



Addendum #1

Project: Village Court Apartments Phase IV
Mountain Village, CO
Date – August 19, 2019

ADDENDUM ONE

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: 08/19/19

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 1** 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.

DRAWINGS:

Question 1:

Regarding spec section 085413 Fiberglass Windows: Are window control opening devices required?

Response: No, a window opening control device is only required when the window is more than 6' off of the ground outside and the top of the sill is located less than 36" above the finished floor. All of our windows have a 36" high sill so we won't need to provide fall prevention devices or window opening control devices. See IBC Chapter 10 Section 1015.8

Question 2:

Regarding spec section 099100 Painting; Is PPG Paints an acceptable substitute?



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Response: Yes, PPG paints are acceptable. We are open to other paint manufacturer's that can provide the same paint quality as Sherwin-Williams.

Question 3:

Would a bond be required for this project?

Response: We can be open to alternative forms of security that bidders can propose. Security needs to equal 50% of the contract total.

Question 4:

For both buildings, there are numerous discrepancies between the structural drawings and the architectural drawings regarding the height of the cast-in-place concrete corridor walls along Grids 3.1 and the interior cast-in-place concrete walls surrounding the Fire Riser Rooms, Laundry Rooms, and Electrical Rooms. The structural drawings seem to all suggest that the top of wall ends six feet around finish floor while the architectural sections seem to all suggest nine feet. As examples, Section 1/S2.00E, 2/S2.02E, 4/S2.03E suggests the top of wall is six feet above finish floor or elevation 9447'0" while 2/A3.02E, 2/A3.51E, 2/A3.53E suggests the top of wall nine feet above finish floor. Same with 1/S2.00W, 2/S2.00W, 1/S2.01W, 2/S2.01W, 1/S2.02W, 2/S2.02W, 5/S2.03, 4/S2.04W versus 1/A3.01W, 1/A3.02W, 2/A3.02W, 1/A3.51W, 2/A3.51W. See attached S2.02 and A3.51W as examples.

Response: Please reference structural for the top of wall at gridline 3.1. We only need the concrete wall to retain the uphill finished grade in the crawlspace so it doesn't need to go full height.

Question 5:

Do the minimum qualifications need to be addressed or simply understood in order to bid the project?

Response: In some cases the statement of qualifications refers to the minimum qualifications as a mean to elaborate experience. For example Minimum Qualifications #1 states demonstration working as a general contractor in the region with a minimum of 5 major projects. And Statement of Qualifications #1 is a general experience statement with emphasis in demonstrating at least two projects in excess of 7 million dollars. We would recommend the contractors be thorough in their response and over include information where necessary in order to assure that the minimum qualifications are being met, while addressing the statement of qualifications specifically.

Question 6:

Do we need to obtain our A or B ICC Certification in General Contracting?



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Response: Yes as a condition of contract award, if it is not already obtained and needs to be in place prior to construction commencing.

END OF ADDENDUM ONE