TETON COUNTY FAIRGROUNDS ARENA

ADDENDUM #3

(Construction Documents Revisions 1 and RFI Log)

Find below a list of revisions to the Arena Bid Documents that have been done as we have received questions from Bidders. The revised Construction Documents are attached and are part of this Addendum #3 and those revisions have been clouded for quicker reference. All other documents associated with this Bid remain unchanged.

Drawing Revisions:

- A002 General Notes – Revised to be more project specific.
- A003 Site Plan – Noted to exclude all site work beyond arena shell from this Bid.
- A301 – Reference to "Painted" Steel Structure Removed

Also included in this Addendum is the Request for Information Log (RFI) showing the questions we have received and our answers. This RFI log will now become Addenda.

Questions regarding this Addendum #3 should be addressed to Jason Letham or Morrell Beattie at the Architectural office of L8 Group inc., 650 S. Centennial Mountain St., P.O. Box 15, Driggs, Idaho 83422, Phone: (208) 354-5335.

Show that you received this Addendum #3 "Construction Documents Revisions 1 and RFI Log" on your bid form.

END OF ADDENDUM #3

GENERAL NOTES - COMMERCIAL:

Division 01- General Requirements

1. L8 Group does not represent that these plans or specifications in connection therewith are suitable, or modified, for any site other than the one for which they were specifically prepared. L8 Group disclaims responsibility for these plans or specifications if they are used in whole or in part at any other site. General Contractor shall verify that only city or county approved construction documents are utilized for construction purposes.

2. The Architectural Construction drawings and general notes delineate and describe only locations, dimensions, types of materials and general methods of assembling or fastening. They are not intended to specify particular products or other methods of application, except where specifically noted. L8 Group assumes no responsibility for the selection, fabrication or installation of any specific material, product or method. Field observation visits by L8 Group representatives shall not be construed as inspection or approval of construction.

3. The presence of the Architect on the jobsite does not imply approval of the work. The General Contractor must call specific items to the attention of the Architect if he wishes to obtain the Architect's approval.

4. The General Contractor must determine that all equipment specified will fit through existing doorways, corridors and openings before equipment is purchased and/or schedules the installation sequence to avoid conflicts.

5. Contractor will work within the guidelines and standards set by OSHA and be licensed with the state in which the project is constructed.

6. General Contractor shall inform Architect of any and all owner required changes or directives following Owner/Contractor conversations. General Contractor shall not proceed with Owner requested changes or directives without prior review from the Architect.

7. Given dimensions take precedence over scale. Large scale details govern over small scale details. Contractor shall take extra caution to coordinate dimensions of structural drawings with architectural drawings prior to construction- verify discrepancies with Architect.

8. Contractor shall store all building materials in accordance with Manufacturer's recommendations.

9. The Contractor is responsible for executing work in conformance with the latest editions of the International Building Code (IBC), latest additions of the NEC, NFPA and any local codes and ordinances applicable.

10. The General Contractor is responsible for verifying all dimensions, materials, schedules, etc. within the scope of the project, and report any discrepancies to the Architect prior to continuing work. The General Contractor must notify the Architect immediately of conditions which require deviation from constructing the work as indicated in the contract documents.

11. Each trade is responsible for inspection of service and to advise the General Contractor, Architect, and Owner as to current condition, possible problems, and potential duties with respect to their trades.

12. The General Contractor shall provide all temporary light and power supply for all construction at the project site.

13. Contractor shall coordinate all required inspections by County / City Building and Fire Departments and any other governing authorities having jurisdiction.

14. Unless otherwise noted, all plan dimensions are taken to the edge of rough framing and centerline of columns.

15. The General Contractor must obtain all required building permits and agency approvals.

16. The General Contractor must comply with the rules of the subdivision, the County / City and the direction of the Owners for construction procedures, use of premises, access to the project and trash removal.

Division 02- Sitework

1. The General Contractor must inspect the site before beginning work and identify conflicts or inconsistencies between the contract documents and existing conditions.

