATERIALS SHALL BE JAMES HARDIE PRODUCTS. HARDIPLANK LAP SIDING, 9 1/4" WITH 8" EXPOSURE. SELECT CEDARMILL DESIGN, STUCCO PANELS, 3/16" X 48" X MAX LENGTH PANELS, HARDITRIM SMOOTH SLD. AND HARDISOFFIT BOTH VENTED AND NON-VENTED, 1/4" X 12" X 12'. ALL AS DETAILED ON THE DRAWINGS.

SIDING SHALL BE INSTALLED OVER TYVEK WRAP INSTALLED AS PER MANUFACTURERS REQUIREMENTS. ALL JOINTS SHALL BE BACK-FLASHED PER MANUFACTURERS REQUIREMENTS TO PROVIDE A WEATHER TIGHT ASSEMBLY.

07620 SHEET METAL FLASHING, TRIM
GALVANIZED OR PRE-FINISHED, SHAPES AND DIMENSIONS TO SUIT JOB CONDITIONS. QUALITY ASSURANCE: SMACNA.

07840 UNA-CLAD METAL ROOFING -- ENTRY
UC-4 ARCHITECTURAL SERIES SYSTEM BY FIRESTONE. FLAT RIB PROFILE WITH STANDING SEAMS AT 12.75 INCHES ON CENTER. COLOR TO BE SELECTED BY OWNER FROM MANUFACTURERS STANDARDS. INSTALLED IN STRICT CONFORMANCE WITH ALL MANUFACTURERS REQUIREMENTS TO ACHIEVE A UL 90 RATING, A 30 YEAR WATER TIGHT FIRESTONE PERFORMANCE WARRANTY AND A 25 YEAR PAINT WARRANTY. FASCIA/SOFFIT TO BE UC-750 NO VENT. NO SNOW GUARDS AT ENTRY.

07710 GUTTERS AND DOWNSPOUTS
ROLLEX K-STYLE 5" ALUMINUM GUTTERS. 3" x 4" SQUARE DOWNSPOUTS AND RELATED COMPONENTS WITH A WHITE ACRYLIC FINISH. INSTALL IN CONFORMANCE WITH ROLLEX ALUMINUM RAINWARE APPLICATION INSTRUCTION MANUAL.

07915 CAULKING AND SEALANTS
SEALANT: UREXPAN NR-201 FOR ALL HORIZONTAL JOINTS (SELF LEVELING) AS MANUFACTURED BY PECORA OR EQUAL.

SEALANT: 863 CONSTRUCTION SILICONE (#346 WHITE WITH FUNGICIDE) FOR SEALING IN BATHROOMS. CLEAR AT COUNTERTOPS. AS MANUFACTURED BY PECORA OR EQUAL.

CAULKING: AC-20 FOR GENERAL PURPOSE USE WHERE MODERATE MOVEMENT IS EXPECTED AS MANUFACTURED BY PECORA OR EQUAL.

CAULK AND SEAL ALL JOINTS WHERE SHOWN ON THE DRAWINGS AND ELSEWHERE AS REQUIRED TO PROVIDE A POSITIVE BARRIER AGAINST PASSAGE OF AIR AND PASSAGE OF MOISTURE. THE REQUIRED APPLICATIONS OF SEALANTS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, THE FOLLOWING:

JOINTS BETWEEN DOOR FRAMES, LOUVERS, GRILLES, VENTS, ETC. AND FINISHED SURFACES OF WALLS.

JOINTS AROUND ALL PIPES, CONDUIT, ETC., PENETRATING FINISHED WALL SURFACES.

WALL JOINTS (CONSTRUCTION, EXPANSION AND CONTROL JOINTS).

CONCRETE FLOOR JOINTS (CONSTRUCTION, EXPANSION, ISOLATION AND CONTROL JOINTS).

JOINTS AROUND MECHANICAL / ELECTRICAL ITEMS IN FINISHED WALL AND CEILING SURFACES (LIFTLUGS, ELECTRICAL PANEL COVERS, SPRINKLER HEADS, LIGHT FIXTURES, ETC.).

