



**ADDENDUM NO. 1- QUESTIONS AND ANSWERS
IFB-GC-FG-01-24
FAIRGROUNDS RESTROOM**

GENERAL CONDITIONS:

- 1) The Garfield County Fairgrounds complex is used every day, at all hours of the day, by members of the community, including walkers, unsupervised children, campers, and livestock owners. Please keep the work site clean, organized and safe. Make sure you do not leave keys in power equipment and that you secure the site each day when you leave. Do not leave unbarricaded excavations open after the work day ends.
- 2) The Fairgrounds is a family venue, so have your workers use family-friendly language while on the job site.
- 3) All questions regarding financial and technical issues must be directed to Frank Coberly, Facilities Director.
- 4) Substitutions for specified materials are welcome, especially if the Contractor is familiar with a particular material that is more economical and/or more readily available. Submit product details to the Owner to have the substitutions reviewed.
- 5) The existing restrooms are available for use by the Contractor, but only if they are kept clean. Please plan on providing a port-a-potty for those workers and trades likely to track mud, paint, grout or stucco into the restrooms.
- 6) The general “fit and finish” requirements for the projects are “commercial, economy grade”.
- 7) For concrete and asphalt, match the general finishes on the newer parking lots west of the Fairgrounds.
- 8) For stone and stucco, match the general finishes on the west end of the Outdoor Arena.
- 9) For interiors, match the general finish quality of the exhibit halls of the Outdoor Arena.
- 10) For toilet fixtures and appurtenances, the restrooms need not match the Ritz Carlton, but should be at least a few notches above Motel Six in quality.
- 11) For dimensions in the restrooms, strict compliance with ADA minimums as shown on the plans is crucial and will be inspected closely by City inspectors. Notify the Owner immediately whenever it looks as if these dimensions do not look right.

QUESTIONS AND ANSWERS:

- 1.) Sheet A103, Exterior Elevations, Plan Note, Exterior Finishes to Match Estimate Outdoor Arena
 - a. Existing building roof types differ from standing seam to exposed fastener metal roof. Please clarify if our proposals are to include standing seam or exposed fastener metal roof. **Either standing seam or exposed fastener metal roof, whichever is more economical.**
 - b. Please confirm the gauge of metal roof to be included in our proposal. **22ga.**
- 2.) Sheet A103, Exterior Elevations, Plan Note, Exterior Finishes to Match Estimate Outdoor Arena
 - a. Existing building canopies have snow stops; reference attached photo. Please confirm if our proposal is to include snow stops. **Yes. Aluminum L2x2x3/16 or similar.**
- 3.) During the site visit there was discussion of the type of thermostat included in the drawings.
 - a. Please advise if a programable thermostat is to be included in our proposal. **Yes.**
 - b. If yes, please provide brand/model # for the thermostat to be included in our proposal. **See question 53 below.**



- 4.) Electrical, for the additional electrical load required for the restroom building.
 - a. Will a new electrical transformer be installed? **Yes, by Xcel.**
 - b. If yes, will the transformer be paid for direct by Garfield County, -or- by the contractor. **Contractor to coordinate with Xcel Energy. Owner will pay Xcel directly for any fees.**
 - c. If the transformer is to be paid for by the contractor (included in the proposal), please provide an allowance amount for the transformer to encourage apples to apples proposals. **Owner will pay Xcel.**

- 5.) Schedule Bid Scenario #1 -vs- Schedule Bid Scenario #2.
 - a. We understand in the solicitation the contractor is to provide pricing for both Scenario #1 and #2, to be considered. Will the contract be executed in February for either option #1 -or- #2, to allow the contractor and their subcontractors to lock in pricing with their vendors/suppliers? **The contract will be executed on or around March 1st in either scenario.**

- 6.) Schedule Bid Scenario #1 -vs- Schedule Bid Scenario #2. Site Electrical
 - a. Please advise the facility utilities that need to be available to the Fairgrounds for each demobilization Event. (Electrical for food trucks; Water for site facilities/maintenance, etc.) We seek to meet the needs of the Fairgrounds and include them in our project approach while preparing our proposals for Scenarios #1 and #2.
 - a) **Water and gas are available now, and Contractor must maintain water and gas supplies to existing facilities during the Fair & Rodeo.**