2. All grading activities shall be constructed to the lines and grades as outlined by the Civil Engineer if applicable. Any disturbed soil is to be finish graded and raked to achieve a uniform surface. All finish grade to be free of rocks and solid debris greater than 3/4" diameter and consisting of native soil characteristics. No twigs, sticks, or other non-soil material shall be included in the final grade being prepared for final landscaping.

3. Contractor shall provide all temporary utilities, including electricity necessary for construction and temporary septic facilities, which shall be maintained on site for the duration of construction.

4. Install utilities in accordance with utility company requirements. General Contractor is responsible for coordination, tapping into, installation and verifying location of all necessary site utilities including power, water, sanitary, cable, phone, etc. General Contractor to coordinate all utility fees and services with the owner. (Not Applicable to this Project)

5. The Contractor and subcontractors shall make every reasonable effort to minimize disturbing the land and save as many existing trees and vegetation as possible.

6. The General Contractor must verify all existing site dimensions and conditions.

7. All excess excavated material to be trucked off site with the exception of any necessary backfill material or potential landscaping material. Contractor to provide location to limit amount of site damage. Stockpile location to be determined by General Contractor and shall incorporate all erosion control methods and techniques as prescribed by governing agencies.

8. Caution: Underground utility locations are not guaranteed, nor is there any guarantee that all existing utilities (whether functional or abandoned) within the project area are shown on the drawings. The contractor shall determine the exact location of all underground utilities before starting work. The contractor shall be responsible for all damage resulting from contractor's work.

Contractor to coordinate and supervise trenching and installation of all utilities and services to and from building. General Contractor's responsible for trenching, installation, and back filling of each utility as applicable to project. Such coordination shall include General Contractor's reasonable efforts to combine as many different utilities to common trenches as practicalities and good practice permit. (Not Applicable to this Project)

9. All Construction debris is to be stockpiled neatly on site until disposal, which shall be done at the county landfill or recycling facility only. No debris is to be disposed of in local waste collection facilities.

Final building staking and all required surveying to be performed by competent surveyor at contractor's expense.

Contractor to notify Architect of any problems with existing soil conditions as may be encountered during the construction of this project (primarily during excavation).

10. Contractor shall restore all existing landscaping which is damaged due to construction.

11. All soil materials shall be compacted in 6" to 8" lifts, unless otherwise noted, to prevent any settling of finish grade, walks, decks, drives, etc.

12. Removal of existing trees and bushes on site, and any other organic material cleared for purposes of construction is the contractor's responsibility. Contractor shall get Owner's approval before removing trees, bushes or any other vegetation.

13. Contractor to provide finish grading around perimeter of building for a distance of approximately 20 feet (not to extend beyond envelope building setback line or construction limit line). Finish grade to be a raked surface contoured to blend naturally with existing undisturbed grade where they meet. Minimum slope away from building shall be 1/8" per foot.

14. All excavated fill and demolition debris is to be stockpiled in areas designated by Owner / Architect.

15. Excavated topsoil to be restrained and used as final ground cover for all finish grading and utility trenches, which shall be uniformly and thoroughly covered. Topsoil shall be defined as minimum 4" deep and free of debris, waste, frozen material, vegetation or other deleterious matter and containing not more than 10% sand, gravel or rocks - none of which may be larger than 3/4" in any direction.

16. Provide cleaning and grubbing of existing vegetation, coordinate with Owner. (Not Applicable to this Project)

17. Provide erosion control fencing and/or bales to protect adjacent vegetation and waterways. (Not Applicable to this Project)

18. Provide compacting of existing soils and engineered fill to 95%, see structural / civil drawings if applicable.

19. Provide below slab gravel and bedding materials as indicated on structural / civil drawings if applicable.

20. Coordinate existing site conditions with Owner's representative.

21. Coordinate locations and service entrance for all utilities with Owner's representative. (Not Applicable to this Project)

22. Coordinate construction limits, staging and parking areas with Owner's representative.

Division 03- Concrete

1. Comply with I.B.C. 2009 Chapter 18 for Foundations.
2. Provide control joints at all exterior concrete slabs as follows:
Walks - 6'-0" o.c. maximum, Patios- 8'-0"x12'-0" maximum uninterrupted slab, Drives- 8'-0"x12'-0" maximum uninterrupted slab.