JOINT BETWEEN GYPSUM BOARD WALL FINISH AND ALL OTHER DISSIMILAR MATERIALS.

No.	Submissions / Revisions	Date
10	Released with roof/re-roof bid package	27 Jan 21
9	Updated floor plan and east elevations	09 Dec 20
8	Issued for Construction	08 Oct 20
7	Issued to Plan Services for Bidding	03 Sep 20
6	Submitted for City of Auburn Review	03 Sep 20
5	Submitted for State Fire Marshal Review	31 Aug 20
4	Submittal--Substantial Completion Review	31 Aug 20
3	Submittal for internal review/coordination	18 Aug 20

MAIN FLOOR PLAN AND WEST ELEVATION

SCALE: 1/8" = 1'-0"

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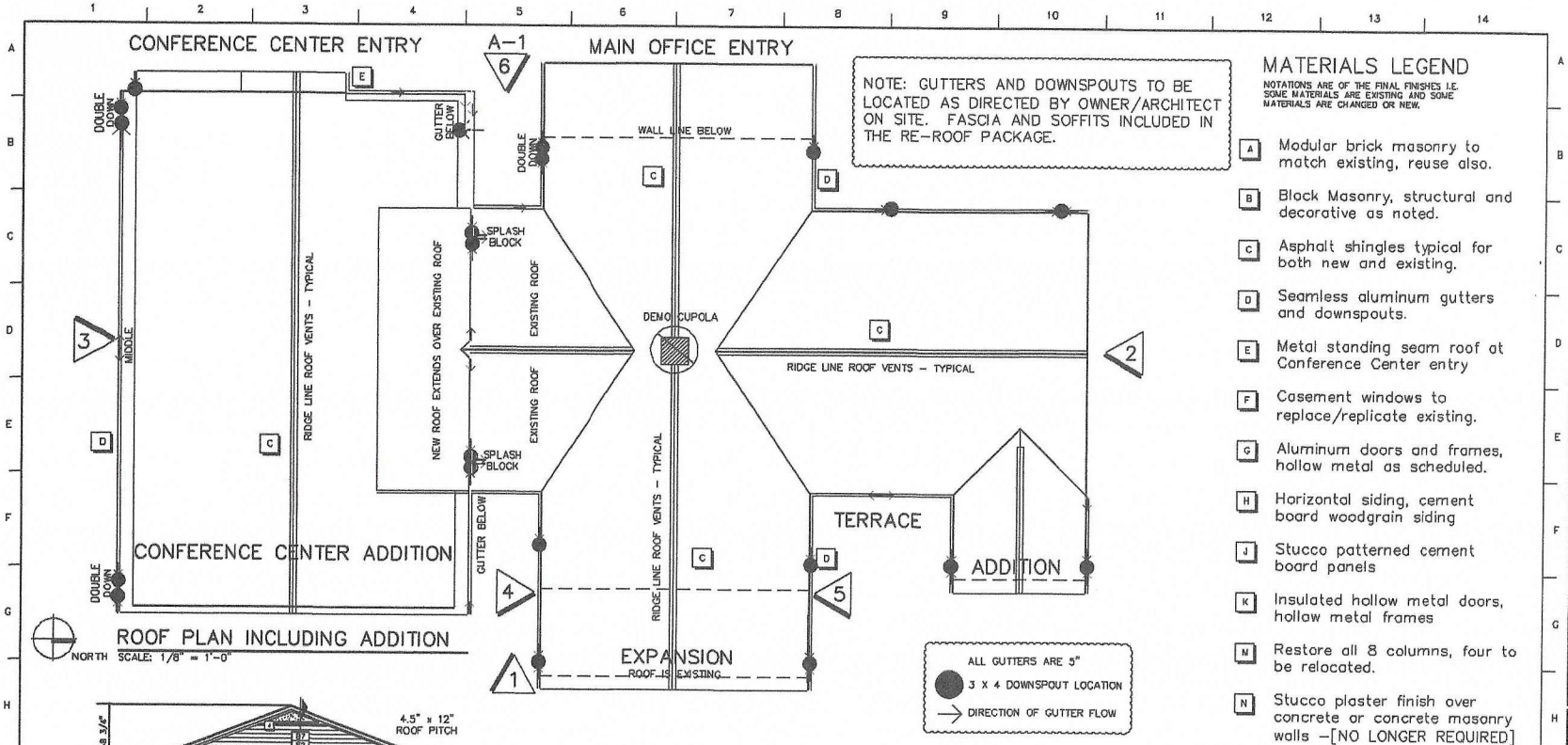
DATE: 08 OCT 20
PROJECT NO 19907