 - b) **Electrical to existing fence-mounted circuits south of the existing restrooms will be largely unaffected by construction, and can remain as-is through the Fair and Rodeo periods.**

 - c) **Some of the electrical to existing fence-mounted circuits north of the existing restroom will be demolished by the Owner at the beginning of construction, so that asphalt demolition can occur. To maintain the function of these circuits during the Fair and Rodeo, please include in the bid temporarily re-wiring these circuits as required.**

 - d) **Ideally, it would be desirable to complete the installation of the new electrical service and panelboards prior to the Fair and Rodeo. However, if that is not feasible, plan on completing the temporary wiring to maintain service.**

- 7.) Site Visit Observation, Electrical mounted to chain-link fence.
 - a. Will Garfield County remove the existing chain link fence within the proposed building footprint prior to contractor mobilization? **Contractor must disconnect and remove outlets.**
 - b. If yes, will Garfield County also disconnect and remove the electrical on the fence -or- would you like the contractor to include the disconnect/removal of electrical on the fence for removal of the fence?

- 8.) Electrical mounted to chain-link fence. In reviewing the plans, we have not found how the electrical is to be mounted to the fence.
 - a. Would you like the electrical reinstalled on the fence, to match existing, reference attached photo. **Yes, similar to existing, except mount each of the 16 new outlets on a 12"x12"x3/4" sheet of waterproof plywood backerboard, painted with epoxy paint. Mount each plywood backerboard to the new galvanized fencepost with two each**



3/8" galvanized u-bolts. Attach horizontal runs of conduit to new galvanized horizontal fence rail with 1/4" galvanized u-bolts.

- 9.) During the site visit there was discussion of control joints in the stucco.
 - a. Please advise if you would like control joints in the stucco. Yes.
 - b. If yes, please identify where on the project plans. **We added metal control joints to sheet A103.**

- 10.) There is no sizing or location of water entry. We presume the need water entry station with RPZ, PRV, pressure gauges, and a bypass? **The water entry will be tapped from the existing 1" water line to the valve spigot immediately east of the new building. Yes. A pressure reducing valve (PRV), a Reduced Pressure Zone Valve Assembly (RPZ), and pressure gauge will be required. A bypass will not be required.**

- 11.) No pipe size for the water piping. **1" from the tap into the building. 3/4" for all branch lines.**

- 12.) No insulation type spec'd. **1" thick poly foam insulation on all hot water lines, and all cold water lines on exterior walls.**

- 13.) No Hammer arrest's locations or sizing. **Install two hammer arrestors on cold water piping and two hammer arrestors on hot water piping at further point from source. Supplu Oatey or Sharkbite brand, or equal.**

- 14.) Isolation valves for men's and women's restroom wings? **Yes. Install the valves in the mechanical equipment room near the water heater.**

- 15.) No faucet spec'd for the service sink. **Install American Standard 8355.101 Exposed Yoke Wall-Mount Utility Faucet (Will be added to the plans.)**

- 16.) Size of water heater? Expansion tank size, is it ASME? or residential? Gas or electric? **98 Gallon A.O. Smith Signature 98-Gallon Tall 6-year Warranty 75100-BTU Natural Gas Water Heater With EASTMAN 4.5-Gallon Expansion Pressure Tank, Item #779134, Model #60023.**

- 17.)The furnace is it gas? gas meter location? **Gas furnace. Coordinate with Xcel on meter location. There are existing meters on the existing restroom and a larger one on the west wall of the outdoor arena. Base the bid on connecting downstream of the existing arena meter. Owner will pay Xcel directly for any utility connection fees.**

- 18.) Bid Bond required to be submitted with proposal package?
 - a. If yes, what percentage? **No bid bond is required, only payment and performance bonds.**

- 19.)Sheet A112, Wall Type F, 25 ga framing for 1inch stucco assembly. Please confirm gauge of framing, considering weight was stucco assembly. **Please upgrade wall framing to 20 ga for framing that supports stucco.**

