



Saunders Construction, LLC
86 Inverness Place North
Englewood CO 80112 USA

Request For Information

RFI-069

Printed On: 08/23/2021
Page 1 of 1

Subject: BP3 Steel Reconciliation Conf
Project: Steamboat - BV BP Promenade and Goldwalk
Address: 2305 Mount Werner Circle
Steamboat Springs CO 80487 USA
Phone:
To: Jim Gray
Zimkor, LLC
From: Saunders Construction, LLC

Date: 08/19/2021
Job: 2001502104
Required: 08/26/2021
Est. Cost Impact : \$
Est. Days Impact:
Fax:
Alec Hallman

Co-Author:

Contact:

Co-Author RFI Number:

Reference:

Specification Section:
Posted to Asbuilts:

Drawing:
Discipline: Structural Structural

Request

Following release of Promenade Bulletins 5 & 7 further structural steel and foundation changes were needed to be made in order to reduce schedule impact associated with design changes. Please confirm the attached print with updated sheets 1A-S1.00, S1.01, S4.01, S5.02, S5.03 and S5.30 is the final change document to be followed.

Suggestion (Saunders Construction, LLC assumes no associated design liability)

Please confirm.

Saunders Construction, Inc. assumes no associated design liability and that the Design Team needs to furnish design directives in response to this RFI that materially changes the original intent of the Contract Documents.

Answer ☐ **Accept Suggestion**

CONFIRMED.
KK/MM 8/19/21

SEE ATTACHED DRAWINGS WITH CORREC TITLE BLOCK
JAPPLE GENSLER 8/20/21

Answered By: Saunders Construction, LLC

Signed: _____
Alec Hallman

Date: 08/23/2021

Please find the attached RFI response. If this response should have any cost/schedule impact please reply within four (4) business days or this will be considered a no-cost/schedule issue.

Distribution:

Contact	Company	Contact	Company
Bryan Sculthorpe	Saunders Construction, LLC	Reno Romagnoli	Saunders Construction, LLC
Brent Ross	Zimkor, LLC		



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Subject: BP3 Steel Reconciliation Conf
Project: Steamboat - BV BP Promenade and Goldwalk
Address: 2305 Mount Werner Circle
Steamboat Springs CO 80487 USA
Phone:
To: Jacob Apple
M. Arthur Gensler, Jr. and Associates, Inc.
From: Saunders Construction, LLC Alec Hallman

Date: 08/19/2021
Job: 2001502104
Required: 08/26/2021
Est. Cost Impact : \$
Est. Days Impact:

Co-Author:

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Answer ☐ **Accept Suggestion**

Confirmed.
KK/MM 8/19/2021

SEE ATTACHED DRAWINGS WITH CORRECT TITLE BLOCK.

Answered By:

Signed:

japple, gensler, 8/20/2021

Date:

Distribution:

Contact

Geoffrey Brooksher

Bryan Sculthorpe

Company

M. Arthur Gensler, Jr. and A

Saunders Construction, LLC

Contact

Gregg Riker

Reno Romagnoli

Company

Rikon Management, LLC

Saunders Construction, LLC



PLAN NOTES

GENERAL:

- SEE S0 SERIES SHEETS FOR GENERAL NOTES, SYMBOLS AND ABBREVIATIONS.
- VERIFY ALL USGS ELEVATIONS IN FIELD AND WITH CIVIL AND ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
- SEE S3 SERIES SHEETS FOR TYPICAL CONCRETE DETAILS.

1) GRADE BEAMS / STEM WALLS:
 1A) SEE PLAN FOR DIMENSIONED LOCATIONS OF STEM WALLS.
 1B) SEE 19/\$3.01 FOR LIMITS OF GRADE BEAM/WALL POUR LENGTHS.
 1C) SEE 11/\$3.00 FOR TYPICAL PENETRATIONS THROUGH GRADE BEAMS STEM WALLS
 1D) REINFORCING
 - SEE 17/\$3.00 FOR FOUNDATION WALL HORIZONTAL CORNER AND INTERSECTION REINFORCING

2) SLAB-ON-GRADE:
2A) SEE DETAIL 4/1A-S3.10 FOR TYPICAL SLAB-ON-GRADE DETAIL.
2B) SEE DETAIL 5/1A-S3.10 FOR TYPICAL SLAB-ON-GRADE LAYOUT/INFORMATION.
2C) SEE ARCH AND MECH DRAWINGS FOR SLAB SLOPES, DEPRESSIONS, FILL, PADS, AND CURBS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

SEE 11/1A-53.10 FOR CURB AND MECHANICAL EQUIPMENT PAD DETAILS 2D) SEE ARCH DRAWINGS FOR VAPOR RETARDER LOCATIONS. INSTALL VAPOR RETARDER DIRECTLY UNDER SLAB PER RECOMMENDATIONS OF PCA AND ACI 302.1R-04. TAKE PRECAUTIONS TO MINIMIZE SLAB CURLING. GRIND SLAB TO ACHIEVE SPECIFIED FLOOR FLATNESS AND LEVELNESS VALUES.

2E) SLABS-ON-GRADE WITH EXTERIOR EXPOSURE, SHALL BE REINFORCED WITH EPOXY COATED (EC) REINFORCING.

2F) SEE "CONCRETE GENERAL NOTES " FOR JOINTING REQUIREMENTS AT SLAB-ON-GRADE.

3) COLUMNS/PILASTERS:
3A) ALL COLUMNS/PILASTERS ARE CENTERED ON THE INTERSECTION OF GRIDS BELOW THE SUPPORTED COLUMN UNLESS DIMENSIONED OTHERWISE ON PLAN.

4) MASONRY WALLS:
4A) MASONRY PARTITION WALLS ARE NOT SHOWN.
- SEE 1A-\$4.00 FOR TYPICAL MASONRY PARTITION WALL DETAILS.
4B) SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF ALL MASONRY WALLS.

5A) **MISC. LANDSCAPE NOTES:**
5A) SEE SHEET 11A-53.00 FOR MISCELLANEOUS CONCRETE DETAILS AND INFORMATION INCLUDING CONCRETE LAP SPICE SCHEDULE, TYPICAL HOOK DETAILS, AND CLEAR COVER REQUIREMENTS
5B) SEE DETAIL 111A-53.00 FOR TYPICAL REINFORCING AT WALL PENETRATIONS
5C) SEE DET. 87A-53.00 FOR TYPICAL WELD BETWEEN REINFORCING BARS AND EMBED PLATES. DETAIL APPLIES AT ALL LOCATIONS WHERE "DAS" IS INDICATED ON DRAWINGS.
5D) CONTRACTOR TO FIELD LOCATE ALL UTILITIES BELOW GRADE. CONTRACTOR SHALL NOTIFY ARCHITECT BY DIMENSIONED DRAWING OF LOCATIONS WHERE UTILITIES CROSS WITH FOUNDATION INSTALLATION. CONTRACTOR SHALL MAKE ALLOWANCE FOR THE RESOLUTION OF SUCH DISCOVERIES PRIOR TO PROCEEDING WITH AFFECTED FOUNDATIONS.

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler

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Denver, CO 80202
United States

Tel 303.595.8585
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1390 Lawrence Street
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CONSULTING ENGINEERS



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United States
Tel 303.431.6100

14143 Denver West Pkwy
Suite 300
Golden, CO 80601
United States
Tel 303.421.6655

Seal / Signature

△	Date	Description
-	2021.05.19	BP3: PROMENADE - ISSUE FOR BID AND PERMIT
1	2021.06.29	BP3: PROMENADE - BULLETIN 02
2	2021.07.22	BP3: PROMENADE - BULLETIN 05
3	2021.07.30	BP3: PROMENADE - BULLETIN 07
4	TBD	TBD

Project Name

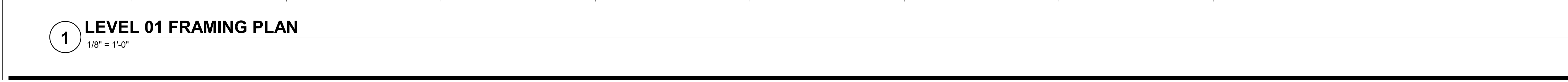
SSRC | BASE AREA
IMPROVEMENTS

Project Number

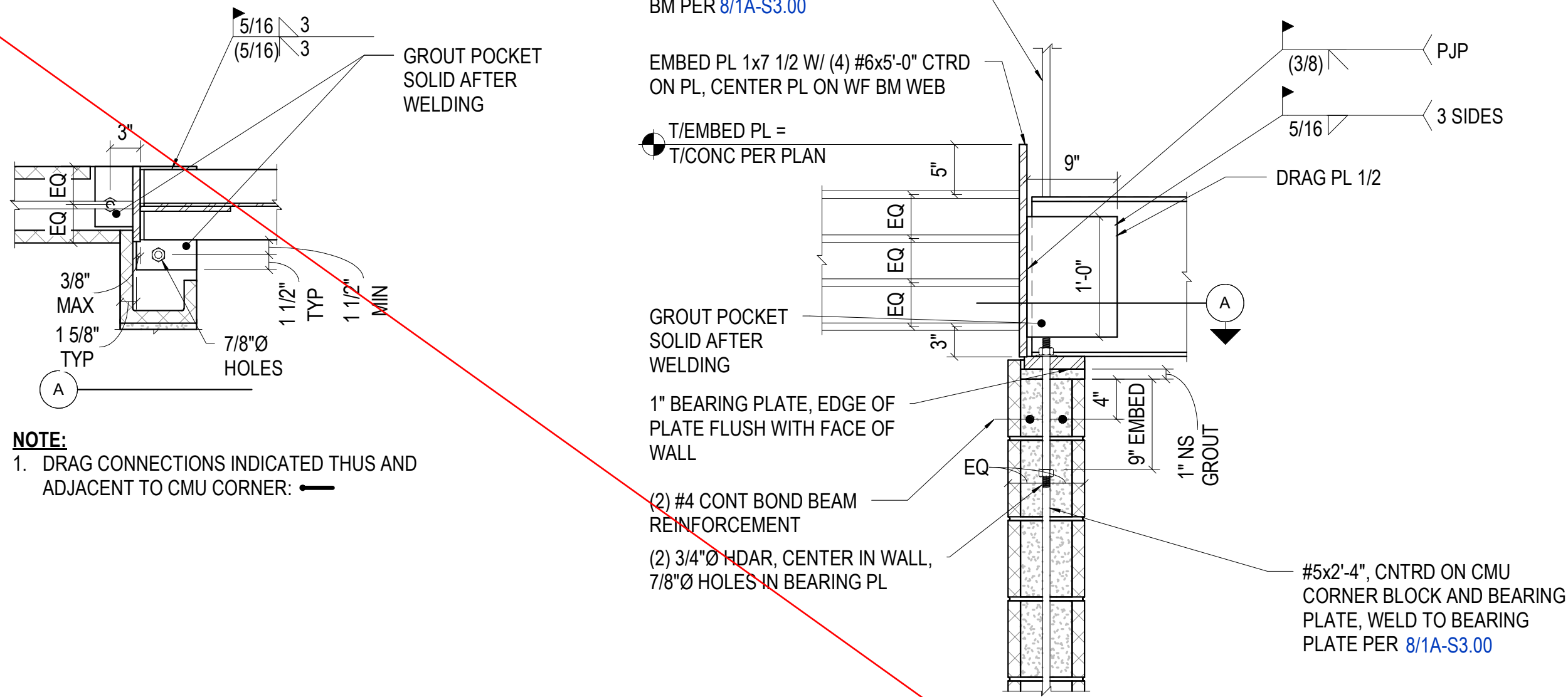
Description
PROMENADE BUILDING - LOWER LEVEL 1

