



Addendum #2

Project: Village Court Apartments Phase IV
Mountain Village, CO
Date – August 22, 2019

ADDENDUM TWO

TO THE BIDDING DOCUMENTS, CONTRACT DOCUMENTS, AND/OR SPECIFICATIONS FOR:

PROJECT NAME: Village Court Apartments Phase IV
415 Mountain Village Blvd
Mountain Village, Colorado

OWNER: Town of Mountain Village
Mountain Village, Colorado

ARCHITECT:
Bauen Group, L.L.C.
1480 East 2nd Avenue, St. 8
Durango, Colorado 81301

DATE OF ADDENDUM: 08/26/19

ACCORDING TO DRAWINGS DATED: 07/31/19

NOTICE TO ALL BIDDERS

The following described changes, corrections, clarifications, deletions, additions, and/or approvals for the contract bid and construction documents, which comprise **Addendum Number 2** are hereby made a part of the contract bid and construction documents and shall govern in the performance of the work. Bidders shall acknowledge receipt of this addendum.

GENERAL:

1. Due to on-site conditions, additional testing and evaluation of slope stability is currently being analyzed. The scope of work associated with additional slope stability mitigation, not currently reflected on the drawings, is yet to be determined and will be the responsibility of the contractor to hire a design/build geostabilization firm to complete. Cost and scope is pending to be finalized after selection of a general contractor.
2. Foundation for both structures to be Bid as designed so we have a basis of comparison for the purposes of the bids. Alternatives can be proposed, yet please describe in cost and narrative if proposing an alternative to the structural drawings as presented.
3. Please price the project per building (east building & west building) – This is preferred.



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4. Overall completion date to be provided by the Bidders. Intermediate dates and/or milestones within the schedule may vary.
5. A hydronic baseboard heating system may be substituted for the individual unit heating systems as currently shown in the Bid documents. The system will be subject to review, re-design as required and approval of the MEP consultant.
6. Clarifications have been made to sheet C-104 to outline additional wetland protection measures. Please see the attached revised sheet and narrative to be incorporated into the final bid.
7. A Revit model is being provided as requested. An electronic release waiver is attached and is required to be sent back to the owner. Please use this link to download both models:
<https://www.dropbox.com/sh/6qog5pfajntfoev/AACFh8FVMkNCDuMm207pKDQpa?dl=0>

DRAWINGS:

Question 1:

Regarding Specification Document 004393 – Bid Submittal Checklist paragraph 1.2 and the Civil Bid Schedule:

The Civil Bid Schedule has not been identified by Document 004393 as a part of the bid submittal.

Is it your intent that the Civil Bid Schedule be provided later by the successful General Contractor?

In our view, the Civil Bid Schedule really doesn't have any bearing on the selection of the GC. This is an exercise that would divert our attentions to other activities that would offer more value to the Owner at bid time. We would be happy to submit post-bid if that is okay.

Response: No, the civil bid schedule was just provided by our Civil engineer as additional information to help with bidding the site work but in the end the GC is responsible for the quantities required to complete the project and would need to stand behind them.

Question 2:

Reference drawings A2.01E, A2.02E, A4.01E, A4.02E and S1.00E, S2.2E, S1.11E:



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The architectural drawings suggest that the downhill foundation walls of the East Building for both the East and West Stair Cores stop just at the Lower Level finish floor elevation.

The structural drawings suggest that the three exterior foundation walls of the Stair Cores stop just below the First Level finish floor elevation.

Which is correct? See attached annotated sheets.

Response: The architectural drawings are correct and the walls stop just below the lower level finished floor elevation.

Question 3:

Reference details 7/A4.01E and 7/A4.02W and 5/S3.2:

The architectural details call for 4x16 Timber stair stringers and 4X14 Timber stair treads.