Division 04- Masonry (Not Applicable to this Project)

1. All Architectural veneer and wall coverings are to be attached to the supporting wall system per the requirements of the I.B.C. 2009 Section 1405.

Division 05- Metals

1. Provide structural steel connectors, embeds and miscellaneous steel fabrications as indicated on structural drawings.
2. Comply with I.B.C. 2009 Chapter 19 for reinforced concrete.
3. Reinforcing steel: Refer to structural drawings for size and location.
4. Steel: Provide new material only
5. Note: See structural drawings for all structural components, connections, reinforcement, typ.

Division 06- Woods and Plastics (Not Applicable to this Project)

1. Framing:
Construct all framing, plumb, true and rigid, ready to receive finish materials.

2. Dimensional lumber shall comply with I.B.C. 2009 Chapter 23. All lumber shall bear the stamp of an approved grading agency.

3. Unexposed treated lumber/wood shall be borate treated. Exposed treated lumber/wood shall be ACQ treated lumber.

4. Fasteners in contact w/ ACQ treated lumber/wood and borate treated shall be hot-dipped galvanized fasteners, see structural drawings for additional information or modifications.

5. Fireblocking: Fireblocking may be of nominal 2" lumber, gypsum bd., cement fiberboard, mineral or glass fiber batts or blankets, or other approved material installed in such a manner as to remain securely in place, per code.
  A. Provide at concealed spaces of stud walls and partitions including furred spaces at the ceiling and floor levels and at maximum 10 ft. intervals both vertical and horizontal.
  B. Provide at all interconnections between concealed vertical and horizontal spaces such as soffits.
  C. Provide in openings and around vents, pipes, ducts, chimneys, fireplaces and similar openings which afford a passage for the fire at ceiling and floor levels, use non-combustible materials.
  D. The integrity of all fireblocking and draft stops shall be maintained.

6. Provide solid blocking at toilet paper holder, towel bar locations, ADA grab bars and all other wall mounted fixtures and cabinetry.

7. Contractor to provide in wall blocking as necessary for all cabinets, casework, rails, accessories, fixtures, etc.

8. Attic access not less than 22"x30", and shall be in a hallway or another easily accessible location. Provide 30" minimum unobstructed headroom in the attic space (I.B.C. 2009 12 Section 1209.2).

Provide minimum Crawl Space Access of18"x24" (I.B.C. 2009 Section 1209.1). See plans for additional information.

9. Field verify all dimensions prior to construction of interior finishes.

10. Install a sufficient number of fastenings, of a size and type appropriate to the materials to be joined, to provide rigid, secure joints and anchorage. The use of power actuated fastenings shall be in strict accordance with the manufacturer's recommendations and instructions, taking all safety precautions as recommended and/ or required by the governing official. See struct. drawings.

11. All work shall have truly cut and closely fitted joints, firmly secured in place with nails, screws or bolts, as indicated on the plans and drawings, and in accordance with required good practice. Cuts in framing materials to admit other materials shall be braced or blocked securely to restore the stiffness of the member.

12. Truss fabricator to provide shop dwgs. for review by Contractor and Architect prior to fabrication.

13. All exterior plumbing & structural walls to be 2x6 construction U.O.N.- Verify all other walls with Floor Plans.

Division 07: Thermal and Moisture Protection (Not Applicable to this Project)

1. Attic ventilation Notes:

The total net free ventilation shall not be less than 1/150 of the area of the space ventilated except that the total area is permitted to be reduced to 1/300 provided at least 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated with vapor barrier (I.B.C 2009 Section 1203.2).

2. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of the roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow (I.B.C 2009 Section 1203.2).

3. Attic ventilation shall comply with I.B.C. 2009 Section 1203.

4. Provide spray insulation, rigid insulation and batt insulation as indicated on drawings.

Note:
  A. Provide foam insulation at all windows and doors.
  B. Provide insulation at all recessed can fixtures to match insulation in roof cavity(typ.). Hold insul. away from fixture as req'd by Manuf.
  C. Coordinate chimney caps and all roof penetrations with Contractor prior to Construction.

