

**Addendum No. 1
September 8, 2017**

Project: Aspen Park Concessions & Restroom Building
Brandon, South Dakota
Project No.: 2610

Architect: Architecture Incorporated

Letting: **Tuesday, September 12, 2017**
2:00 PM
Brandon City Hall
304 Main Avenue
Brandon, South Dakota 57005

Scope of this Addendum:

To all bidders and all others to whom drawings and specifications have been issued by Architecture Incorporated.

Acknowledge receipt of this addendum by listing its number and date in the bidders Form of Proposal. Failure to do so may subject bidder to disqualification. This Addendum forms a part of the Contract Documents. It modifies them as follows:

GENERAL ITEMS:

1) INVITATION TO BID:

ADD: Addenda will be uploaded to the Architecture Incorporated website at www.architectureinc.com under the 'Projects Out for Bid' section as they are issued. All bidders are encouraged to check the website regularly for the most current addendum information.

Each bidder must deposit bid security with the bid. Such security shall be based upon the amount of the base bid and shall consist of a Bid Bond for ten percent (10%) of the amount or a certified check, cashiers check or draft in the amount of five percent (5%) of the base bid and drawn on a State or National Bank. Such Bid Bond shall be issued by a surety authorized to do business in the state of South Dakota and payable to the Owner. The Bid Bond shall guarantee the execution of the contract by the successful bidder and shall be held by the Owner until said contract is executed.

No bidder may withdraw a bid for 30 days following the bid opening without a written request explaining the cause of the withdrawal and without written consent of the Owner after reviewing the cause.

The Owner reserves the right to reject any and all bids or parts hereof, and to waive any irregularities of any bid. The Owner also reserves the right to award the Contract to the lowest responsible bidder as may be determined by the Owner.

2) PRE-BID CONFERENCE:

- a) Pre-Bid Conference was held at Aspen Park on Wednesday, September 6th, 2017 at 1:15 PM. The sign in sheet is attached at the end of this addendum for reference.

3) DRAWING SHEET INDEX:

COVER SHEET

TITLE SHEET

1.10 CODE PLAN

2.20 SITE DEMOLITION PLAN

2.30 SITE PLAN

3.1 SPECIFICATIONS

3.2 FOUNDATION PLAN

3.3 DUGOUT FOUND. & FRAMING PLANS

3.4 FRAMING PLANS

3.6 FOUNDATION DETAILS

3.7 DETAILS

4.10 OVERALL PLAN

4.11 FIRST FLOOR PLAN

4.30 DOOR SCHEDULE

5.10 EXTERIOR ELEVATIONS

5.20 SECTION DETAILS

5.30 ROOF PLAN

8.10 LEGEND, SCHEDULES, DETAILS & VENTILATION

8.20 FLOOR PLANS – PLUMBING

9.10 SITE PLAN – ELECTRICAL

9.20 FIRST FLOOR PLAN – LIGHTING

9.21 FIRST FLOOR PLAN – POWER & SIGNAL

9.22 VIEWING DECK – ELECTRICAL

9.30 SCHEDULES & DETAILS

4) 101423 PANEL SIGNAGE

- a) 1.5.D – The signage schedule as completed by the Owner will be provided before shop drawings are required, please include as a portion of your bid a room sign for each of the rooms in the project as outlined in the specification.

5) DRAWING SHEET 2.30

- a) Sheet in it's entirety issued as a portion of Addendum 1

6) DRAWING SHEET 3.3

- a) Masonry CMU Lintel Schedule – See Detail 3 / 3.6

i) ADD:

(1) ML-2 – 8” WIDTH, 24” DEPTH, (2) - #5 TOP & BOTTOM Reinforcing

7) DRAWING SHEET 4.10

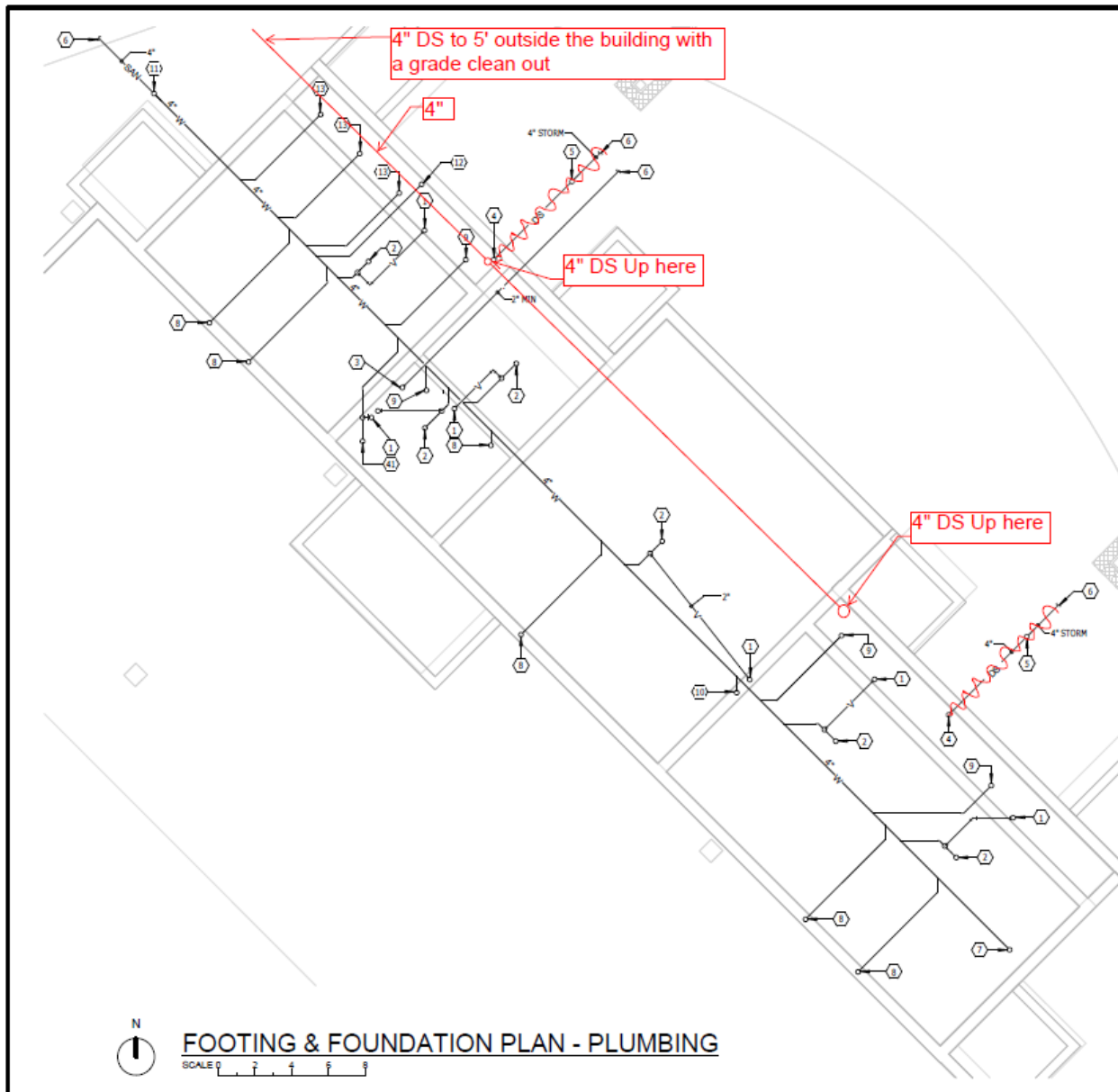
- a) As a portion of Alternate #1 the General Contractor is to include the quantity of block that would create the wainscot surrounding the (6) piers for the grandstand roof. The foundation for the block will be provided by others.

MECHANICAL ITEMS:

DRAWING SHEET 8.20

FOOTING & FOUNDATION PLAN - PLUMBING

1. Delete the two 4" downspout pipes shown at the northeast side of the building.
2. Install the 4" downspout thru the building to the northwest as shown in the sketch below.
3. The 4" downspout shall rise up in the chase behind Women's R/R 105 at a point farther northwest, as shown in the sketch below. Adjust piping above floor accordingly.



DRAWING SHEET 8.20

FLOORPLAN - PLUMBING

1. Piping systems are designed to be capable of relatively easy winterization and draining. All low points in the piping systems shall have drain valves. Drain valves shall be installed in accessible and secure locations. Drain valves are shown and/or noted on the drawings. Additional low points in the system shall be avoided and those that occur due to different piping routing, etc. shall have drain valves.

GENERAL APPROVALS:

The following material or equipment furnished by the manufacturer's listed, may be substituted as equivalent providing that each item, material, and piece of equipment conforms to the design and requirement of the specifications.