Scale
As indicated

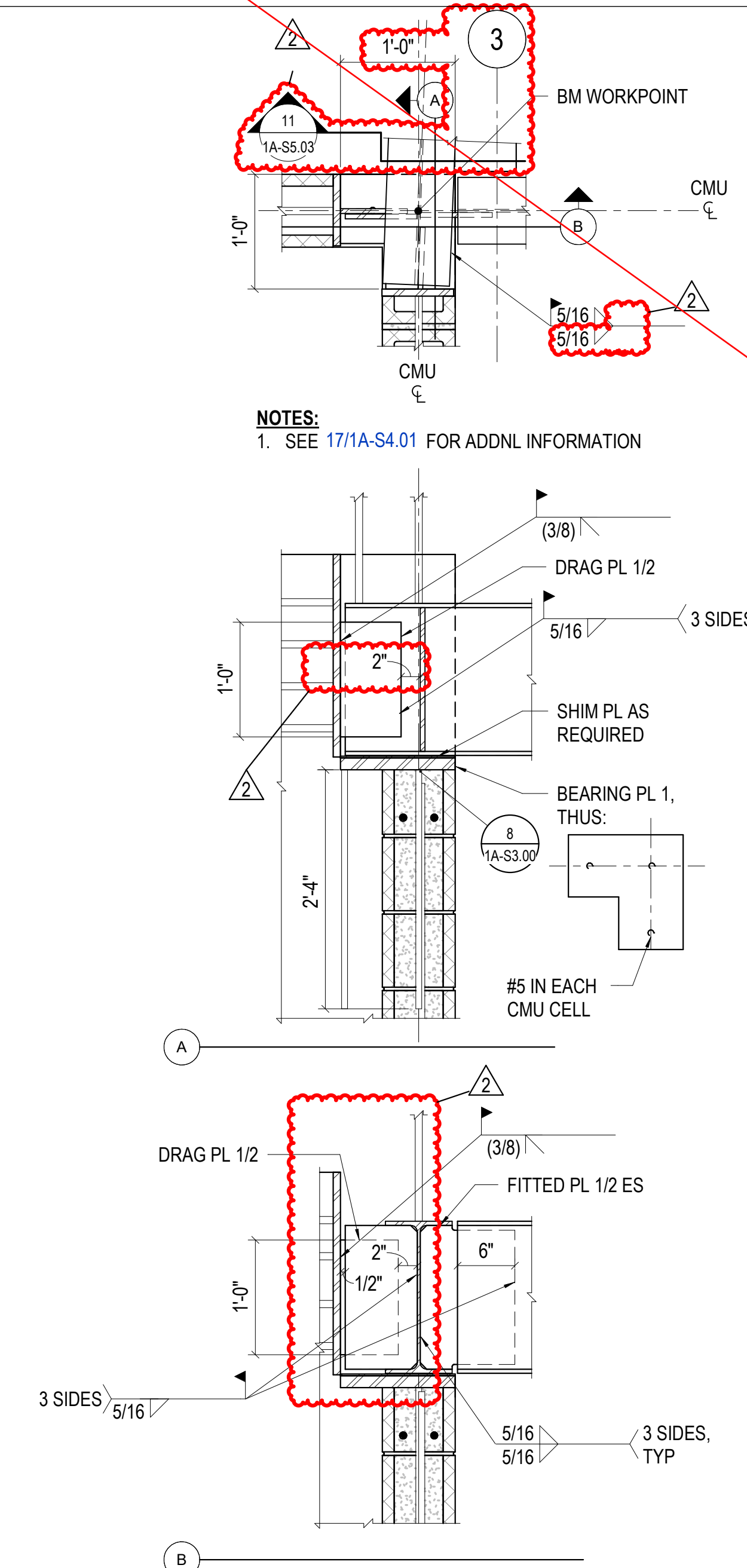
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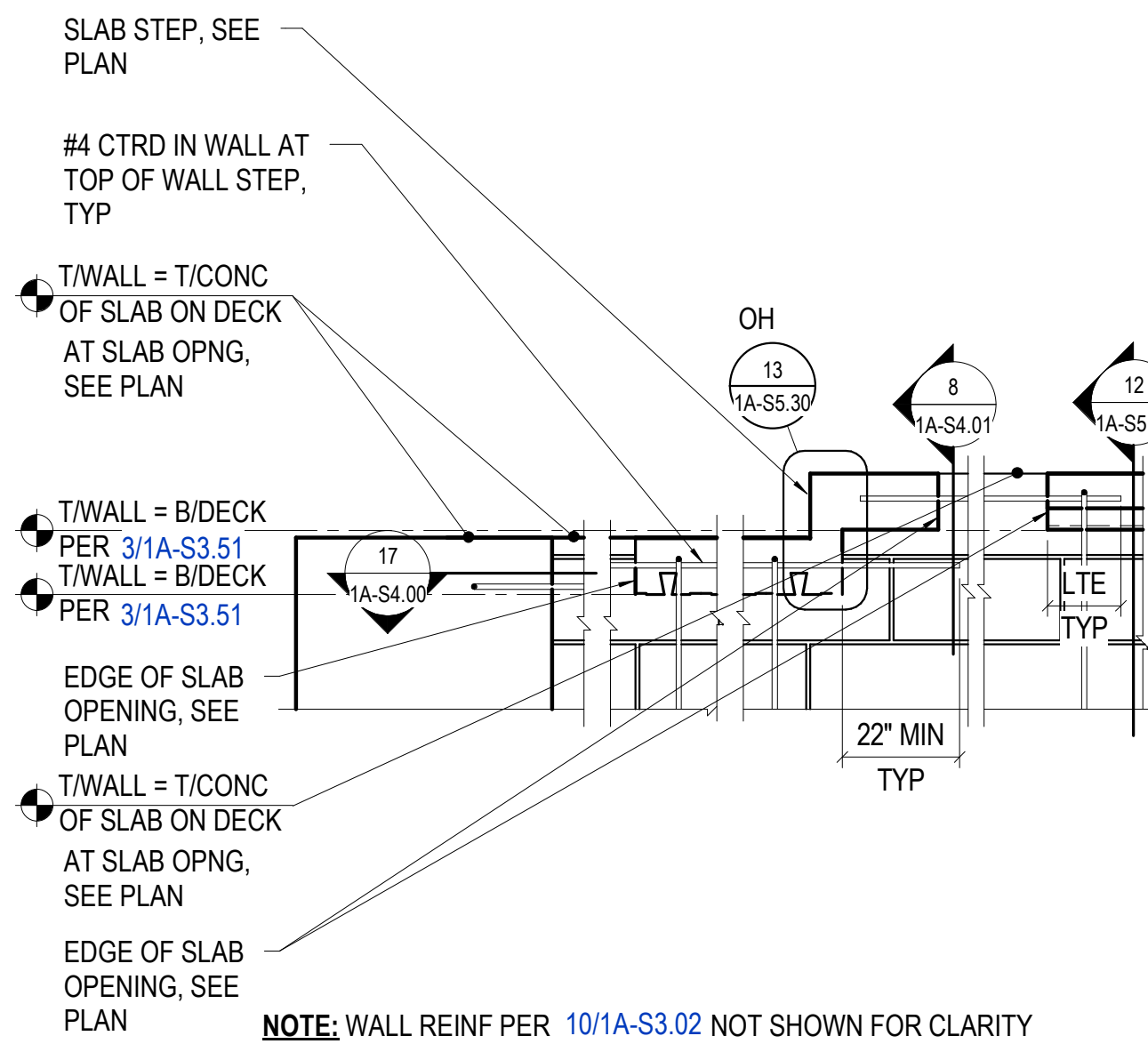
— **100% Satisfaction Guarantee**