5. Provide air infiltration barrier at exterior frame walls, "Tyvek, Typar or equal."

6. Provide bituthene ice and water shield adhesive as required.

7. Provide trowel grade dampproofing at foundation.

8. Provide joint sealant and chinking where applicable.

9. Sheet Metal Work:
  A. All flashing shall be bend formed or brake formed as required. All attachments shall be made as to assure a weathertight and watertight junction.
  B. All roof mounted metal components, i.e. metal flashing and vents shall be painted to match color of adjacent finishes unless noted otherwise in construction documents.
  C. Flashing shall be provided in valleys and around chimney.
  D. All Flashing installation shall comply with SMACNA Standards.

Provide metal flashing and sheet metal gutters in compliance with I.B.C. 2009 Section 1503.2 and 1503.4.1.

10. Provide crawlspace ventilation as required by I.B.C. 2009 Section 1203.3, see mechanical plans if applicable for additional information.

Division 8: Doors, Windows and Glass (Not Applicable to this Project)

1. Basements with habitable space and every sleeping room shall have at least one operable emergency escape and rescue window or exterior door opening for emergency escape and rescue. Where openings are provided as a means of escape, they shall have a sill height of not more than 44" above the floor (I.B.C. 2009 Section 1029).

The minimum net clear opening height of a window shall be 24" (I.B.C. 2009 1029.2.1).

The minimum net clear opening width of a window shall be 20" (I.B.C. 2009 1029.2.1).

2. All emergency escape and rescue openings shall have a minimum clear opening of 5.7 Sq. Ft. Exception: Grade floor openings shall have a minimum net clear opening of 5 Sq. Ft. (I.B.C. 2009 1029.2).

3. All habitable rooms shall be provided with aggregate glazing area of not less than 8% of the floor area of such rooms (I.B.C. 2009 Section 1205.2).

4. Exterior doors with hinge pins exposed on the outside shall use hinges with non-removable pins or pin standard hinges to prevent removal of the door from exterior by removal of the hinge pins.

5. Glass and Glazing:
All openable windows shall be of a type operable from the inside without the use of a key or special knowledge for its operation.

The following glazing conditions shall require impact resistant glazing (tempered):
  A. Where the glazing occurs at shower doors and at enclosures where glazing occurs in bathrooms. Sliding glass doors (I.B.C. 2009 Section 2406.4).

See plans for additional information.

6. All window and door R.O.'s to be framed from supplier's cut sheets, and verified in field by Contractor.

Division 9: Finishes (Not Applicable to this Project)

1. General Procedures:
Painting shall be performed by experienced, competent journeyman painter(s) in accordance with the best standards of practice in the trade. When complete the painting shall represent a first class workmanlike appearance.

Preparations of surfaces:
Wood: Sandpaper to smooth and even surface and remove all dust. After priming or stain coat has been applied thoroughly, fill all nail holes and other imperfections with spackle, tinted with primer or stain to match wood colors.

2. Gypsum Board Substrate:

Water-resistant gypsum backer board shall not be permitted on ceiling where framing spacing does exceed 12" o.c. for 1/2" thick and16" o.c. for 5/8" thick (I.B.C. 2009 Section 2509.3).

Enclosed accessible space under stairs shall have walls under surface and any soffits on the enclosed side protected with minimum 5/8" Type 'X' gypsum board.

Gypsum Board:

5/8" Type 'X' gypsum board at walls and ceilings, typical.

Method and workmanship shall comply with the direction for "Single Layer System" contained in the United States Gypsum Company's "Handbook of Gypsum Drywall Construction" latest edition.

Division 10: Specialties (Not Applicable to this Project)

1. Bathtubs, shower floors and walls above bathtubs (with installed shower heads in shower compartments) shall be finished with a nonabsorbent surface, such wall surfaces shall extend to a height of not less than 6'-0" above the floor (I.B.C. 2009 Section 1210.3).