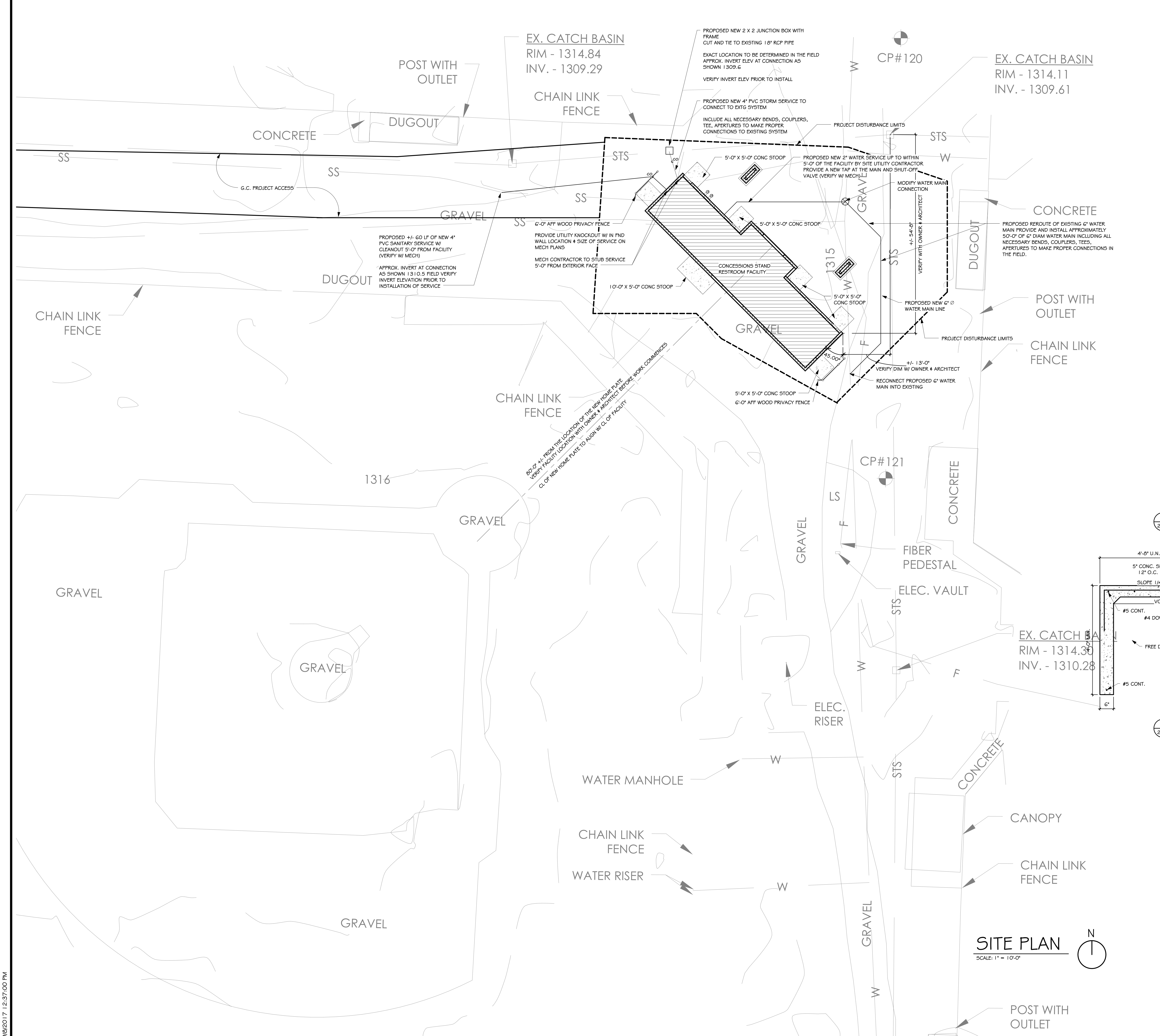
<u>SECTION</u>	<u>ITEM</u>	<u>MANUFACTURER</u>
220400	Drainage Products, Downspout nozzles,	Watts
220400	Faucets	American Standard
230800	Square Fans	PennBarry, Aerovent, Rupp, Cook
265110	Interior Lighting Type C, C1, C1W, C2 Type X, X1 Type Y Type Z	Columbia, Viscor, Williams Elite, Portfolio, Prescolite Hubbell, Stonco Hubbell, National

END OF ADDENDUM No. 1

Plan Holders List - Aspen Park Concessions Restroom Building
 Brandon, South Dakota
 Project Number: 2720
 BID DATE: Tuesday, September 12, 2017 @ 2:00 PM