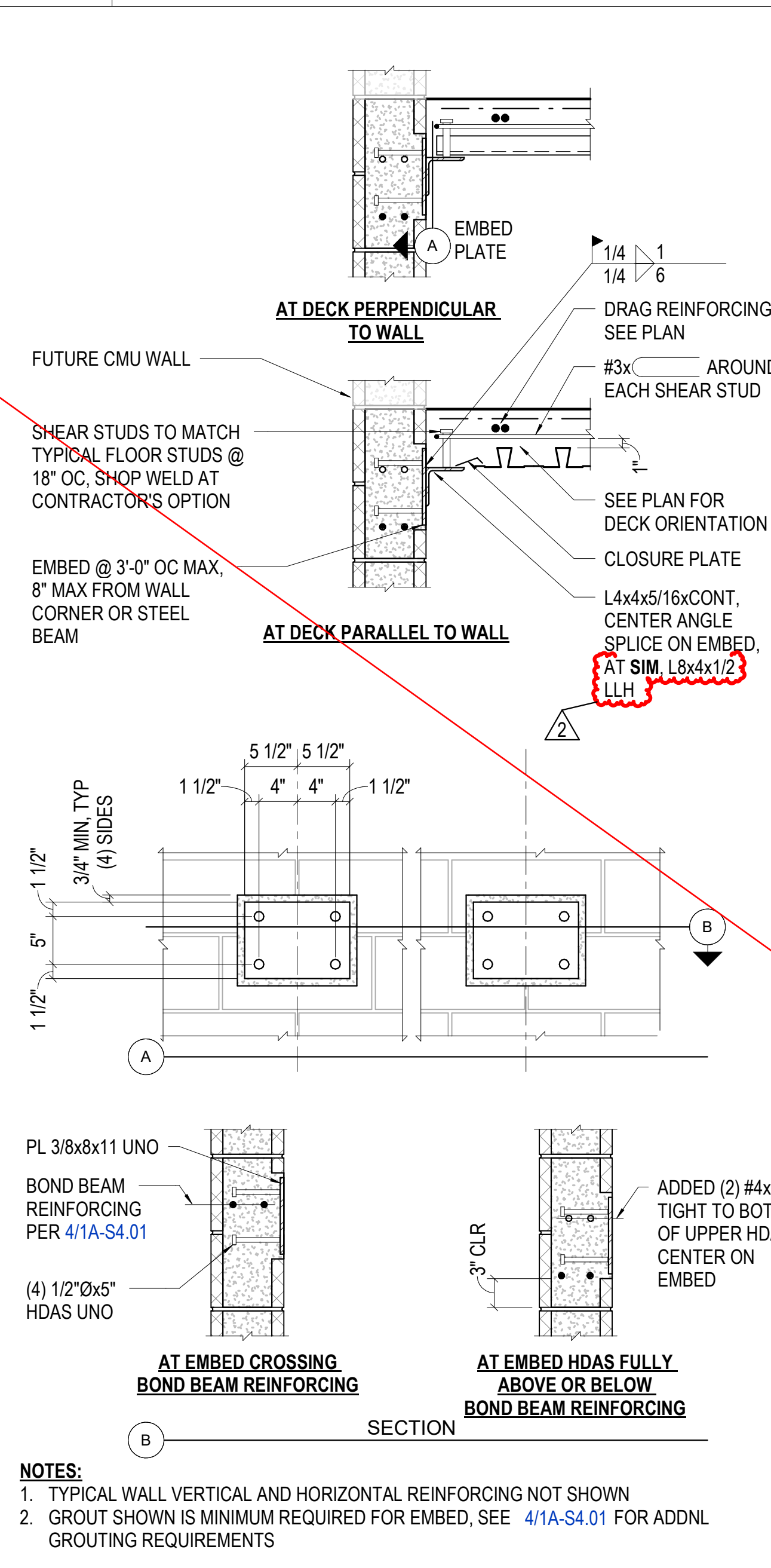
17 1" = 1'-0" MASONRY DRAG CONN - 1



18 1" = 1'-0" MASONRY DRAG CONN - 2

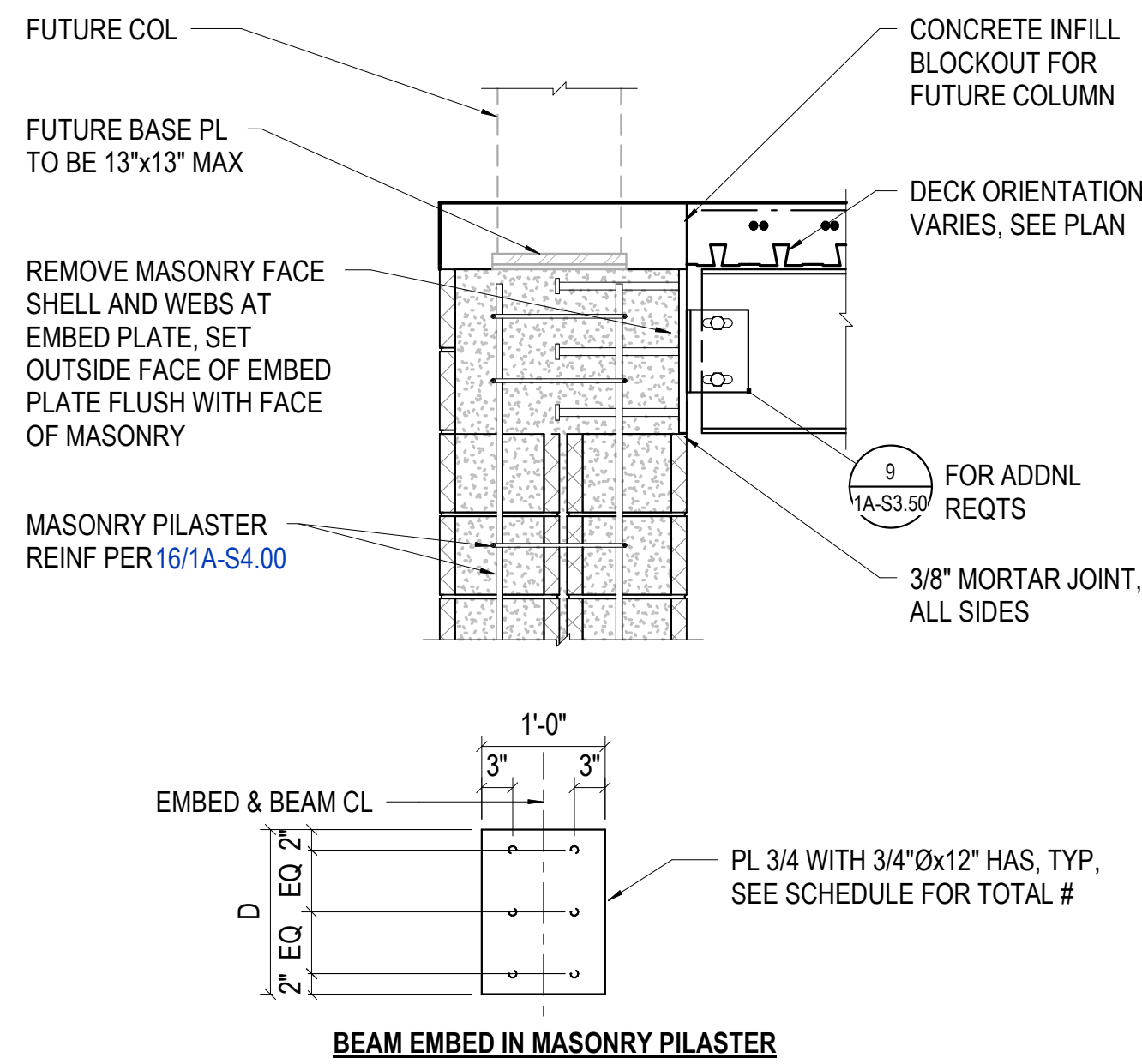


9 3/4" = 1'-0" CMU WALL STEP AT OPNG



11 1" = 1'-0" MASONRY WALL SUPPORTING COMPOSITE DECK

5 1/4" = 1'-0" CMU ELEVATOR OPENING

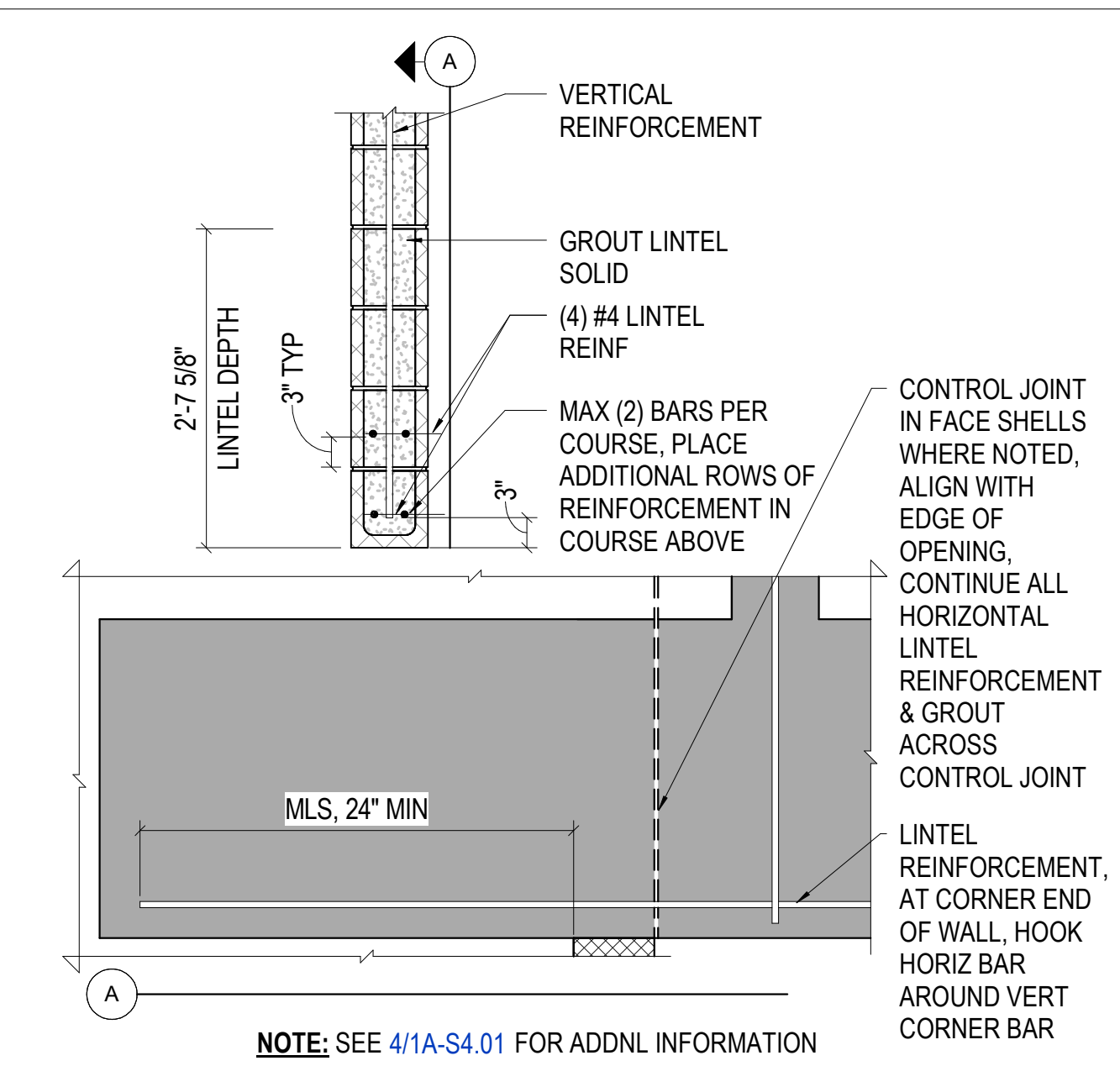


STRUCTURAL MASONRY BEAM EMBED TABLE (LRFD)					
BEAM TYPE	D INCHES	L INCHES	TOTAL # HAS	TOTAL # BOND BEAMS	CONNECTION CAPACITY, KIPS*
W12	12	6	4	3	36
W16	16	8	6	3	48
W36	36	16	16	6	82