Division 11: Equipment

1. Appliances (to be determined by Owner).

Division 12: Furnishings

1. To be determined by Owner.

Division 13: Special Construction

Refer to construction documents for specific requirements.

Division 14: Conveying Systems (Not Applicable to this Project)

1. No Requirements

Division 15: Mechanical (Not Applicable to this Project)

1. All systems shall be designed within the respective codes. Refer to mechanical engineering documents for specific information.

Division 16: Electrical (Not Applicable to this Project)

1. All systems shall be designed within the respective codes. Refer to electrical engineering documents for specific information.

General Note:
Refer to attached structural drawings for all structural member sizes, structural connections and structural member spacing as well as other necessary specifications.

LICENSED ARCHITECT
MORRELL BEATTIE
AR-985024
STATE OF IDAHO
Signed Original on File @ Arch Office

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Fairgrounds Arena
Phase 1- Indoor Arena Shell
Teton County ID

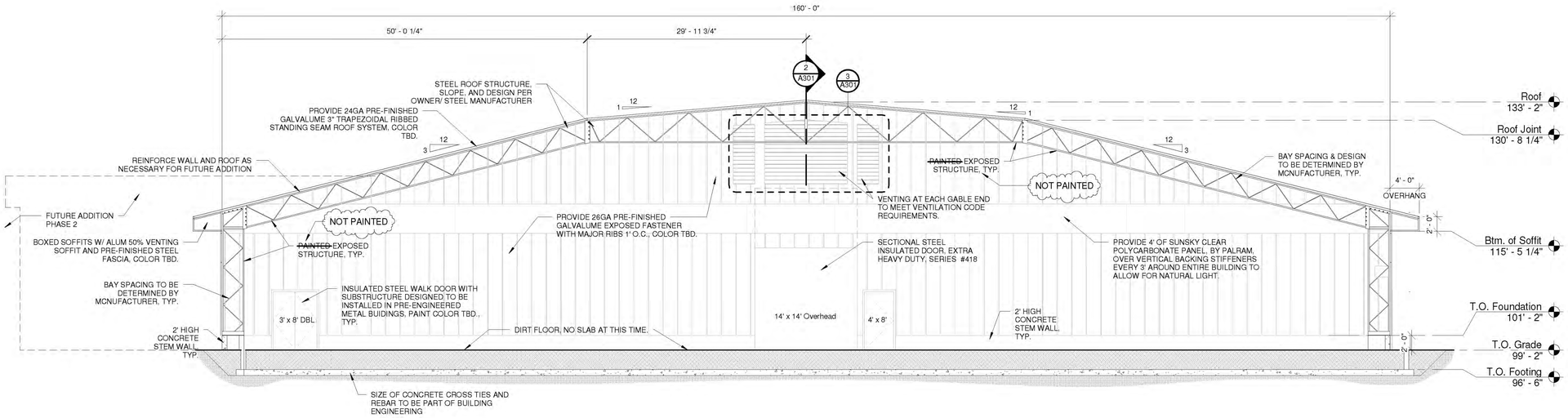
Drawn by:	MKF
Checked by:	JPL
Job no.	2908

CONSULTANTS
Structural:
Mechanical & Electrical:
Civil Engineering:

REVISIONS
BID SET 09/01/10

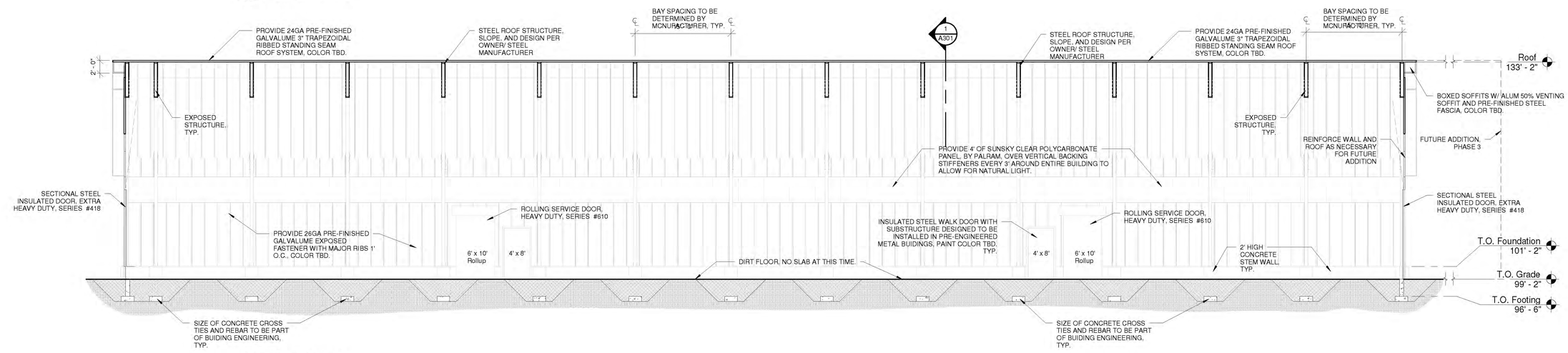
Date: 09/20/10

A002
General Notes - Commercial



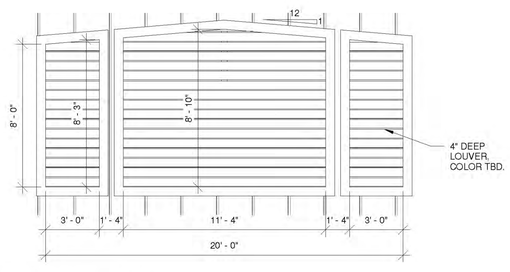
1 A301 Section 1

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



2 A301 Section 2

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



3 A301 Louver Detail

SCALE: 1/4" = 1'-0"

LICENSED ARCHITECT
MORRELL BEATTIE
AR-985024
Date:
Signed Original on File @ Arch Office
STATE OF IDAHO

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Fairgrounds Arena

Phase 1- Indoor Arena Shell

Teton County ID

Drawn by:	MKF
Checked by:	JPL
Job no.	2908

CONSULTANTS

Structural:

Mechanical & Electrical:

Civil Engineering:

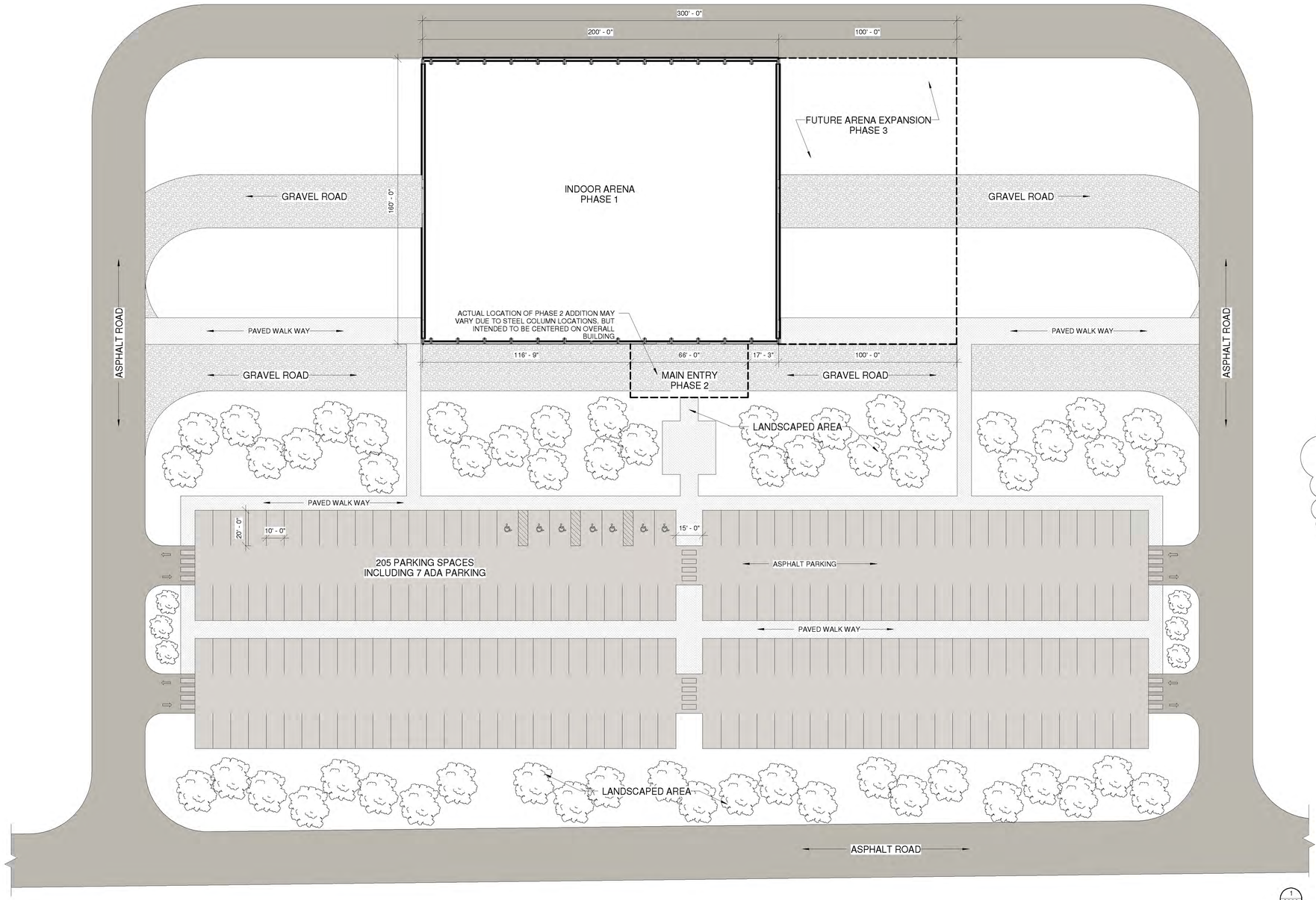
REVISIONS

BID SET 09/01/10

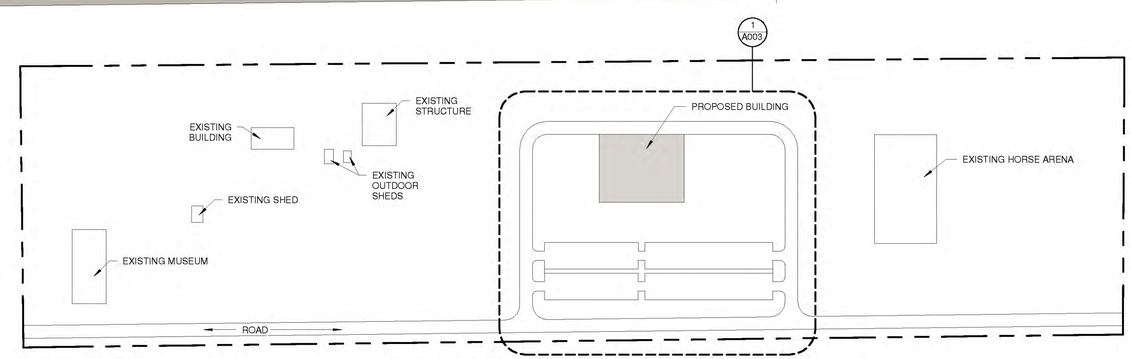
Date: 09/20/10

A301

Building Sections



1 A003 Site Plan
SCALE: 1" = 30'-0"



2 A003 Site Plan Overall
SCALE: 1" = 400'-0"

Note:

All sitework beyond arena shell are not included in this Bid and will fall under a seperate contract at a later date.