A-2

1	Work in Progress Submittal	16 Jul 20
2	Submittal for Board Meeting review	05 Aug 20



MATERIALS LEGEND

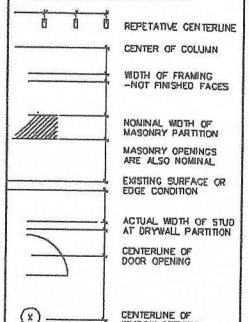
NOTATIONS ARE OF THE FINAL FINISHES I.E. SOME MATERIALS ARE EXISTING AND SOME MATERIALS ARE CHANGED OR NEW.

- A — Modular brick masonry to match existing, reuse also.
- B — Block Masonry, structural and decorative as noted.
- C — Asphalt shingles typical for both new and existing.
- D — Seamless aluminum gutters and downspouts.
- E — Metal standing seam roof at Conference Center entry
- F — Casement windows to replace/replicate existing.
- G — Aluminum doors and frames, hollow metal as scheduled.
- H — Horizontal siding, cement board woodgrain siding
- J — Stucco patterned cement board panels
- K — Insulated hollow metal doors, hollow metal frames
- N — Restore all 8 columns, four to be relocated.
- N — Stucco plaster finish over concrete or concrete masonry walls –[NO LONGER REQUIRED]

SYMBOL LEGEND

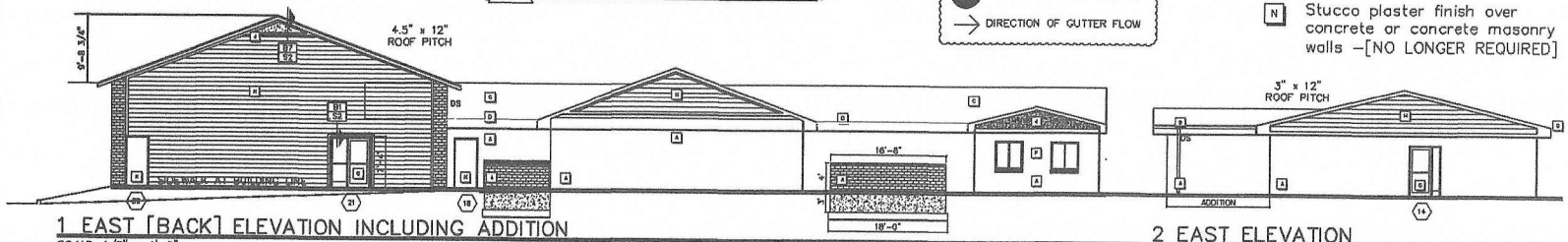
- NO. / SH. — DETAIL OR SECTION NUMBER SHEET ON WHICH IT IS DRAWN
- WALL A ROOF A2X 12'0" — WALL KEYNOTE TO INDICATE WALL TYPE AND EXTENT
- M12 — DETAIL REFERENCE NUMBER
- NO. / SH. — DETAIL REFERENCE
- ROOM NAME / X — ROOM IDENTIFIER
- X — DOOR/OPENING IDENTIFIER
- X — WINDOW SELECTIONS
- X — DETAIL REFERENCE
- X — KEYNOTES