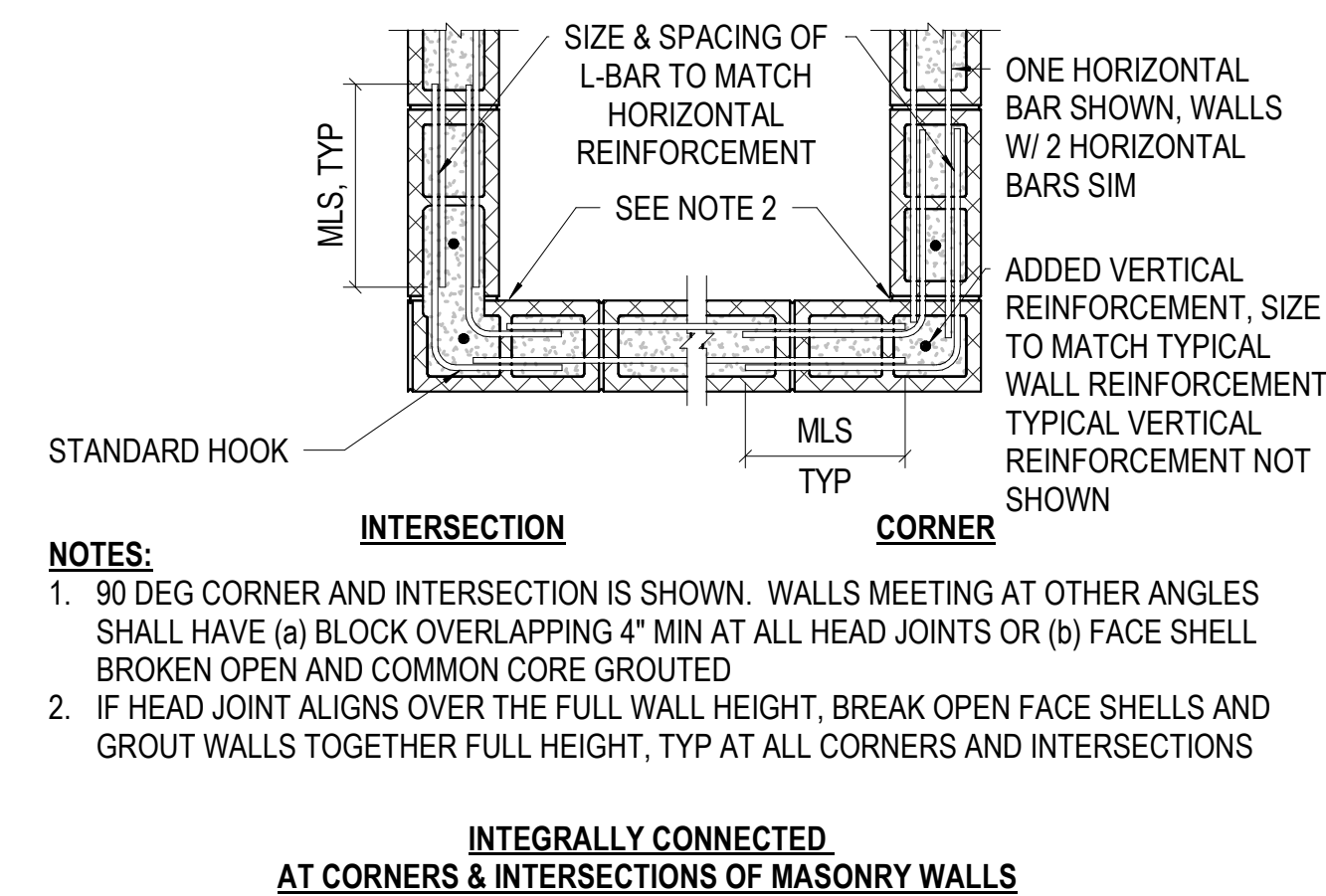
* ULTIMATE LEVEL (LRFD)

** EMBEDDED PLATE TYPE IS BASED ON BEAM DEPTH. IF PLAN REACTION IS GREATER THAN SCHEDULED CAPACITY, REQUEST CUSTOM CONNECTION FROM ENGINEER

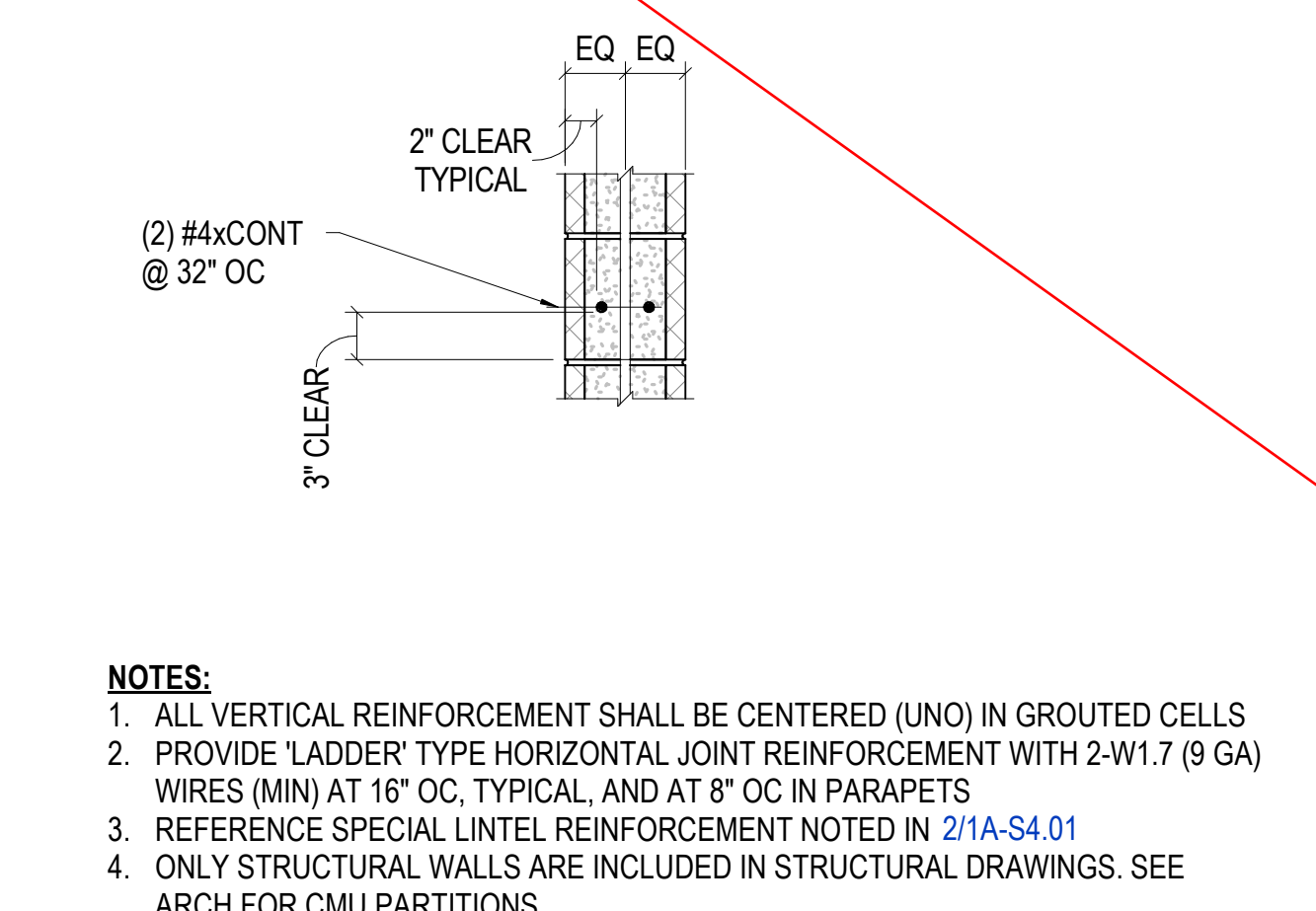
8 3/4" = 1'-0" FUTURE COL ON MAS PILASTER



