



Addendum #3

Project: Village Court Apartments Phase IV
Mountain Village, CO
Date – August 29, 2019

ADDENDUM THREE

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: 08/29/19

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 3** 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:

Architectural plans, pages A1.01E & A1.02E, the window schedule is calling for window "EE" to have 45 minute fire resistant tempered glazing.

Architectural plans, pages A1.01W & A1.02W, the window schedule is calling for windows "FF" and "GG" to have the same type of 45 minute fire resistant tempered glazing. Is there a reason for the fire rating in these windows?

Response: Yes, in certain areas the proximity of the existing adjacent building 8 and 14 require the exterior wall to be one hour rated (45 min glazing), including the openings.



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Question 2:

Is MC Cable for branch circuits allowed? IE: Dryers, washing machines, electric unit heaters?

Response: As indicated in General Project Notes #13, Sheet E0.01, MC cable is permitted in concealed locations. Exposed feeders should be installed in EMT.

Question 3:

Is MC Cable allowed for feeders from meter stack to dwelling units?

Response: As indicated in General Project Notes #13, Sheet E0.01, MC cable is permitted in concealed locations. Exposed feeders should be installed in EMT.

Question 4:

Is Aluminum allowed for feeders from transformer to meter stack?

Response: Aluminum is permitted for service entrance feeders.

Question 5:

What is the fault current at proposed disconnect?

Response: As indicated by fault points F1 and F5, sheet E0.02, the available fault current is 40,446A at the West building disconnect and 19,837 at the East building disconnect.

Question 6:

Can we series rate down? 42k at mains?, 22k at tenant breaker in meter stack?, 22 or 10 k at tenant panels and house panels?

Response: Series rating is not permitted. Equipment shall be fully rated for the available fault current at the location as indicated on the short circuit calculation table, sheet E0.02.

Question 7:

Do sleeping rooms require low frequency 550 HZ audible evacuation? In the sleeping rooms, are stand-alone/tandem operated 120 VAC photo smoke / CO combo units with integral 2-tone audible and battery back-up acceptable or must they be system operated addressable combination photo smoke / CO detectors with programmable audible bases to provide circuit supervision, system battery back-up and separate low frequency 550 HZ evacuation signal for



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Fire and separate (different) audible for CO detection? Does the CO detection need to be supervised at a central location? Is remote UL Alarm & Supervisory monitoring required?

Response: Contact the Fire AHJ.

Question 8:

Who is the FIRE AUTHORITY HAVING JURISDICTION for the Town of Mtn. Village? Please provide contact info.

Response: Jim Boeckel, jim@telluridefire.com; (970) 728-3801

Question 9:

Sheet E0.01E General Note 18, has a 3/4" minimum conduit requirement. Is type NMB (romex) allowed for branch circuits if allowed by NEC?

Response: Type NM cable is not recommended. As indicated in General Project Notes #13, Sheet E0.01, NM cable is permitted in wood frame construction per NEC, subject to approval to the local building department.

Question 10:

Sheet E0.02E Feeder Schedule, Note 3 requires conduit for all feeders. Is type SER (service entrance rated cable) allowed to be used for feeders if allowed by NEC?

Response: Type SER cable is not recommended. It is recommended the service entrance feeders be installed in conduit as indicated. If allowed by NEC and the local building department, SER cable is permitted to be used.

Question 11:

Each unit shows a communications box. What infrastructure is required to serve the comm. box?

Response: Communications service entry and design requirements were not provided at the time of design. Coordinate internet/cable/phone service requirements and desired entry locations with owner.

Question 12:

Both house panels HPE & HPW indicate main lug only and main circuit breakers. Which is preferred?



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Response: MLO is preferred, the MCB rating field is used to indicate the upstream breaker size to ensure panels are safely loaded.

Question 13:

How are the corridor, stairwell and exterior lights controlled?

Response: As indicated in General Project Notes #38, Sheet E0.01, lighting controls are to comply with IECC 2015 requirements. Corridor and stairwell lights are expected to remain illuminated at all times, exterior lights to be controlled via astronomical timeclock.

Question 14:

Per Addendum 2 we are to break out the price between the two buildings. How are we to divide up general conditions and site work?

Response: Please break out the price such that the site, the east building and the west building are treated as three separate elements but assume all elements will be built within the same construction period. General conditions shall be broken out into the three elements by percentage of cost. For example, if the west building was 40% of the cost of the total project budget, 40% of the general conditions would be allocated to that portion of the budget.

Question 15:

Is there onsite parking for construction workers?

Response: There are a limited number of areas where construction vehicles can be parked near or on the site and the remainder of vehicles can park in the parking structure. All vehicles would need to leave the parking structure at the end of the day.