LICENSED ARCHITECT
MORRELL BEATTIE
AR-985024
Date:
STATE OF IDAHO
Signed Original on File @ Arch Office

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Fairgrounds Arena
Phase 1- Indoor Arena Shell
Teton County ID

Drawn by:	MKF
Checked by:	JPL
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CONSULTANTS
Structural:
Mechanical & Electrical:
Civil Engineering:

REVISIONS
BID SET 09/01/10

Date: 09/20/10

A003
Site Plan

L8 GROUP INC.
ARCHITECTS and PLANNERS

TETON COUNTY FAIRGROUNDS ARENA

REQUEST FOR INFORMATION LOG

9/27/2010

QUESTION: What is the material thickness of the louvers found on the gable ends for ventilation?
ANSWER: This thickness may vary between the various steel manufactures bidding the project, but we do know of one supplier that has a louver specified that has a material thickness of .081"

9/22/2010

QUESTION: With the gable end vent louvers 8' above the large overhead doors, how should we attach the necessary springs and rails to operate the door?
ANSWER: Because of the louvers, it will not be possible to slide the door vertically all the way up the wall. To help increase the headroom in front of these doors yet stay away from the louvers, please plan on installing the door track hardware up the wall vertically to just below the louvers then out horizontally into the arena space. We will have to suspend part of this door track approximately 8' from the steel framing above.

QUESTION: The drawings show insulated doors, is that correct? And what gauge of steel should the Arena overhead doors be, 16, 18 or 20 gauge?
ANSWER: It is not our intension to insulate the Arena at this time, but the Owners may wish to do so in the future, so we are asking that the doors be insulated now for this Bid. As for the gauge, please plan on all doors being 18 gauge steel.

9/21/2010

QUESTION: Sheet A003 shows parking, landscaping, please denote that this is in future work and not to be included in this bid.
ANSWER: All site work outside the scope of the Arena shell is not included in this Bid and will fall under a separate contract with Owner at a later date.

QUESTION: Please provide a soils report so we can accurately bid the excavation for the foundation.
ANSWER: There is no soils report available, but design for a soil bearing capacity of 3,500 psf for Bidding purposes.

QUESTION: On Sheet A301 you call out painting the structure but there is no spec section for painting nor is there a line item under any of the alternates for painting, please clarify.
ANSWER: Painting of the interior steel structure will not be included in this Bid.

QUESTION: On Sheet A002 under Division 01 Note #12 it talks about the temporary power and lights, it makes it sound like these are being provided by the owner, please clarify.
ANSWER: The Note has been revised to show that Bidder/Contractor is responsible for temporary power and any necessary lighting on site.

QUESTION: On Sheet A002 under Division 02, Note #13 it states we are to grade 20' outside the building pad, is this to be included in Alternate #1 and Alternate 2-1?
ANSWER: Yes.

QUESTION: On Sheet A002 under Division 02, Note #2 talks about the project surveyor, is this the owner's responsibility?
ANSWER: Any Site Surveying will be the Bidder/Contractor's responsibility. This note on A002 has been revised.

QUESTION: Is there a Construction Time Limit? If so, are there any applied Liquidated Damages?
ANSWER: The Owners have not required a Construction Time Limit nor applied any Liquidated Damages to this Bidding opportunity.

QUESTION: Will any of the overhead doors include any operators?
ANSWER: Due to the uncertainty to the availability of power to the structure, please include a manual "chain hoist" operator (or similar) on all overhead doors.

QUESTION: Shall the dbl. egress doors out the two sides of the structure include dbl panic hardware?
ANSWER: Please include panic hardware on all door slabs. Do not install a mullion on the dbl doors.

QUESTION: Due to the fact that the Arena Shell may only have a roof on it without the side walls for a period of time, how should we design the foundation system to resist wind forces?
ANSWER: It is still uncertain if the structure will be enclosed at the same time it is erected. Due to this uncertainty, and the probability it will not be enclosed but just have a roof on it for a period of time, we must design the foundation system for the worst case scenario. That scenario is to design the foundation system to resist the uplift forces apparent by just having a roof only yet accommodating it for future additions and the eventual walls/skin to enclose it.

Note: This document will be added to as requests for information are presented and will become Addenda prior to Bid Due Date. Check this RFI Log document regularly for added updates.

END OF REQUEST FOR INFORMATION LOG