2 3/4" = 1'-0" MASONRY LINTEL



3 3/4" = 1'-0" INTEGRALLY CONSTRUCTED STRUCTURAL MASONRY CORNER



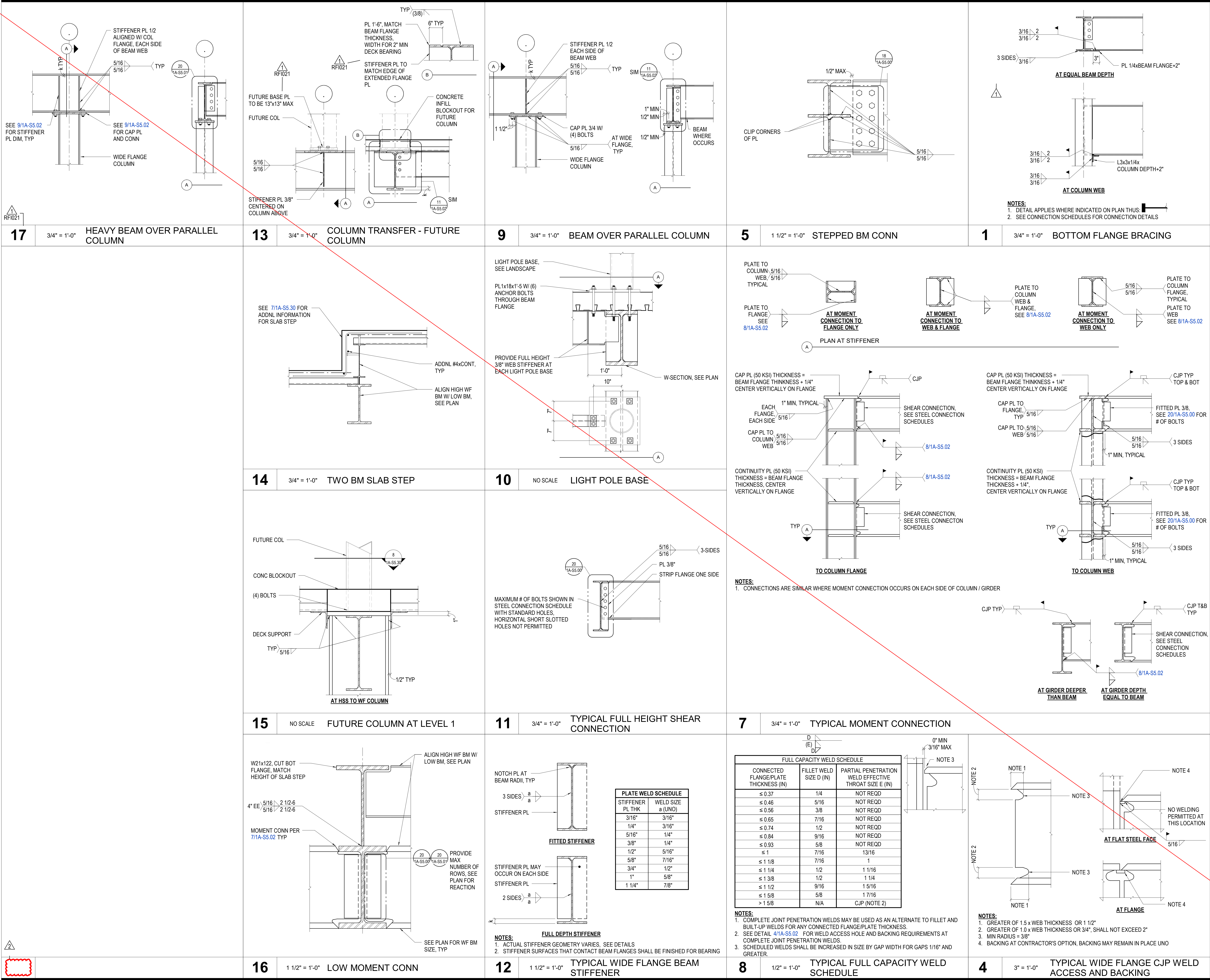
4 NO SCALE TYPICAL MASONRY BOND BEAM

Seal / Signature	
Date	Description
1 2021.07.30	BP3: PROMENADE - BULLETIN 07
2 TBD	TBD

Project Name	SSRC BASE AREA IMPROVEMENTS
Project Number	20.1411.S.01
Description	MASONRY DETAILS

Scale	As indicated
-------	--------------

1A-S4.01



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engineers
14143 Denver West Pkwy
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United States
Tel 303.421.6655

Seal / Signature

Date	Description
2021.05.19	BP3: PROMENADE - ISSUE FOR BID AND PERMIT
2021.06.29	BP3: PROMENADE - BULLETIN 02
TBD	TBD

Project Name

SSRC | BASE AREA IMPROVEMENTS

Project Number

20.1411.S.01

Description

STEEL DETAILS

Scale

As indicated

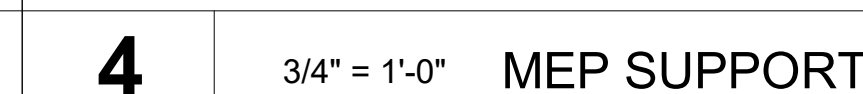
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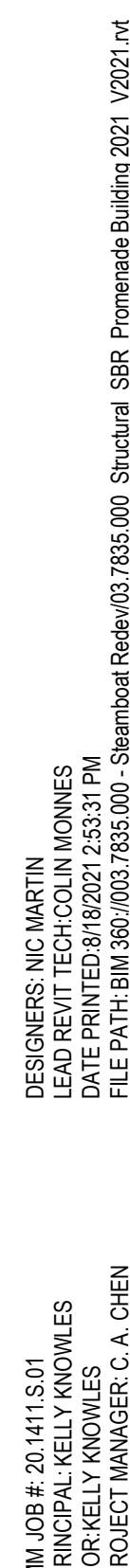
© 2021 Gensler © 2021 Martin/Martin

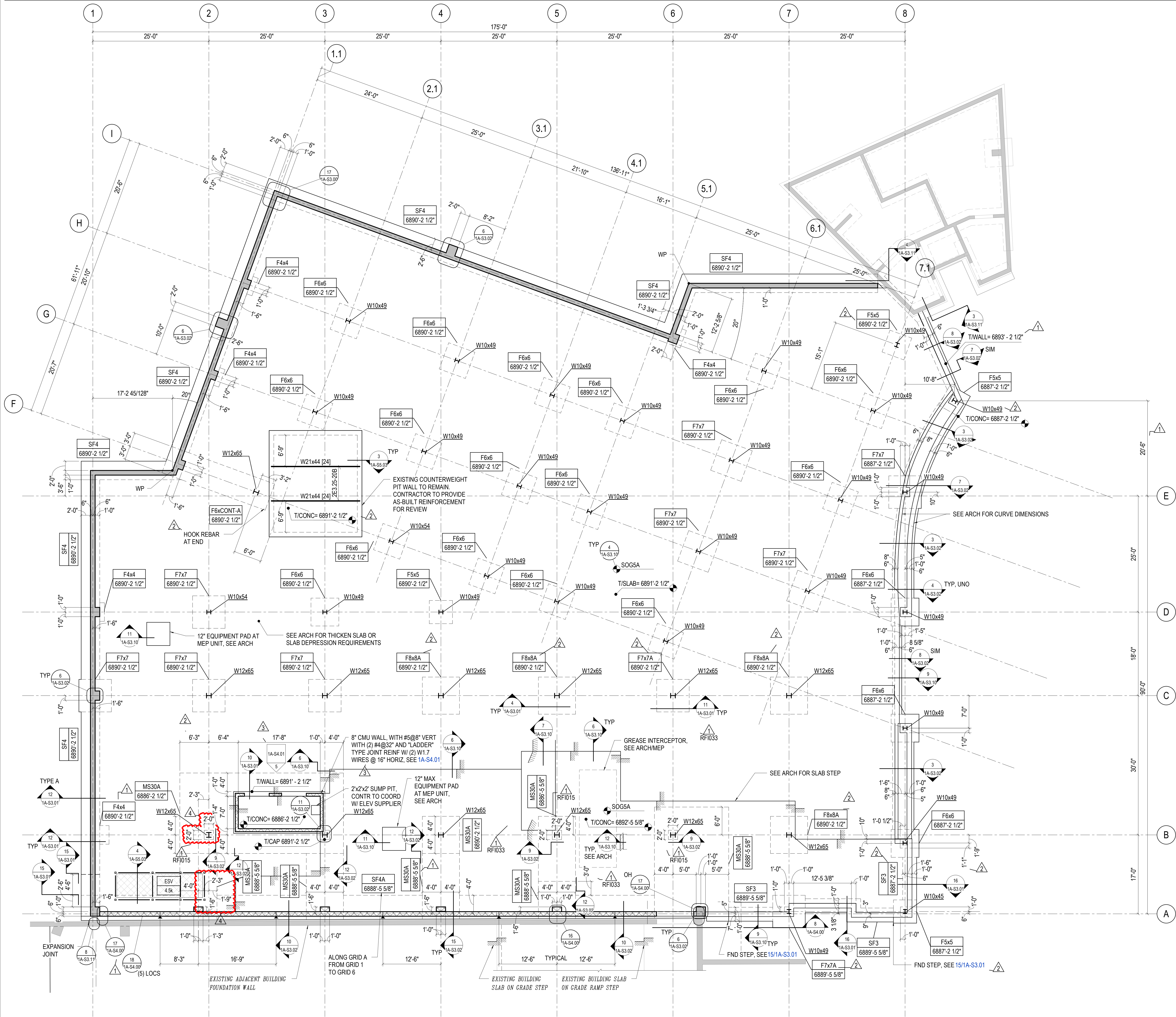
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DATE PRINTED 8/18/2021 2:53:30 PM
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DESIGNER: NC MARTIN
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PROJECT MANAGER: C. A. CHEN







1 PROMENADE BUILDING - FOUNDATION PLAN
1/8" = 1'-0"

PLAN NOTES

GENERAL:
SEE S3 SERIES SHEETS FOR GENERAL NOTES, SYMBOLS AND ABBREVIATIONS.
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1) GRADE BEAMS / STEM WALLS:
1A) SEE PLAN FOR DIMENSIONED LOCATIONS OF STEM WALLS.
1B) SEE 19/S3.01 FOR LIMITS OF GRADE BEAM/WALL POUR LENGTHS.
1C) SEE 11/S3.00 FOR TYPICAL PENETRATIONS THROUGH GRADE BEAMS STEM WALLS.
1D) REINFORCING
SEE 17/S3.00 FOR FOUNDATION WALL HORIZONTAL CORNER AND INTERSECTION REINFORCING