- 20.)Sheet A112, Wall Type B, has no framing. Assembly shows 2" foam sandwiched between drywall and CMU. Please advise if hat track is to be installed to fasten the drywall too. **Yes. Install 20 ga hat track at ~24" on center.**



- 21.) D 100, "finish schedule" only states FRP at janitor's sink re- A105 6 & 7, but D 100 "finish specifications" there are 2 - WC-1's, FRP, and stucco, with that being said brings me to the next question? **This is corrected on the plan and will show as Rev. 1.**
- 22.) D 100, finish plan shows Rm.101 family RR East and West walls as WC-1, re - A 104 6-9 shows tile and Rm.104 storage North and partial West walls as WC-1, re A 107 5-8 shows painted drywall. Please advise. **This is corrected on the plan and will show as Rev. 1.**
- 23.) D100, WC-1 FRP and WC-1 Stucco. Please confirm FRP in Rooms 101 and 104.
The breezeway shall be stucco walls. The two mechanical/utility rooms 101 and 104 will have FRP walls. This will be corrected on the plan and will show as Rev. 1.
- 24.) Missing structural details on metal trusses and roof framing. i.e. no lintels across breezeway openings, overhang, gauge, attach with what clips, etc. FYI - overhang + fascia may cover windows. Need this for pricing all around. Please advise.
Wood or metal trusses may be supplied, whichever is more economical. Contractor shall submit stamped engineering calculations from truss manufacturer during submittal process. For door and window openings install L3x3x1/4 steel lintels extending 6" past each side of the opening. CMU walls are fully grouted and have rebar across top of openings to further carry the load. For lintels across breezeways install 6"x12" parallel wood beams, extending 8" past the opening on each side .

Extend the top chords of each truss 24" beyond the wall. Attach soffit to bottom of truss extension, so that it will not cover the windows. Tie down each end of each truss with Simpson Strong-Tie H2.5A 18-Gauge ZMAX Galvanized Hurricane Tie.
- 25.) Discussion at site visit, utilizing wood trusses in lieu of metal, would be more cost effective. Please advise if design can change to wood trusses?
Either wood or metal may be supplied, whichever is more economical.
- 26.) Demo Asphalt for building construction to be completed by Owner. Please confirm?
Yes. Owner will demolish existing asphalt and remove it from site.
- 27.) Demo Asphalt for site utilities, to be completed by Contractor. Please confirm?
Yes. Owner will demolish existing asphalt over utilities and remove it from site.
- 28.) If asphalt is to be removed by Owner, will owner also haul off demo 'ed asphalt?
Yes. Owner will remove it from site.
- 29.) If asphalt removed by Owner is to be hauled off by contractor, please provide estimated cy of asphalt. **Not applicable.**
- 30.) Sheet A112, please provide spec for 5/8 waterproof gypsum board.
For walls supporting tile, use James Hardie HardieBacker 3-ft x 5-ft x 1/4-in Water Resistant Fiber Cement Backer Board. For interior sheet rock walls to be painted without tile, use USG Sheetrock Brand 1/2 in. x 4 ft. x 8 ft. UltraLight Mold Tough Drywall.
- 31.) Sheet A112 and A101 Fire Rated Assemblies. Unable to locate these on A101. Please clarify which walls are to be a rated assembly.
Fire Rated Assemblies are not required in the project and will be removed from sheet A112.
- 32.) A102, Fixtures/items furnished by Owner. Are these items to be installed by owner -or- installed by contractor? **Contractor will install.**