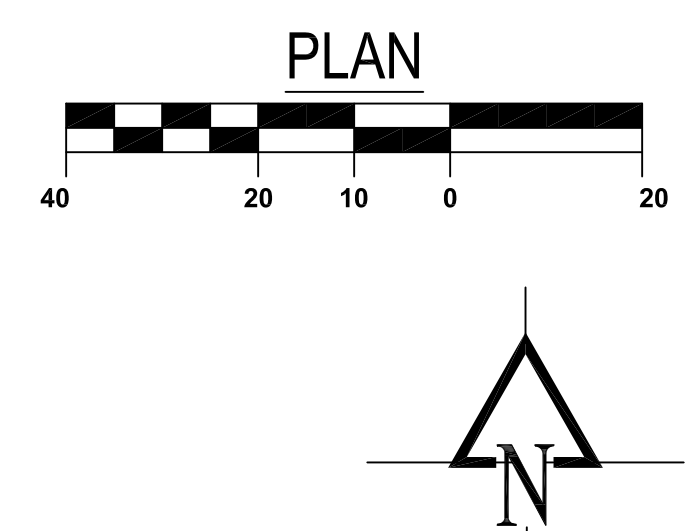
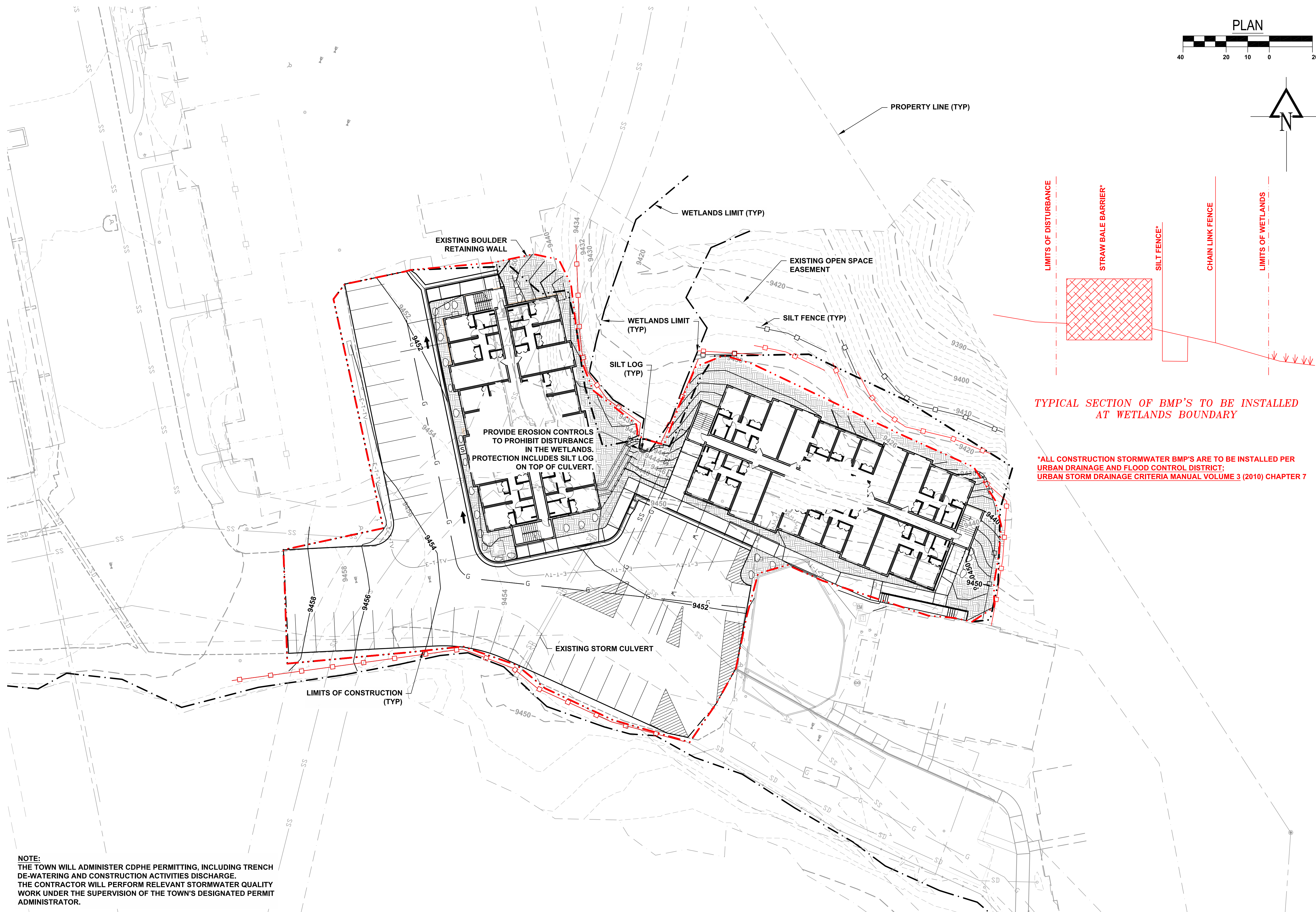
The structural detail calls for 4X10 Timber stair stringers and 4X12 Timber stair treads.

Which is correct?

Response: The structural details are correct. The stair stringers are to be 4x10's and the treads are to be 4x12's.

Attachments: C-104 Erosion Control Plan, SEH Phone Conversation Notes, Electronic Release Waiver

END OF ADDENDUM TWO



NOTE:
 THE TOWN WILL ADMINISTER CDPHE PERMITTING, INCLUDING TRENCH DE-WATERING AND CONSTRUCTION ACTIVITIES DISCHARGE. THE CONTRACTOR WILL PERFORM RELEVANT STORMWATER QUALITY WORK UNDER THE SUPERVISION OF THE TOWN'S DESIGNATED PERMIT ADMINISTRATOR.