DIMENSIONING



No.	Submissions / Revisions	Date
10	Revised/reissued – add gutters, dspouts	27 Jan 21
9	Revised/reissued – updated roof plan	05 Jan 21
8	Revised/reissued – updated elevations	09 Dec 20
7	Issued for Construction	08 Oct 20
6	Issued to Plan Services for Bidding	03 Sep 20
5	Submittal for City of Auburn Review	03 Sep 20
4	Submittal for State Fire Marshal Review	31 Aug 20
3	Submittal–Substantial Completion Review	31 Aug 20
2	Submittal for Board Meeting review	05 Aug 20
1	Work in Progress Submittal	16 Jul 20

ROOF PLAN AND EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

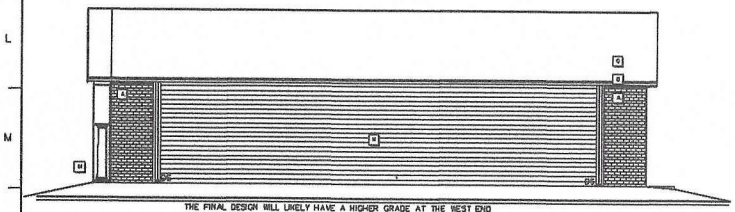


1 EAST [BACK] ELEVATION INCLUDING ADDITION
SCALE: 1/8" = 1'-0"

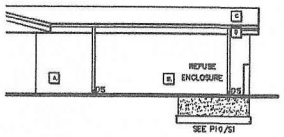
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

SCREEN WALL – 12" CAVITY WALL WITH BRICK VENEER ON ALL SIDES PLUS A ROWLOCK CAP. GROUT CAVITY. BUILD ON 3' X 12" X 16'-8" STEM WALL SET ON A 24" X 18' X 8" SPREAD FOOTING.

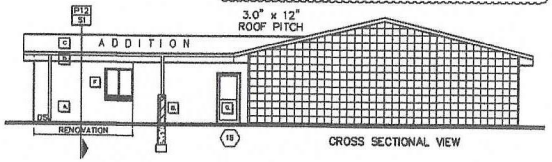
NOTE THAT THERE ARE EXISTING "WATER PROBLEMS" IN THE BASEMENT GENERALLY AT THE CORNERS. FINAL GRADING MUST INCLUDE BENTONITE, COMPACTION, AND A POSITIVE SLOPE TO RESOLVE THIS ISSUE



3 SOUTH [SIDE] ELEVATION OF ADDITION
SCALE: 1/8" = 1'-0"



4 SERVICE ENTRY
SCALE: 1/8" = 1'-0"



CROSS SECTIONAL VIEW

5 TERRACE RETURN ELEVATION
SCALE: 1/8" = 1'-0"

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DATE: 08 OCT 20
PROJECT NO 19907