CATEGORY	NAME	ADDRESS1	ADDRESS2	CITY	STATE	ZIP	PHONE	FAX	E-MAIL
<u>A/E Consultant</u>									
	Apex Structural Design	515 South Cliff Avenue	Suite 200	Sioux Falls	SD	57104	605-335-4071	605-332-2156	Julian@apexsf.net
	Architecture Incorporated	415 South Main Avenue	PO Box 2140	Sioux Falls	SD	57101-2	605-339-1711	605-339-2331	mail@architecture inc.com
	Associated Consulting Engineers Inc	340 South Phillips Avenue		Sioux Falls	SD	57104-6	605-335-3720	605-335-6220	acei@aceinet.com
<u>Exchange</u>									
	Construct Connect	2700 North 4th Avenue	Suite 800	Cincinnati	OH	45209	800-364-2059	866-570-8187	dblackwell@isqft.com
	Construction Industry Center	2771 Plant Street		Rapid City	SD	57702	605-343-5252	605-343-4591	chrissy@construct ionindustrycenter.com
	Plains Builders Exchange	220 North Kiwanis Avenue		Sioux Falls	SD	57104	605-334-8886	605-334-0112	info@plainsbuilders.com
	Sioux Falls Builders Exchange	1418 C Avenue		Sioux Falls	SD	57104	605-357-8687	605-357-8655	info@sfbx.com
<u>General Contractor</u>									
	Beck and Hofer Construction	618 East Maple Street	PO Box 457	Sioux Falls	SD	57104	605-336-0118	605-335-7292	ryoung@beckand hofer.com
	Design Craft of Luverne Inc	904 Commerce Road	PO Box 505	Luverne	MN	56156	507-283-2600	507-283-2585	designcli@yahoo.com
	GA Johnson Construction	27153 SD Highway 115	Suite 101	Harrisburg	SD	57032	605-361-8800	605-361-8802	tschultz@gajci.com
	Gil Haugan Construction, Inc.	200 East 60th Street North		Sioux Falls	SD	57104	605-336-6082	605-336-0051	todd@gilhaugan.com
	Peska Construction	2700 North 4th Avenue		Sioux Falls	SD	57104	605-334-0173	605-334-0102	j.lardy@peskaconstruction.com

CATEGORY	NAME	ADDRESS1	ADDRESS2	CITY	STATE	ZIP	PHONE	FAX	E-MAIL
	Reynolds Construction Management Services	4402 South Technology Drive		Sioux Falls	SD	57106	605-274-8900	605-274-8901	dawn@rcmbuild.com
	Ronning Commercial Construction (GC)	4401 East 6th Street		Sioux Falls	SD	57103	605-336-6000	605-336-7879	troy.stanga@ronningcompanies.com
	Swift Contractors	27106 Albers Avenue		Sioux Falls	SD	57108	605-368-2185	605-368-2194	tkelley@swiftconinc.com
	Visions Construction Group, Inc.	27160 470th Avenue	Suite A	Tea	SD	57064	605-368-5454		aarond@danielsconstructioninc.com
<u>Other</u>									
	Sands Drywall	47030 Phillip Street	Suite A	Sioux Falls	SD	57108	605-361-3177	605-368-2230	riley@sandsdrywall.com
<u>Owner</u>									
	City of Brandon	304 Main Avenue	PO Box 95	Brandon	SD	57005	605-582-8987	605-582-6831	pclarke@cityofbrandon.org