- 33.)A102, Fixture #10, Sharps Container, please provide spec (brand/model #) **Covidien 1.5 gal sharps container K5SS1007SA & Covidien bracket SLWB10018X or approved equal.**
- 34.)A102, Please confirm Toilet Paper Dispenser is to be installed in Room 109.
Yes, this is corrected on the plan and will show as revision 1.
- 35.)A103, Facia and Soffit material, please provide spec.
Soffit to be 5/8" Hardie board, wood grain look, screwed to bottom of sloped truss extension. Fascia to be 5/8" Hardie board, wood grain look, screwed to 2x10 header.
- 36.)A104, D100, 6" concrete base, please provide detail was 6" concrete base.
Instead of the epoxy-cementitious coved base, please furnish and install a tile cove at the base to match the tile selected.
- 37.)A110, Hard lid. Please confirm contractor is to install 5/8" type X for the hard lid. If not, please provide spec. **Yes. 5/8" Type x sheet rock. Gold Bond, Certainteed, ToughRock or approved equal.**
- 38.)LS100, Fire Extinguishers are shown on the legend, we are not able to locate the fire extinguishers on the Floor Plan. Please confirm if the Owner -or- Contractor will be installing Fire Extinguishers, and quantity.
Contractor to furnish and install two fire extinguishers, one each in womens and mens restroom. Furnish Kidde 10 lb, Type ABC, or equal.
- 39.)LS100, Fire Extinguisher cabinet. Please provide spec for fire extinguisher cabinet. Brand/Model, surface mount, semi recessed, etc.
Furnish and install semi-recessed cabinet, Uline H-5800, for 10-lb extinguisher, or approved equal. Install just inside the door on the mens and womens restrooms.
- 40.)D100, P-2, Please confirm the exterior surface to receive paint is stucco.
Yes. Exterior latex, color to match existing Outdoor Arena. 3-coat finish.
- 41.)D100, P-3, does this include the exterior soffits? If yes, please provide spec for paint.
All exterior finishes are to match the surrounding buildings, where possible. For soffits, paint with 3-coat exterior epoxy.
- 42.)D100, Does the Facia receive paint? If yes, please provide spec for paint.
Yes. 2 coats Sherwin-Williams Latitude Exterior Acrylic Latex, over Sherwin-Williams PrepRite ProBlock Interior/Exterior Latex Primer/Sealer, or approved equal.
- 43.)D100, Do the hard lids in the men's and women's showers receive latex or epoxy paint?
Sherwin-Williams Eminence High Performance Ceiling Paint, flat white latex. Or approved equal.
- 44.)Will project have Mech Engineered set of drawing to obtain permit?
Yes. Owner's engineer will submitted stamped mechanical drawings for plan review and permit.
- 45.)Will hot water recirc system be required?
No.
- 46.)Will Restroom be year around use or set up for winterizing?
Restroom will be used year-round.
- 47.)Will we need RP / Backflow assembly for this building?
Yes. See question 10 above.
- 48.)Has existing Gas Meter been verified to be large enough to provide for new building?
Plans have been submitted to Xcel, but Contractor will need to coordinate with Xcel to determine final meter sizing and location for tap. For bidding, assume the new line will be tapped in immediately downstream of the existing meter on the west side of the Outdoor Arena.



49.) Will State be governing authority?

State of Colorado is the governing authority for electrical. Contractor's Electrician will submit electrical plans to the State, pick up the electrical permit and pay electrical plan fees.

The City of Rifle is the governing authority for everything else. Owner's engineer will submit plans for plan review to the City. Contractor will pick up the permit from the City and pay permit fees. The City prefers to issue permit directly to Contractor after verification of City license, insurance, and final construction value.

Please include both fees in your bid.

50.) Will project have Mech Engineered set of drawing to obtain permit? **Yes.**

51.) Will product specific brand be required for furnace and or Exhaust fans?

Other manufacturers and models with similar sizes and features are acceptable. Submit vendor package for approval.

52.) Will any backup electric heaters be required? **No.**

53.) Will any setback and or programable controls be required?

Yes. Furnish and install a single programmable thermostat in the womens restroom.

Honeywell Home RTH2510B 24-Volt 7-day Programmable Thermostat. (~\$50 at Lowes).

54.) Who will be governing authority?

See question 49.

55.) Do they want waterproofing on walls?

Yes. Provide epoxy paint covering on interior sheetrocked walls as described on the plans.

56.) Is there a specified tile product or style/size they are looking for.....I did not see anything specified.