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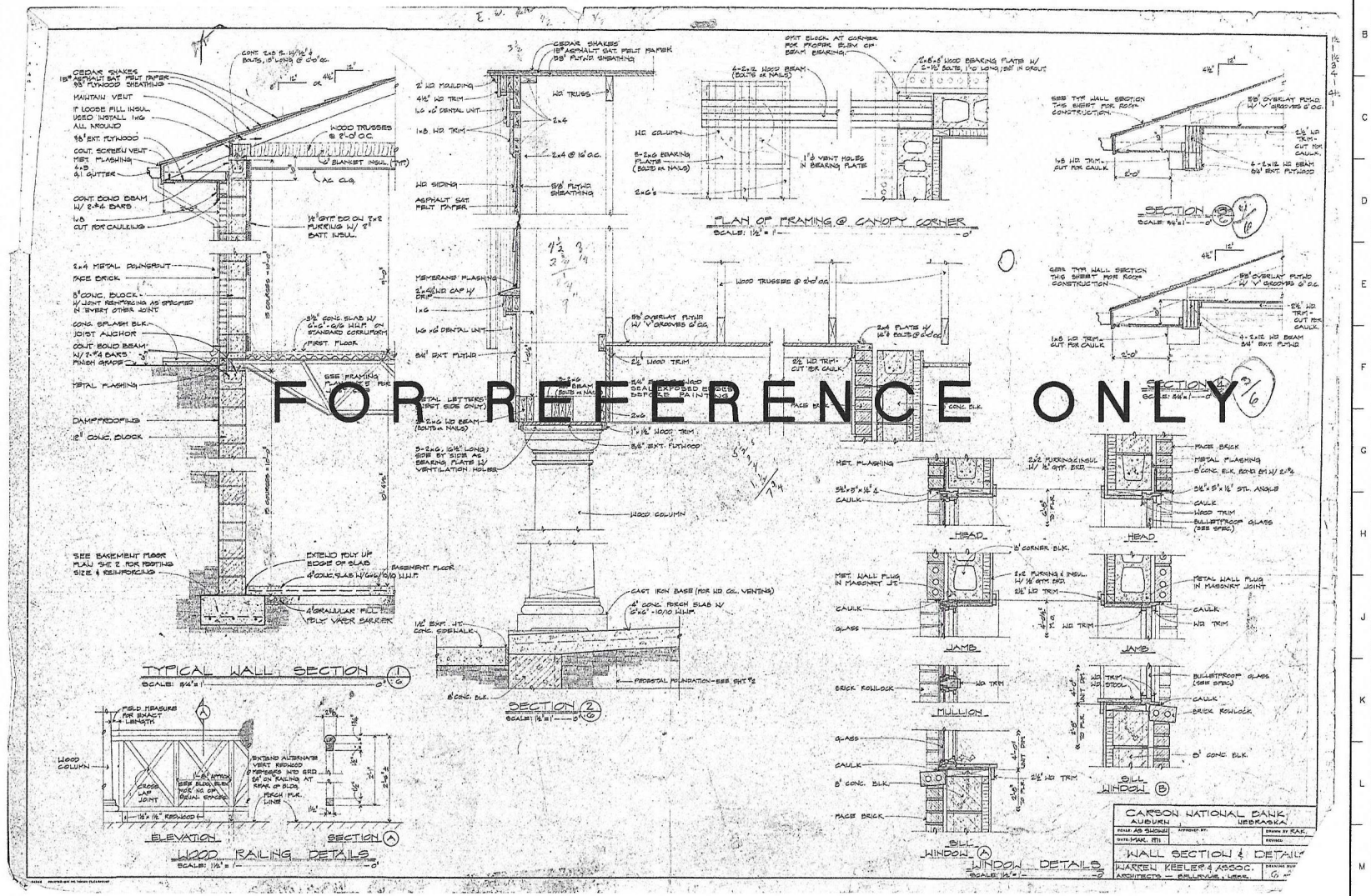

NOTE: THE "BACKGROUNDS" USED ABOVE ARE SCANS OF DRAWINGS PROVIDED BY THE "BANK" AND DO NOT NECESSARILY REPRESENT EXISTING CONDITIONS. FIELD VERIFICATION RECOMMENDED.

SPECIFICATIONS

09550 RESILIENT FLOORING/BASE
12" X 12" X 1/8" THICK MARBLEIZED PATTEN VINYL COMPOSITION TILE. WHITE LATEX FILLER AND ADHESIVE (NO ASPHALTIC CUT BACK) ON CONCRETE SLAB ON GRADE. TOP SET VINYL COVE BASE TO BE 4" x 1/8". VINYL TRANSITION STRIPS AS REQUIRED.

09684 CARPET TILES
PREPARE SURFACES TO RECEIVE CARPETING. FREE LAY APPLICATION OF CARPET TILES UNLESS NOTED OTHERWISE. COMPLETE WITH REQUIRED ACCESSORIES. INSTALL EDGE STRIPS WHERE CARPETING TERMINATES AT OTHER FLOOR FINISHES.

CARPET TILE SELECTION BY OWNER FROM ESTABLISHED STANDARDS. BASIC ALLOWANCE OF $38/SY.