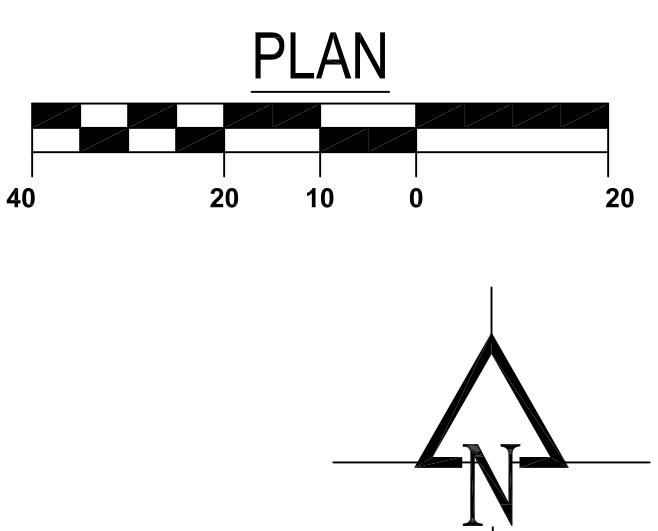
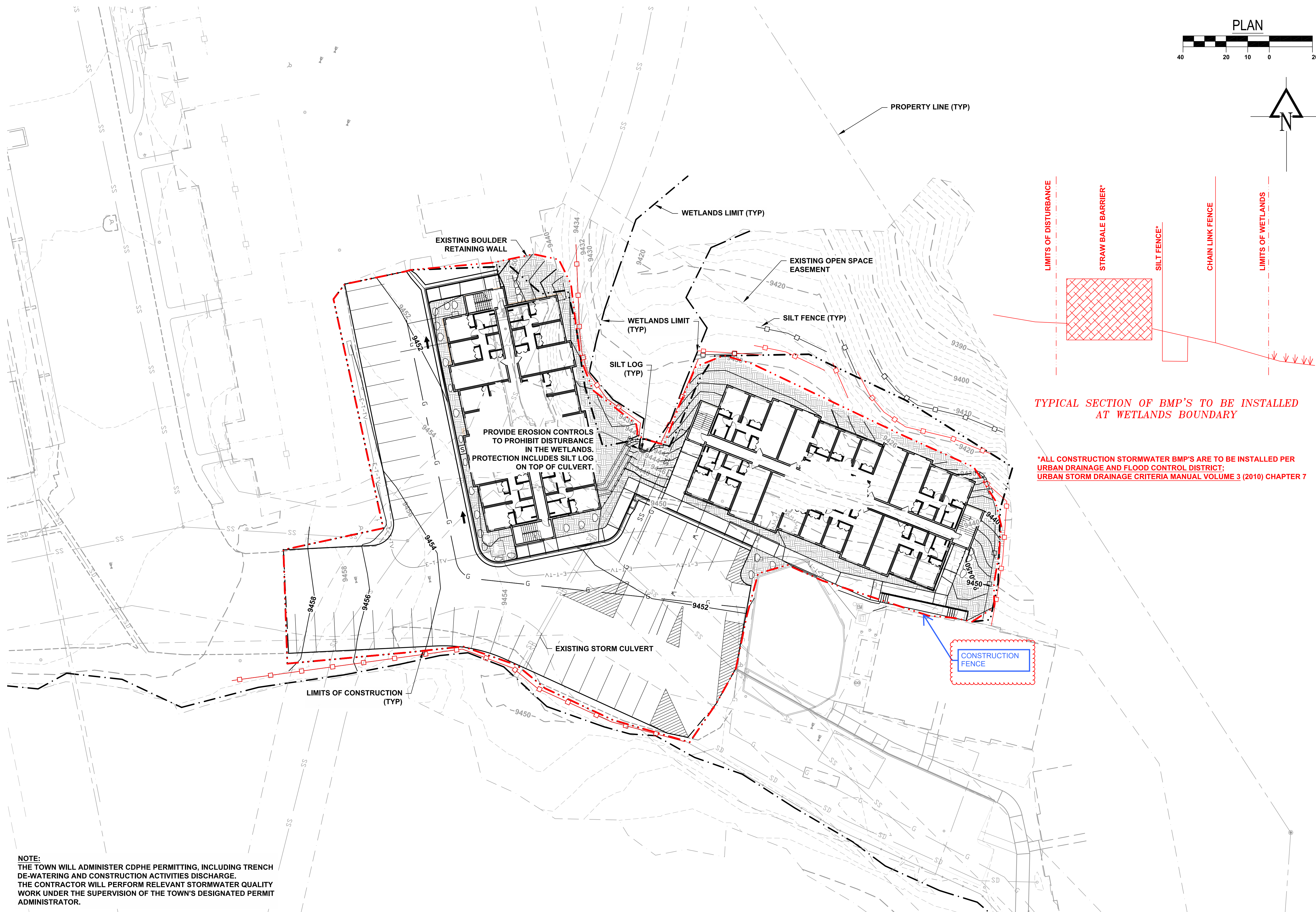
Question 16:

On the revised erosion control plan where is the construction fence located?

Response: A note has been added to the erosion control plan indicating which symbol represents the construction fence.

Attachments: C-104

END OF ADDENDUM THREE



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
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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	08/27/19

DESIGNED BY	SCALE
TM	AS NOTED
DRAWN BY	DATE
TM	07/31/2019
CHECKED BY	
PO	
DRAWING TITLE	
EROSION CONTROL PLAN	

SHEET NO.
C-104