Please furnish and install white 4" square tiles, such as Satori Hudson Brilliant White Glossy 4-in x 4-in Glossy Ceramic Wall Tile. If larger tiles are more economical, use Crossville 12"x24" tile Spec: Portugal PTG01 Velho White UPS or similar.

57.) B-1 says 6" Coved concrete base.... this is actual concrete not a concrete tile look, correct?

Upon further reflection, we eliminate the coved concrete-epoxy detail and ask that the Contractor supply a tile cove base compatible with the tile selected for the project.

58.) Standard grout, epoxy grout?

Please furnish and install epoxy grout because it is about 50 times more water-resistant. Use EpoxyElite EVO 100 Bianco Assoluto or approved equal.

59.) Sheet D101, Signage

a. Exterior signs over the doors. How thick of a letter, means of attachment, illuminated, letter finish?

1/4" Thick Raised aluminum letters connected to an aluminum backer frame by stud connectors. Not illuminated. Finish on lettering can be brushed aluminum or gloss finish, on a contrasting background. Our expectations is that the Contractor have a local sign fabricator prepare a submittal package for a sign that can be fabricated locally.

b. Interior signs 2-6, is there an aluminum accent bar between the pictogram and the text or just a vinyl divider?

Whatever is available and more economical. The details on the plans are based on economy grade ABS plastic signs available from Grainger, or equal.

c. Signs 2-9, what colors, what sizes, means of attachment.



The signs should be white lettering on a blue background. The signs need to be permanently mounted with screw anchors, not just adhesives. Sizes are roughly 6"x9". Other vendors are acceptable if some of the signs are hard to locate (i.e. Family Restroom).

60.) Restroom/Toilet Accessories

- a. Please provide a spec brand/model (American Specialties) for the toilet accessories to be provided/installed by the contractor

A list is as follows:

Plumbing fixtures -Toilets	Afwall® Millennium® 1.1 – 1.6 gpf (4.2 – 6.0 Lpf) Top Spud Elongated Wall-Hung EverClean® Bowl 3351101.020
Plumbing fixtures MACs (Verify count with Vendor) Only for use with Sensored Flushvalves	
Plumbing fixtures Hardwire Kits (Verify Count with Vendor) Only for use with Sensored Flushvalves	
Plumbing fixtures toilet flushvalves	Ultima™ Manual Toilet Flush Valve, Diaphragm-Type, 1.1 gpf/4.2 Lpf 6147161
plumbing fixtures mop sink	Florwell™ Floor-Mount Cast Iron Service Sink 7741000.020
plumbing fixtures urinals	Maybrook® 0.125 – 1.0 gpf (0.47 – 3.8 Lpf) Top Spud Urinal 6581001.020
plumbing fixtures urinal flushvalves	Washbrook Urinal System with Manual Piston Flush Valve, 0.5 6590501
Plumbing fixtures soap dispenser	American Standard 777B100
Plumbing fixtures faucets	NextGen™ Selectronic® Touchless Faucet, Base Model With SmarTherm Safety Shut-Off + ADM, 1.5 gpm/5.7 Lpm 775b315
Plumbing fixtures hand washing Sink	Murrow Wall-Hung Ever Clean sink 0955123ec.020
Faucet for Mop Sink	Top Brac Wall-Mount Service Sink w/ Vacuum Breaker Spout 8344012.002
Plumbing Shroud for sinks	Plumbing Shroud 0062000
Special Needs Changing Table	Foundations Changing Station: 100SSE-SM, Stainless Steel, 23 1/8in x 64 3/4 in x 4 in, Horizontal Item 39F740, Mfr. Model 100SSE-SM (Grainger)
FOUNDATIONS Baby Wall Seat	Foundations Baby Wall Seat: 5806086, Plastic/Steel, 15 1/2 x 12 in x 4 in, ADA Compliant, White, Item 35MG25, Mfr Model 5806086 (Grainger)
FOUNDATIONS Changing Station	Foundations Changing Station: 100-EH-BP, Plastic, 15 3/8 in x 34 1/4 in x 4 in, Flush Mount, Gray Item 39F735, Mfr. Model 100-EH-BP





South Hall

WARNING
FIRE HAZARD