09900 PAINTING
COMMENCEMENT OF PAINTING IMPLIES ACCEPTANCE OF SUBSTRATE. PITTSBURG, OR EQUAL PRODUCTS.

HOLLOW METAL DOORS, FRAMES, 1 COAT PRIMER, 2 COATS ALKYD ENAMEL GLOSS.

WOOD DOORS / MILLWORK, TRIM, 1 COAT STAIN, 1 COAT VARNISH GLOSS, 2 COAT VARNISH STAIN.

WALLS: 1 COAT LATEX PRIMER-SEALER, 2 COATS LATEX ACRYLIC SATIN. COLOR TO BE SELECTED.

WALLS: 1 COAT LATEX PRIMER – SEALER, 2 COATS LATEX EPOXY SEMI-GLOSS. COLOR TO BE SELECTED.

TOUCH UP/REPAIR EXISTING WALLS AS REQUIRED, WHERE PATCH/PAINT OF EXISTING SURFACES IS REQUIRED, SCOPE OF WORK SHALL INCLUDE THE ENTIRE WALL SURFACE TERMINATING AT CORNERS OR DOOR FRAMES.

CONCRETE FLOORS: PREPARE FLOOR SURFACE IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. FINISH WITH TNEMEC-GLAZE SERIES 280 MODIFIED POLYAMINE EPOXY WITH AN ORANGE PEEL FINISH. TNEMEC COMPANY.

10430 SIGNS AND GRAPHICS
PROVIDE ADA COMPLIANT SIGNS TO IDENTIFY BUILDING ACCESS, RESTROOMS FOR MEN AND WOMEN, AND ACCESSIBLE PARKING. ALL OTHER SIGNAGE, EITHER INTERIOR OR EXTERIOR WILL BE SELECTED AND PROVIDED BY THE OWNER.

10530 FIRE EXTINGUISHERS
2-PORTABLE FIRE EXTINGUISHER(S) PER NFPA 10 1,13.5

10800 ACCESSORIES
24x36 MIRROR W ASI-6020 TRIM, TEMPERED GLASS

AMERICAN SPECIALTIES INC OR PRE-APPROVED PRODUCT
PAPER TOWEL DISPENSER, ASI-0210, 7 TOTAL
PAPER TOWEL DISPOSAL BIN, ASI 0625, 5 TOTAL.
DOUBLE TOILET PAPER HOLDER, ASI-0715, 5
FACIAL TISSUE DISPENSER, ASI 0235-SS, 5 TOTAL
PACIFIC BLUE SOAP DISPENSER, WALL MOUNTED, 7 TOTAL
S.S. GRAB BAR, 36", ASI #3801-36", 5 TOTAL
S.S. GRAB BAR, 42", ASI #3801-42", 5 TOTAL
GRAB BAR MOUNTING KIT, ASI-3901 MTG KIT, 5 TOTAL

HAT AND COAT HOOK, ASI-7345, 12 TOTAL

12700 OFFICE FURNITURE
MODULAR OFFICE FURNITURE/CUBICLES INDICATED ON THE DRAWINGS TO BE FURNISHED AND INSTALLED AS DIRECTED BY THE OWNER. COORDINATION OF SERVICE CONNECTIONS AND FURNITURE INSTALLATION REQUIRED.

12492 BLINDS
FURNISHED AND INSTALLED BY OWNER.

No.	Submissions / Revisions	Date
9		
8	Reference Dwg - add gutters, dspouts	27 Jan 21
7	Issued for Construction	08 Oct 20
6	Issued to Plan Services for Bidding	03 Sep 20
5	Submittal for City of Auburn Review	03 Sep 20
4	Submittal for State Fire Marshal Review	31 Aug 20
3	Submittal-Substantial Completion Review	31 Aug 20
2	Submittal for Board Meeting review	05 Aug 20
1	Scan of drawing provided by Bank	14 Jul 20

EXISTING STRUCTURAL DRAWINGS AND DETAILS
SCALE AS NOTED

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