GENERAL NOTES - SITE PLAN

A. CONTRACTOR SHALL PROVIDE 6" TOP SOIL FINISH GRADE AT ALL DISTURBED AREAS U.N.O.

B. SEE MECHANICAL AND ELECTRICAL AND CIVIL FOR ADDITIONAL SITE ITEMS.

C. SLOPE FINISH GRADE AWAY FROM THE BUILDING.

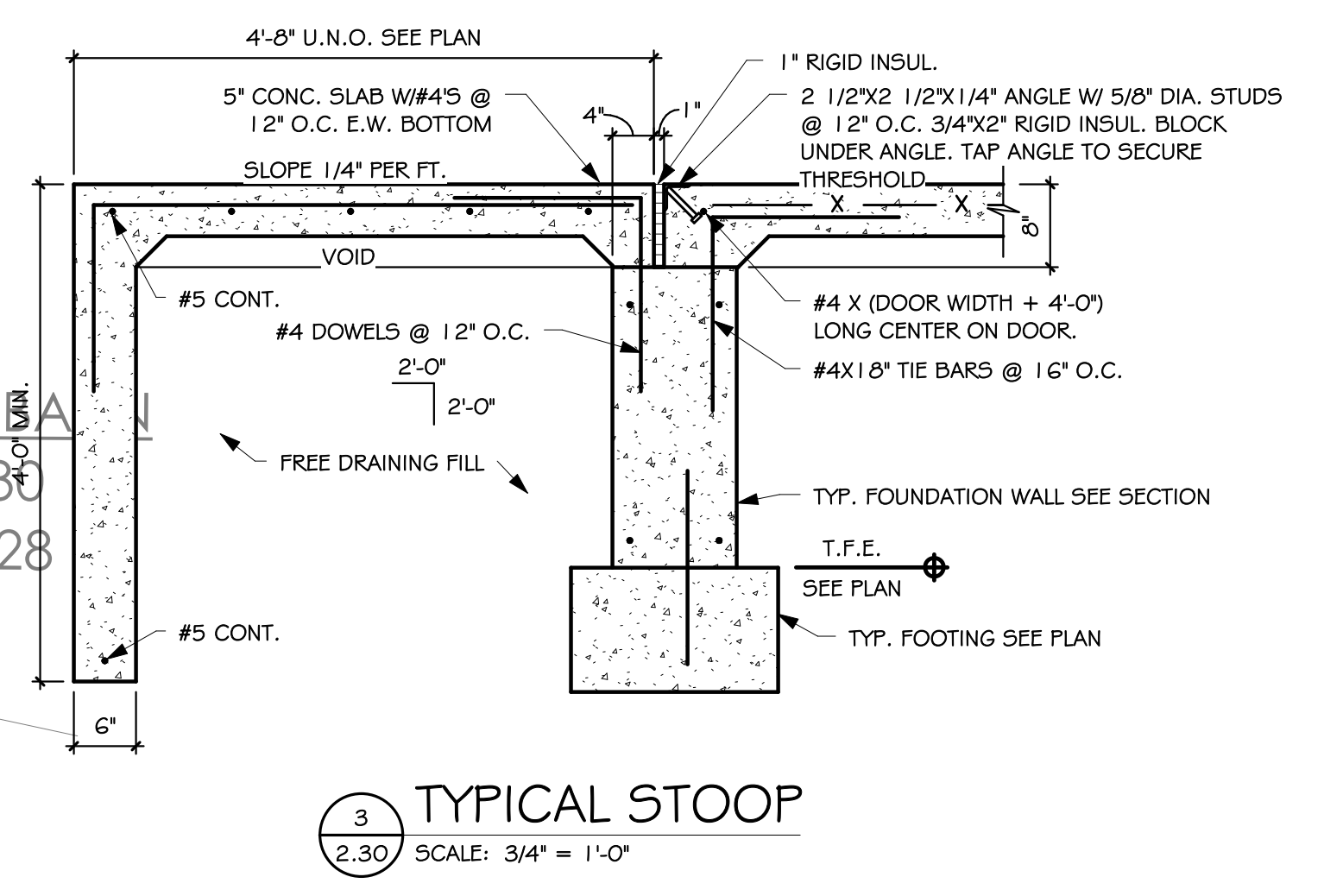
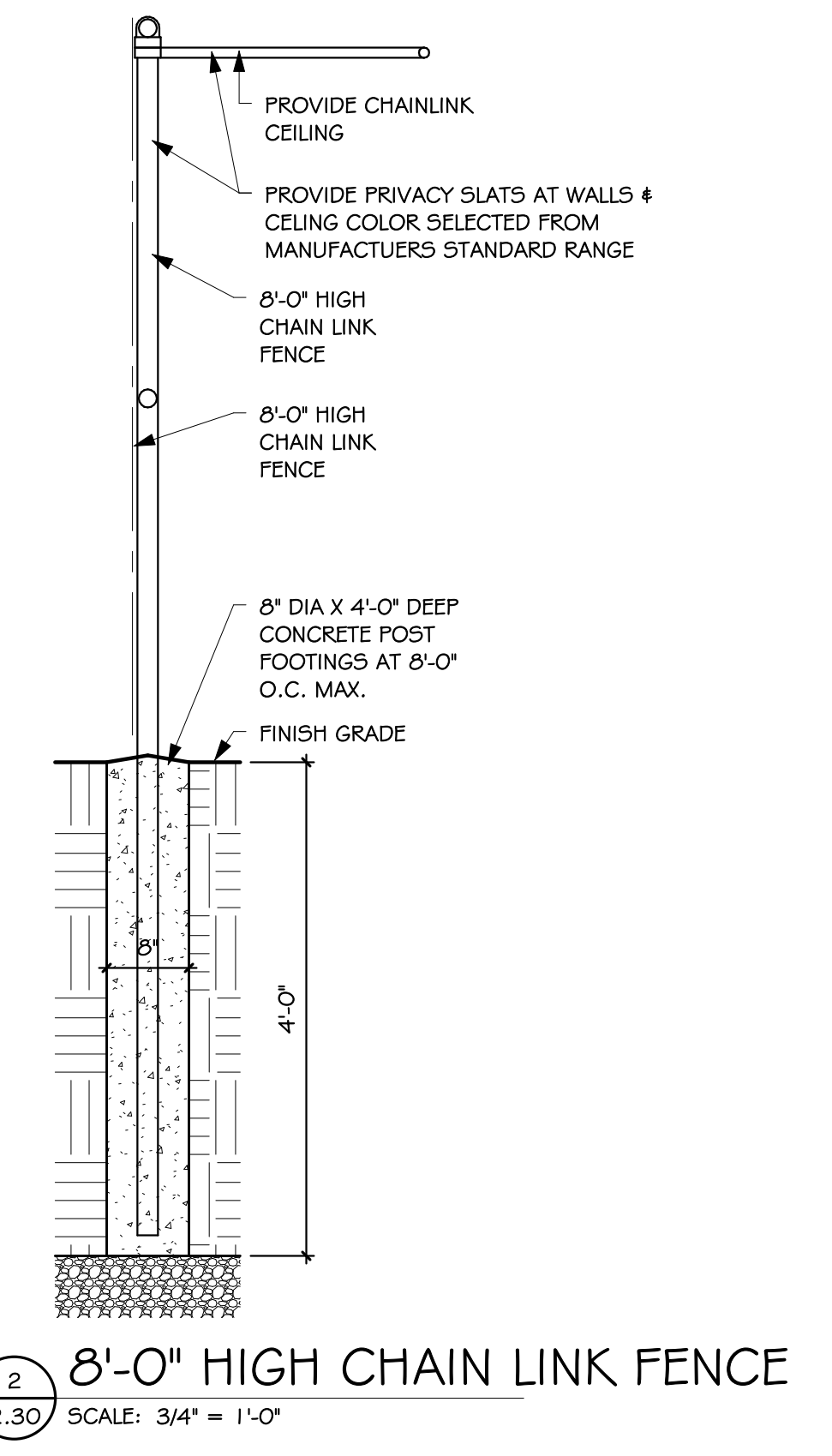
D. EXISTING UTILITIES AND STRUCTURES: THE CONTRACTOR SHALL EXERCISE EXTREME CARE IN THE PROTECTION OF UNDERGROUND, SURFACE AND OVERHEAD UTILITIES AND STRUCTURES. THE LOCATIONS OF UTILITIES AND STRUCTURES AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY AND NOT A GUARANTEE OF ALL IN-PLACE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION, MAINTAINING, REROUTING, REPAIRING AND REPLACING ANY UTILITIES OR STRUCTURES ENCOUNTERED DURING THE WORK.

E. QUANTITIES: ALL QUANTITIES LISTED ON THE PLANS ARE FOR INFORMATION PURPOSES ONLY. BIDDERS SHALL VERIFY ALL QUANTITIES AND ALL WORK TO BE COMPLETED WITH THEIR OWN CALCULATIONS AND EVALUATIONS. ANY DISCREPANCIES BETWEEN CONTRACTORS QUANTITIES, AS-BUILT QUANTITIES AND QUANTITIES LISTED ON THESE PLANS SHALL NOT BE A BASIS FOR ADDITIONAL COMPENSATION ON THE PROJECT.

Architecture Incorporated

415 South Main Avenue
P.O. Box 2140
Sioux Falls, South Dakota 57101
Phone: (605) 339-1711

815 St. Joseph Street, Suite 203
P.O. Box 8047
Rapid City, South Dakota 57701
Phone: (605) 721-1158



SITE PLAN
SCALE: 1" = 10'-0"

ASPEN PARK CONCESSION & RESTROOM BUILDING
SITE PLAN

number	0421.2720.17	
date	AUGUST 25, 2017	
revision		
drawn	AJS checked TLM	
NO.	DATE DESCRIPTION	

2.30