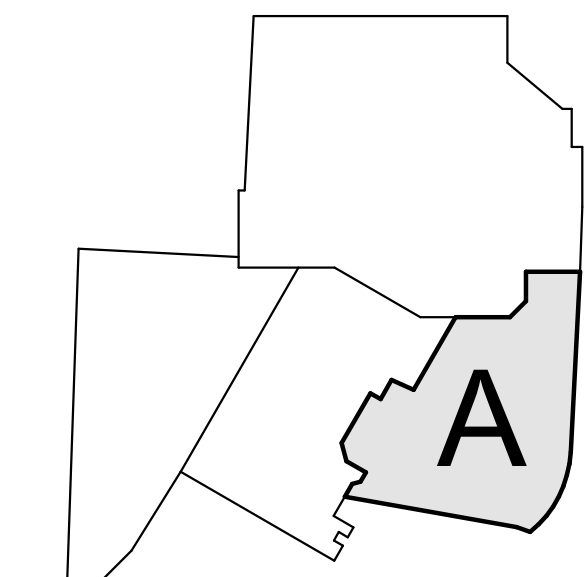
2) SLAB-ON-GRADE:
2A) SEE DETAIL 4/1A-S3.10 FOR TYPICAL SLAB-ON-GRADE DETAIL.
2B) SEE DETAIL 5/1A-S3.10 FOR TYPICAL SLAB-ON-GRADE LAYOUT/INFORMATION.
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2D) SEE ARCH DRAWINGS FOR VAPOR RETARDER LOCATIONS. INSTALL VAPOR RETARDER DIRECTLY UNDER SLAB PER RECOMMENDATIONS OF PCA AND ACI 302.1R-04. TAKE PRECAUTIONS TO MINIMIZE SLAB CURLING. GRIND SLAB TO ACHIEVE SPECIFIED FLOOR FLATNESS AND LEVELNESS VALUES.
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3A) ALL COLUMNS/PILASTERS ARE CENTERED ON THE INTERSECTION OF GRIDS BELOW THE SUPPORTED COLUMN UNLESS DIMENSIONED OTHERWISE ON PLAN.

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4A) MASONRY PARTITION WALLS ARE NOT SHOWN.
4B) SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF ALL MASONRY WALLS.

5) MISCELLANEOUS NOTES:
5A) SEE SHEET 1A-S3.00 FOR MISCELLANEOUS CONCRETE DETAILS AND INFORMATION INCLUDING CONCRETE LAP SPLICE SCHEDULE, TYPICAL HOOK DETAILS, AND CLEAR COVER REQUIREMENTS.
5B) SEE DETAIL 11/1A-S3.00 FOR TYPICAL REINFORCING AT WALL PENETRATIONS.
5C) SEE DETAIL 8/1A-S3.00 FOR TYPICAL WELD BETWEEN REINFORCING BARS AND EMBED PLATES. DETAIL APPLIES AT ALL LOCATIONS WHERE 'DAS' IS INDICATED ON DRAWINGS.
5D) CONTRACTOR TO FIELD LOCATE ALL UTILITIES BELOW GRADE. CONTRACTOR SHALL NOTIFY ARCHITECT BY DIMENSIONED DRAWING OF LOCATIONS WHERE UTILITIES CONFLICT WITH FOUNDATION INSTALLATION. CONTRACTOR SHALL MAKE ALLOWANCE FOR THE RESOLUTION OF SUCH DISCOVERIES PRIOR TO PROCEEDING WITH AFFECTED FOUNDATIONS.

KEY PLAN



Steamboat
ALTRERRA east west partners
MOUNTAIN COMPANY
2305 Mount Werner Circle
Steamboat Springs, CO 80487

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me
engineers

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Suite 300
Golden, CO
United States
Tel 303.421.6655

Reviewed for
Code Compliance

09/27/2021

Seal / Signature

Date	Description
2021.05.19	BP3: PROMENADE - ISSUE FOR BID AND PERMIT
2021.06.29	BP3: PROMENADE - BULLETIN 02
2021.07.22	BP3: PROMENADE - BULLETIN 05
2021.07.30	BP3: PROMENADE - BULLETIN 07
2021.08.20	BP3: RFI-069

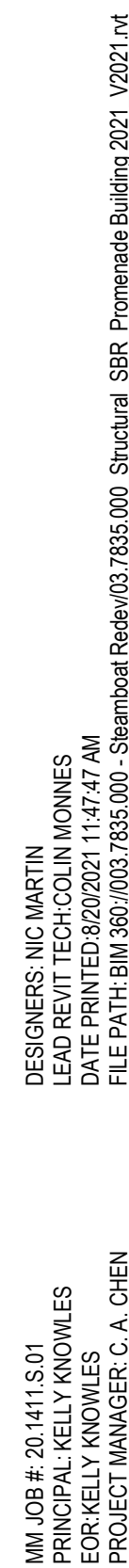
Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
20.1411.S.01

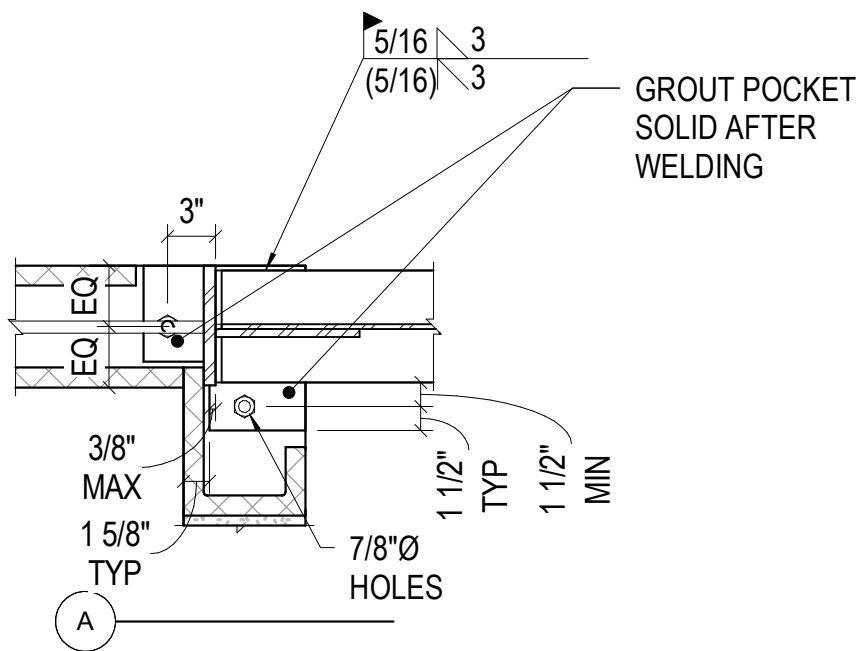
Description
PROMENADE BUILDING - LOWER LEVEL 1

