



THE
RICHARDSON
DESIGN
PARTNERSHIP
L.L.C.

CITY RESPONSES ADDENDUM

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| Project: Central Park Restaurant T.I. | Number: City Responses |
| Owner: Serac Capital Partners, LLC | Date: 9-20-2024 |
| Contractor: NGC | Project No.: 24-103.01 |

This addendum is issued as part of the Bidding Documents for the above described project. The changes incorporated in this addendum shall be considered as a part of the Bidding Documents and shall supersede, amend, add to, clarify, or subtract from those conditions shown in the original Documents. The Bidder shall take care to coordinate modifications herein with all trades and disciplines related to the work. The Bidder shall acknowledge receipt of this addendum on the Bid Form by addendum number and date. Failure to do so may subject Bidder to disqualification.

Notes/Comments:

Building Code Review (Reviewed By: Ted Allen)

1. Provide the path of energy code compliance used with compliance option used for commercial tenant finish of spaces under this permit under C406.1.1. For example, the electrical plans updated with reduced lighting power per IECC C406.3.

Response: See Interior lighting comcheck attached.

2. RCRBD has also adopted the State of Colorado Model Electric and Solar Ready Code. If installing combustion equipment efforts are required to future proof the building for electrification where tenant cannot get a CO until the core and shell has completed CE302.

Response: The restaurant is connected to the hotel electrical service. Therefore, the conduits currently serving the hotel (from the roof to the main switchboard, which are intended for future solar panel installation) will serve as the solar ready for the restaurant.

Planning Review (Reviewed By: Jeremy Brown)

1. Please identify the outdoor mechanical enclosure on the plan west corner of the restaurant (can be seen on A101). This is not in conformance with the approved development plan or building permit. This should have been addressed by planning in the hotel building permit but was missed. At this point, planning defaults to the building permit as the baseline for approved plans without going through the planning review process. Please reach out with questions.

Response: Per our phone conversation the mechanical enclosure on the west side of the building needed to be increased in size to accommodate mechanical equipment for the Restaurant T.I. The enclosure has been designed to match the hotel building design and materials. The enclosure will have a roof cover with exposed timbers infilled with batten board siding and metal louver/grills at the top for ventilation. The materials will be the same as the hotel materials. Refer to updated architectural hotel shell drawings submitted previously.

Utilities Review - Mt. Werner (Reviewed By: Beau Cahill)

1. Plant Investment Fees must be paid in full prior to permit approval. Applicant is aware and has the finalized fees.

Response: Ownership will take care of the Plant Investment Fees.

Environmental Health Review (Reviewed By: Rick Melzer)

1. Environmental Health Plan Review Retail Food Plan Review required. Submit the completed application and \$200 fee. Please submit Plan Review directly to rmelzer@co.routt.co.us. This is via a different platform than the Building Department submissions/payments.
<https://www.co.routt.co.us/162/Food-Service>
NOTE: WE ACCEPT CHECKS, E-CHECKS AND CREDIT CARDS.
Visit our Online Payments page to pay online.

Response: Tenant has submitted package to the Health Department for review.