



Addendum #4

**Project: Village Court Apartments Phase IV
Mountain Village, CO**

Date – September 05, 2019

ADDENDUM FOUR

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: 09/05/19

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 4** 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:

- A. Please provide an allowance number for a new trash enclosure to be included in this project. A site plan sketch and trash compactor utility requirements are attached to aid in producing a line item allowance number for this scope. Fully detailed drawings will be provided at a later date to the awarded contractor.
- B. The overall square footage numbers for each building have been modified as they were not correct. Please see revised attached sheets G1.02W & G1.02E.

DRAWINGS:

Question 1:

Can micropiles be installed in lieu of the driven piles? GSI can provide design recommendations for a micropile system with additional information on the anticipated shear



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forces and location of the shear forces. Do the maximum shear forces occur near the surface or at an elevation below the footing level?

Response: Please price driven piles for this bidding phase.

Question 2:

What is the current driven pile section? H pile? Pipe pile? Dimensions?

Response: Please refer to keynote 4 on page S1.00E. As currently designed, the piles are 10" diameter, Schedule 80 pipe piles.

Question 3:

The Civil Drawings indicate that a fair amount of electrical, cable, and phone conduits are to be relocated. This work is scheduled to occur as one of the first activities on the schedule. Has SMPA and the cable/communications companies been engaged by the design team for engineering? I suspect this work could take several weeks for engineering/scheduling of these entities. I understand it is the contractor's responsibility to coordinate this work with the utility companies, but we would anticipate that the design team has engaged them in their engineering process.

Response: The design team started working with SMPA prior to the bid set release and the SMPA engineers are ready to work with the awarded contractor on final site layout and coordination.

Question 4:

At the prebid, it was mentioned that we could utilize property owned by Mountain Village at the end of Lawson Hill overlook. Can we also use this area for staging earthwork needed for foundation backfill?

Response: Soil cannot be stored at Boston Commons. We'll work with the chosen contractor to determine storage needs and placement.

Question 5:

Please clarify if the driven pipe pile on the East Building are to be filled with concrete, pipe piling are typically filled but I don't see anything on the drawings or structural notes that show that, I have also read the soils report and it does not say anything either. The pile detail is shown on detail 3/S0.01.

Response: It is not structurally required for the pipe piles to be filled with concrete.



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Question 6:

Regarding Addendum #2, question #2 about the stair core wall heights at the east building, the answer says the top of stair walls are just below the lower level finish floor elevation which is 9441' 01/8", on sheet S1.00E finish grades (designated as FG) on the south end of both stair cores is shown at 9452' (first floor elevation), in looking at these grades it appears the structural elevations may be correct. Let me know if you agree or if the answer in addendum #2 is correct.

Response: Structural drawings are correct, a potential savings can be explored after the project is awarded to lower the concrete walls but for this bid please price per structural.

Question 7:

The documents are asking for the carpet to be installed over a carpet cushion AND a sound mat. Listed in the specs the cushion is noted as Stainmaster "moisture resistant". Is there a name for this cushion or who makes it?

Response: Yes, it is made by Stainmaster and it is called Stainmaster Carpet Cushion. <https://www.stainmaster.com/carpet/padding>. The client has asked for a good quality carpet pad within the units that will not soak up liquids so we are open to any carpet pad that meets those requirements. The sound mat was to raise our STC level of the floor system.

Question 8:

There are steps in the foundation 7'h & 8'h. What are the backfill requirements inside the building crawlspace? Please clarify if the crawl space grades are to match the profiles on the Building Sections on A3.02E

Response: Crawl spaces will require backfill.

Question 9:

Will friction fit pile splicers be allowed if we need to splice two pipe piles together? Attached is information regarding splicers. The first page is the only one that pertains to this size of piles on this project.

Response: Friction fit pile splicers will be acceptable if needed due to field conditions. However, full length piles are preferred.

Question 10:



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The Town of Mountain Village does their own electrical inspections. Please confirm that there will not be any electrical permit fees associated with the project from the Town of Mountain Village or the State of Colorado DORA?

Response: That is correct.

Attachments: G1.02E, G1.02W, TRASH COMPACTOR CUT SHEETS & PLAN

END OF ADDENDUM FOUR