TYPICAL SECTION OF BMP'S TO BE INSTALLED AT WETLANDS BOUNDARY

***ALL CONSTRUCTION STORMWATER BMP'S ARE TO BE INSTALLED PER URBAN DRAINAGE AND FLOOD CONTROL DISTRICT; URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3 (2010) CHAPTER 7**

Russell Planning & Engineering, Inc.
 Civil Engineering Services
 934 Main Avenue, Unit C
 Durango, Colorado 81301
 Phone: (970) 385-4546
 Fax: (970) 385-4502



811
 Know what's below.
 Call before you dig.
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 TWO WORKING DAYS
 BEFORE YOU DIG

Phase IV Village Court Apartments
 415 MOUNTAIN VILLAGE BLVD
 MOUNTAIN VILLAGE, CO 81435
 SET DESCRIPTION: **PERMIT SET - 07.31.2019**

#	Revisions	Date
1	ADDENDUM #2	08/21/19
DESIGNED BY	SCALE	AS NOTED
TM		
DRAWN BY	DATE	07/31/2019
TM		
CHECKED BY		
PO		
DRAWING TITLE		
EROSION CONTROL PLAN		
SHEET NO.		
C-104		



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PHONE CONVERSATION NOTES

Phone call with Travis Mooney (SEH) and Chris Hazen (The Terra Firm)
8/21/2019
Re: Dewatering and Stormwater Management for the VCA

The following items were discussed at the above referenced meeting:

I. **Erosion Control Plan revisions vs field markups for BMP's**

We have sent the revisions to the Erosion Control plan to be incorporated into Addendum #2. Chris and I discussed that a typical approach is for contractors to mark up in the field where BMP's get placed if documentation to that level of detail is required.

II. **SWMP / area of disturbance**

Our limits of disturbance are still under an acre as drawn. It is noteworthy that we are measuring our disturbed area at approximately 0.9 acres, and 1 acre is the area of disturbance that would trigger a NPDES permit for construction activities.

This permitting not in Chris's current scope, but he will follow-up with the Town.

BMP / erosion control inspections are in his scope as they relate to wetlands protection.

III. **Construction de-watering**

De-watering not paid separate under current Project specifications.

Chris doesn't care if dewatering has separate spec or not, but contractors need to be aware that it will be a consideration. Chris has de-watering permit and administration in scope.

IV. **Long-term (foundation) de-watering**

Point discharge of groundwater (i.e. daylighting foundation drains) needs to be avoided.

Foundation drains carrying groundwater should be routed to a subgrade infiltration gallery.

SEH believes that this document accurately reflects the business transacted during the meeting. If any attendee believes that there are any inconsistencies, omissions or errors in the minutes, they should notify the writer at once. Unless objections are raised within seven (7) days, we will consider this account accurate and acceptable to all.

If there are errors contained in this document, or if relevant information has been omitted, please contact Travis Mooney at tmooney@sehinc.com.



Thomas W. Umbhau, AIA, NCARB

**BAUEN GROUP, LLC
ARCHITECTURE & DESIGN STUDIO**

Email: info@bauengroup.com

Project: **Phase IV Village Court Apartments**

Date: **August 26, 2019**

Contractor: _____

Address: _____

Attn: _____


Re: Agreement for a Limited Use of Bauen Group’s and its Design Team’s Revit Model as it pertains to Phase IV Village Court Apartments

As per your request, Bauen Group, LLC is prepared to provide the Bidders with copies of its Building Information Model (“BIM”) files for the above mentioned project.

However, it is expressly understood that the BIM files are being issued only as supplemental information for convenience to the Contractor. BIM files, like any electronic data, transferred in any manner or translated from the system and format used by all of the design professionals on this Project (“Design Team”) to another system or format are subject to errors and modifications that may affect the accuracy and reliability of the data, and, in addition, that electronic data may be altered or corrupted whether inadvertently or otherwise. As a result, no representations or warranties, whether expressed or implied, as to the accuracy of the BIM files transferred are made herein. As the accuracy of the BIM files cannot be warranted or guaranteed, it is issued as supplemental information only and must be read in conjunction with the contract documents, and to the extent there are any discrepancies between the BIM files and the contract documents, the physical contract documents must be relied upon.

The BIM files provided by the Design Team under the terms of this Agreement are the proprietary information and property of the Design Team, who shall maintain all copyright and intellectual property rights in the BIM files. All BIM files shall be treated as confidential and are not to be disclosed to or shared with others without the Design Team’s written consent. The use of the BIM files for any other purpose other than for supplemental information for convenience in the bidding process is prohibited.

By signing the release below you are acknowledging that 1) Town of Mountain Village and Town of Mountain Village Housing Authority (“Owner”) and the Design Team shall be held harmless from any and all claims, liabilities, damages, losses, or expenses arising out the contractor’s use of the BIM files and cannot be held responsible for any errors or omissions within the BIM files, 2) the BIM files are to be read in conjunction with all construction documents, addenda and supplemental contract documents, and 3) the BIM files are not to be used for fabrication or construction of any kind.

BAUEN GROUP, LLC REPRESENTATIVE:  DATE: 2019-08-26

ACCEPTED BY: _____ DATE: _____

CONTRACTOR NAME: _____