Scale
As indicated

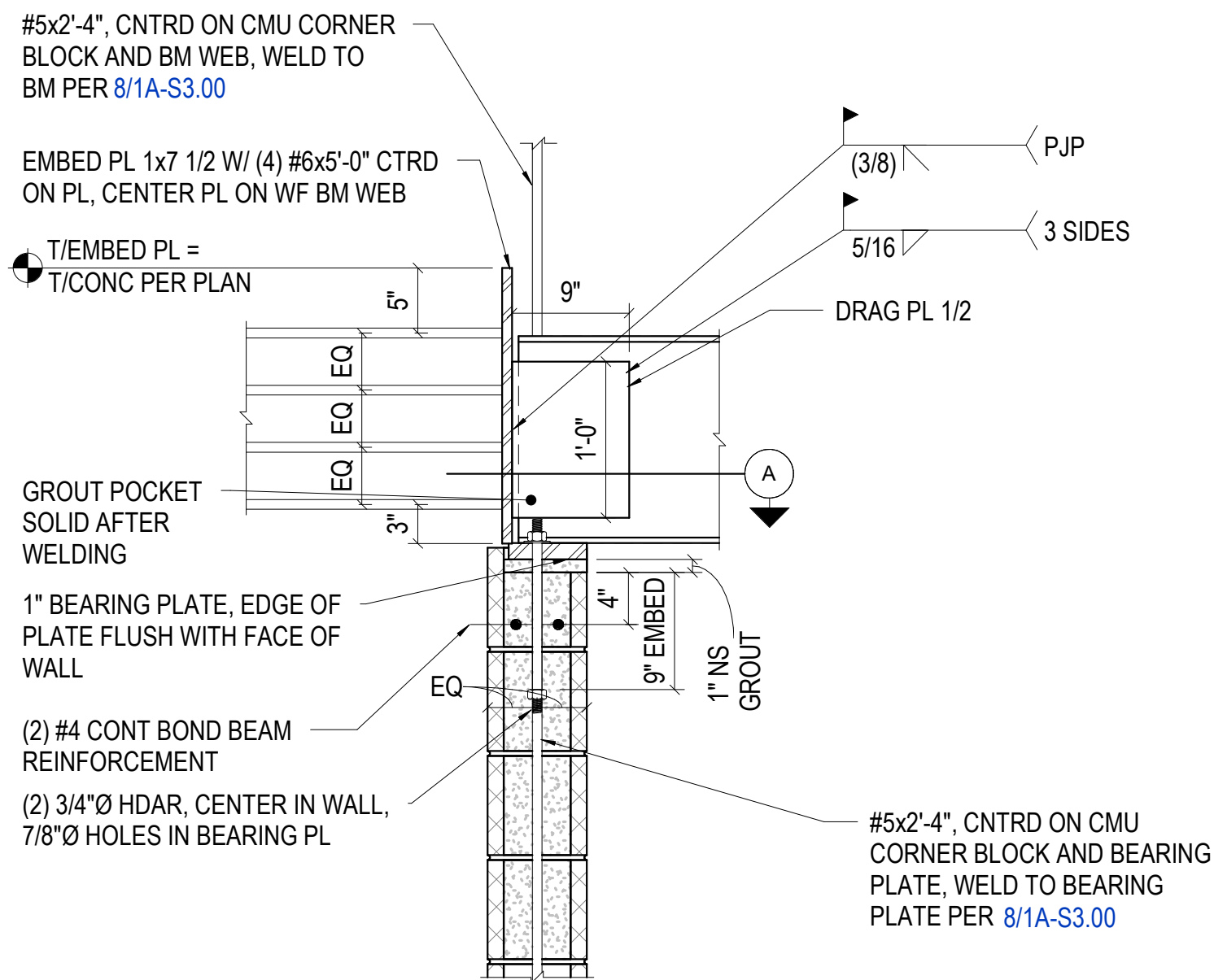
1A-S1.00



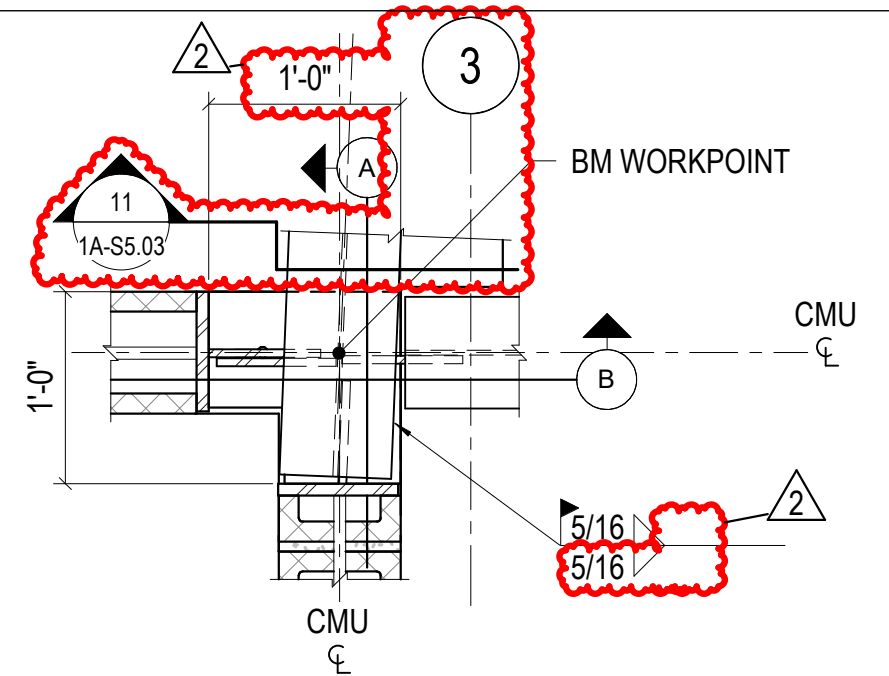
© 2021 Martin/Martin



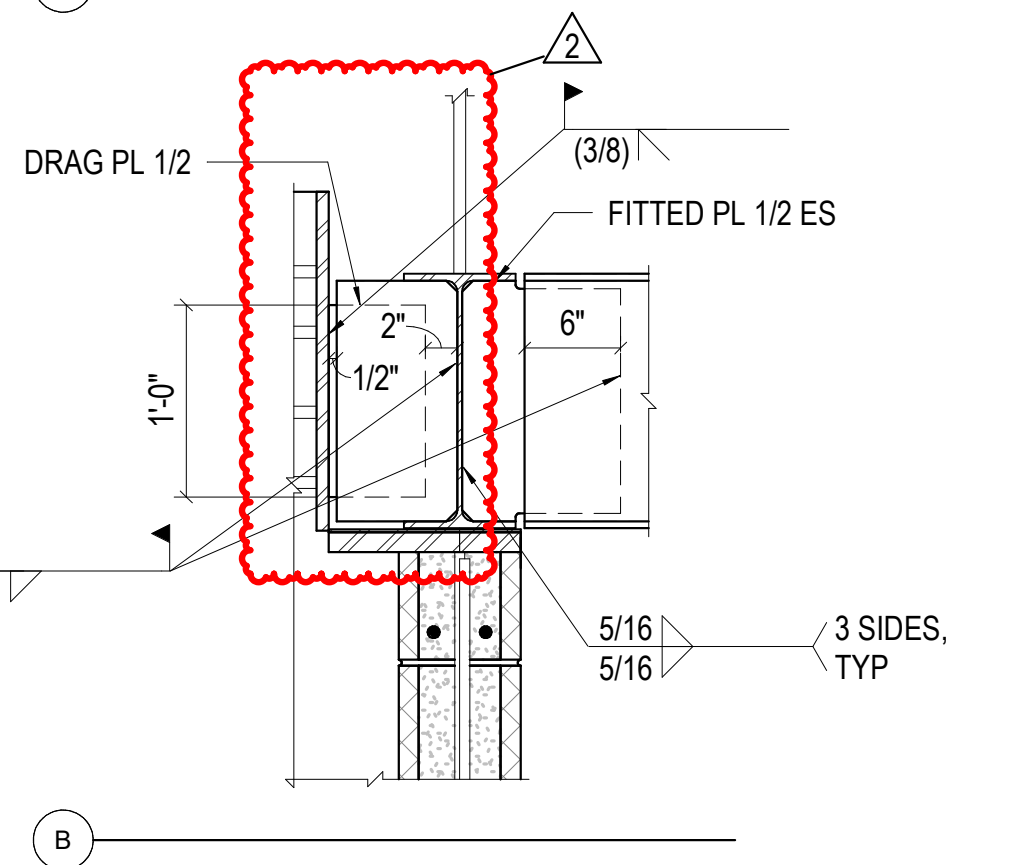
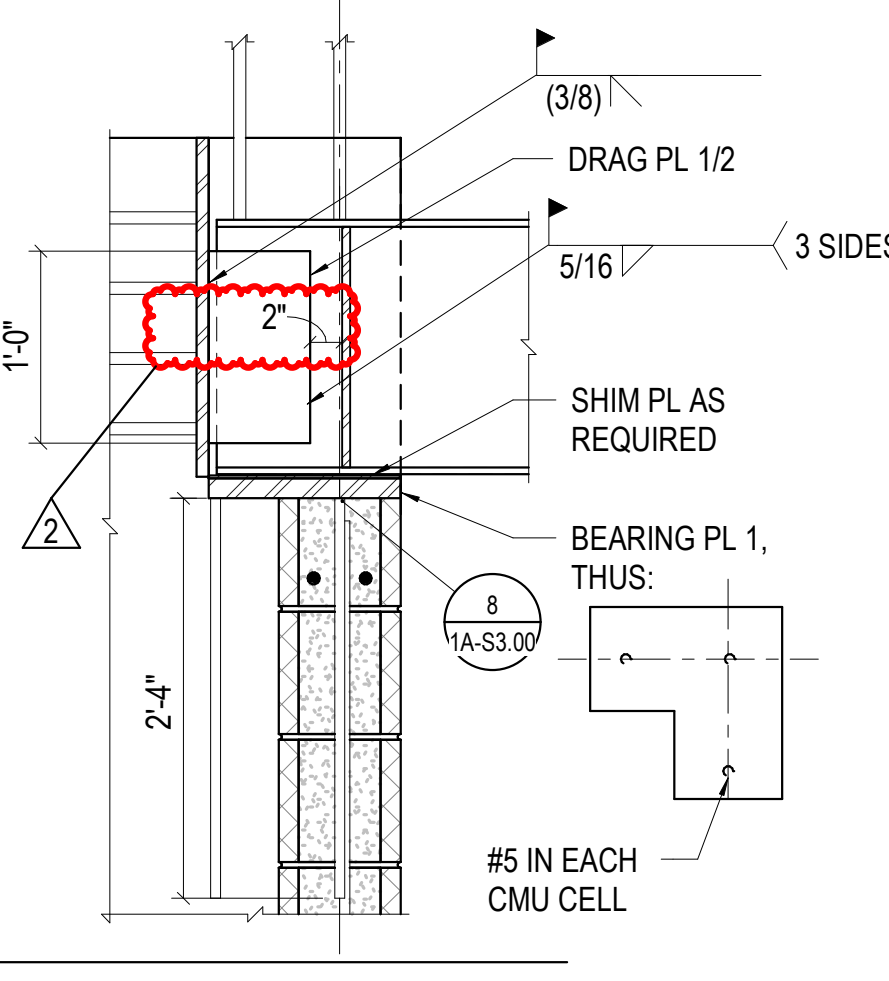
NOTE:
1. DRAG CONNECTIONS INDICATED THUS AND ADJACENT TO CMU CORNER:



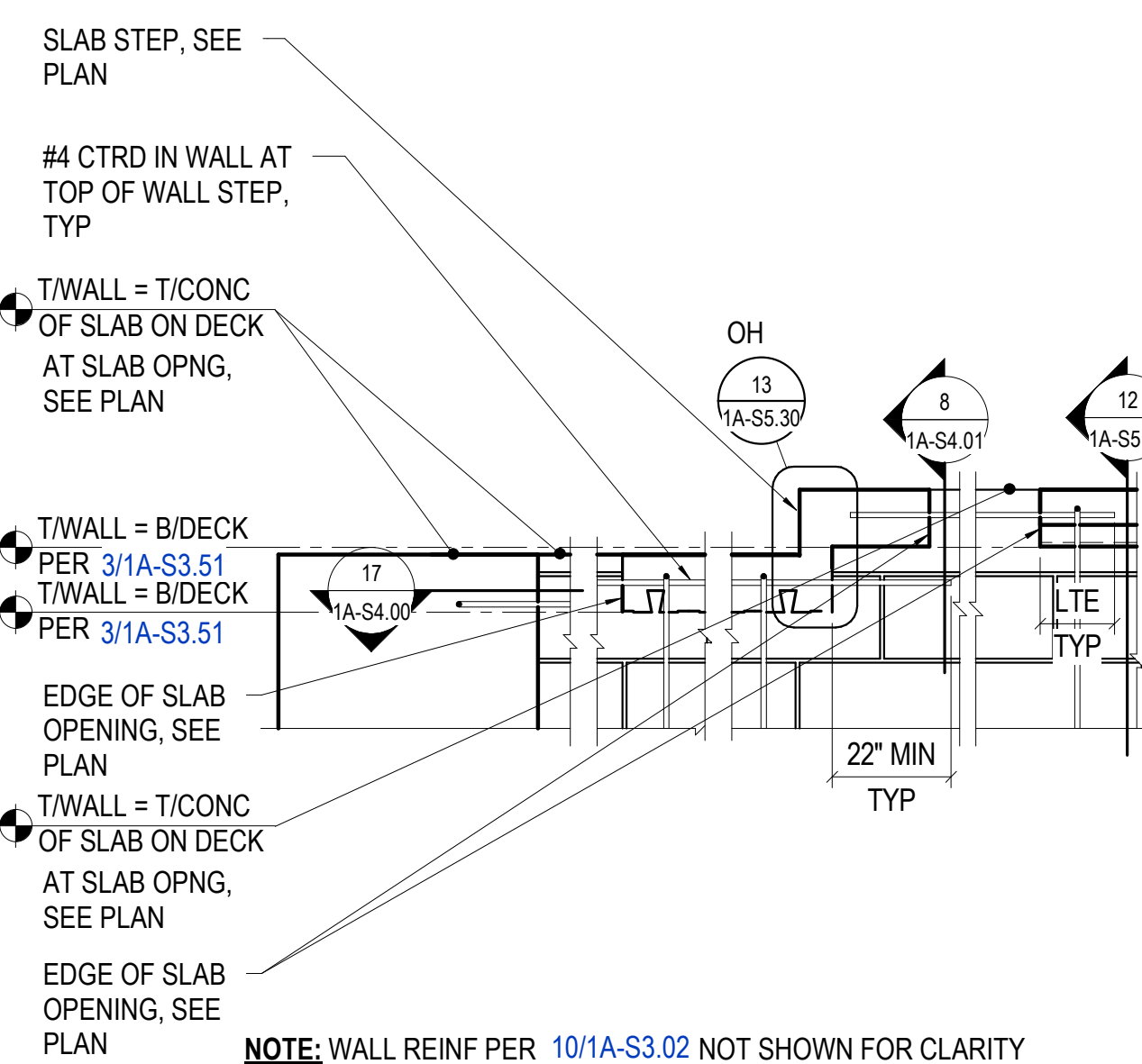
17 1" = 1'-0" MASONRY DRAG CONN - 1



NOTES:
1. SEE 17/1A-S4.01 FOR ADDNL INFORMATION

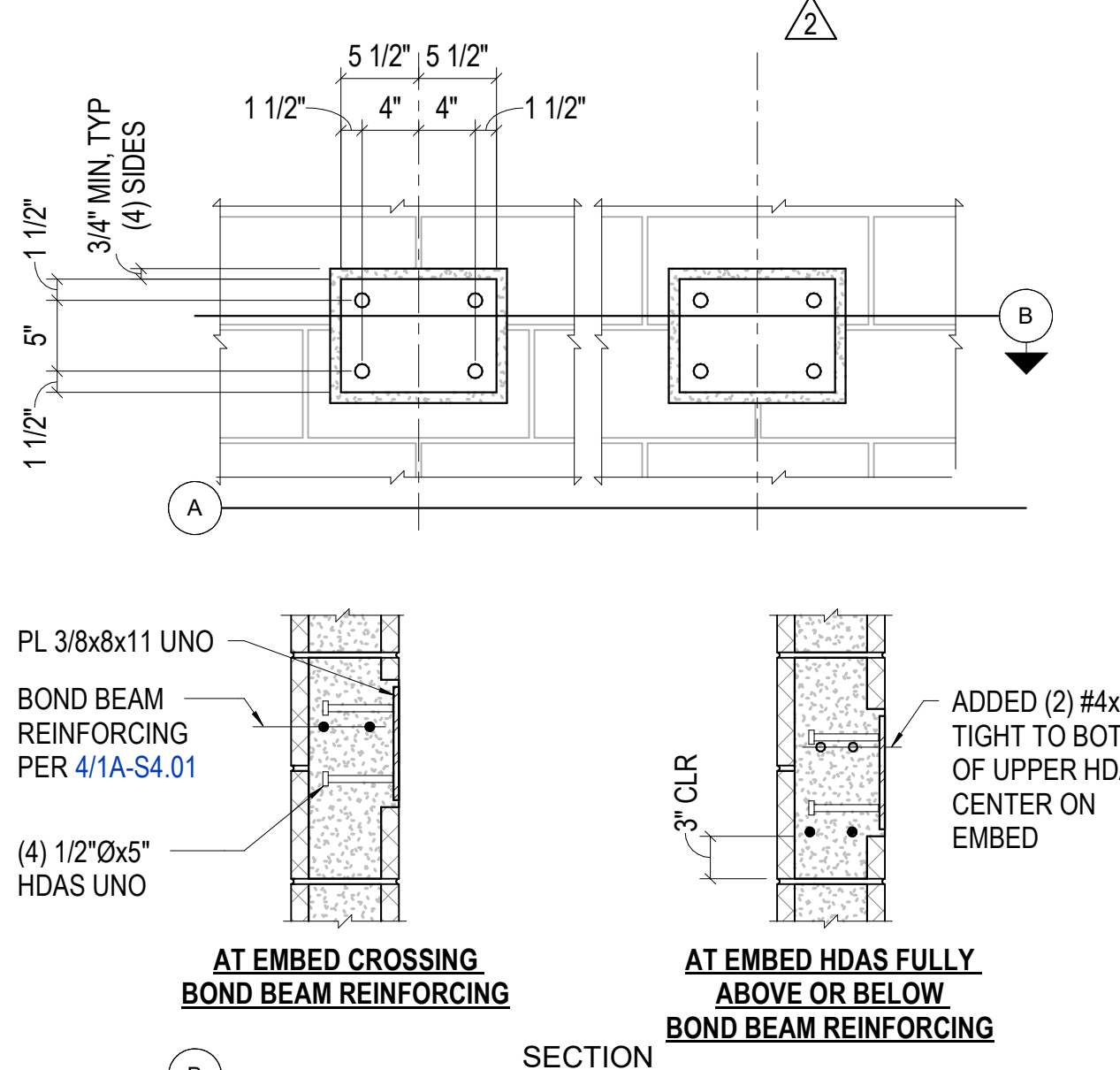
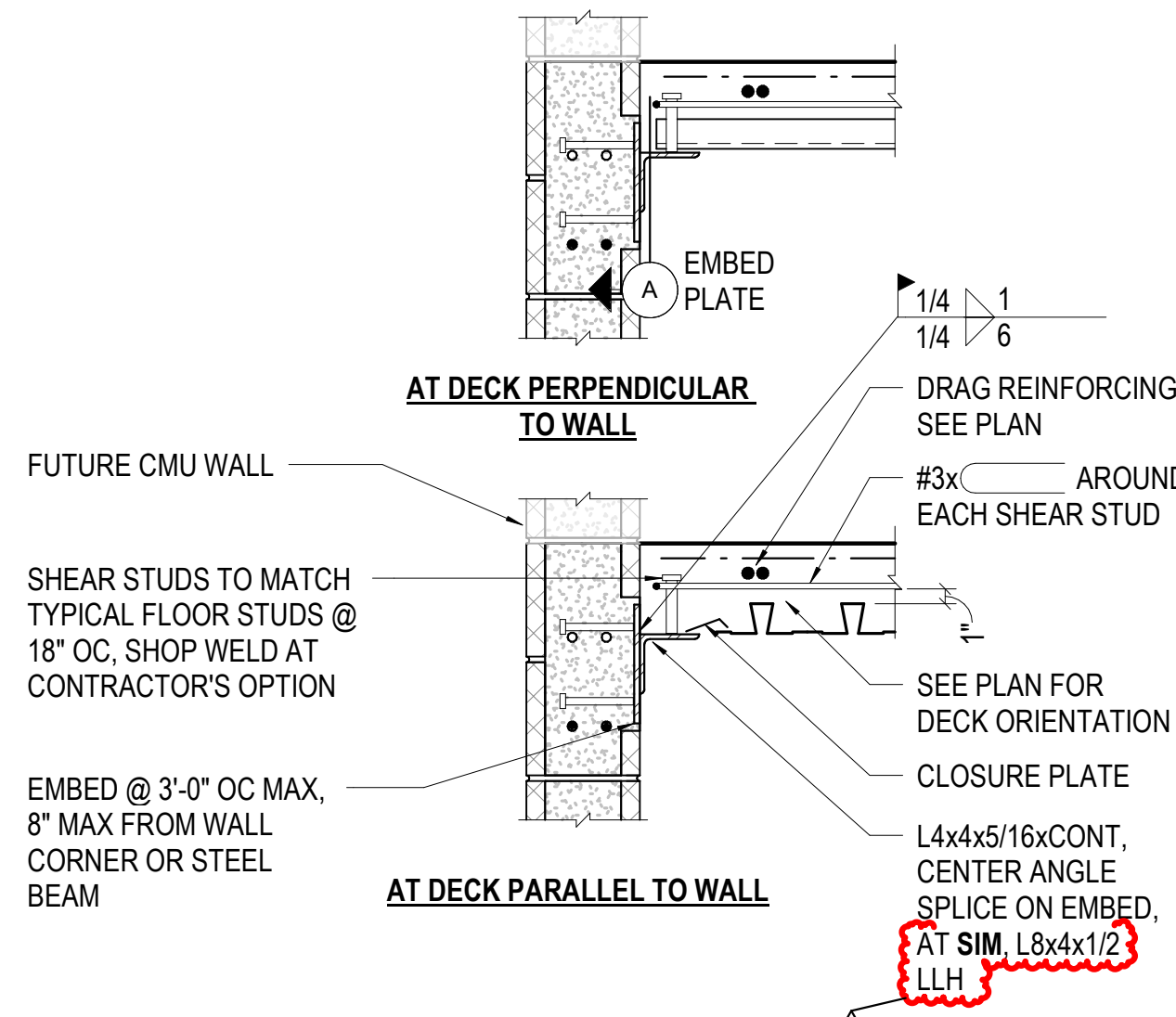


18 1" = 1'-0" MASONRY DRAG CONN - 2



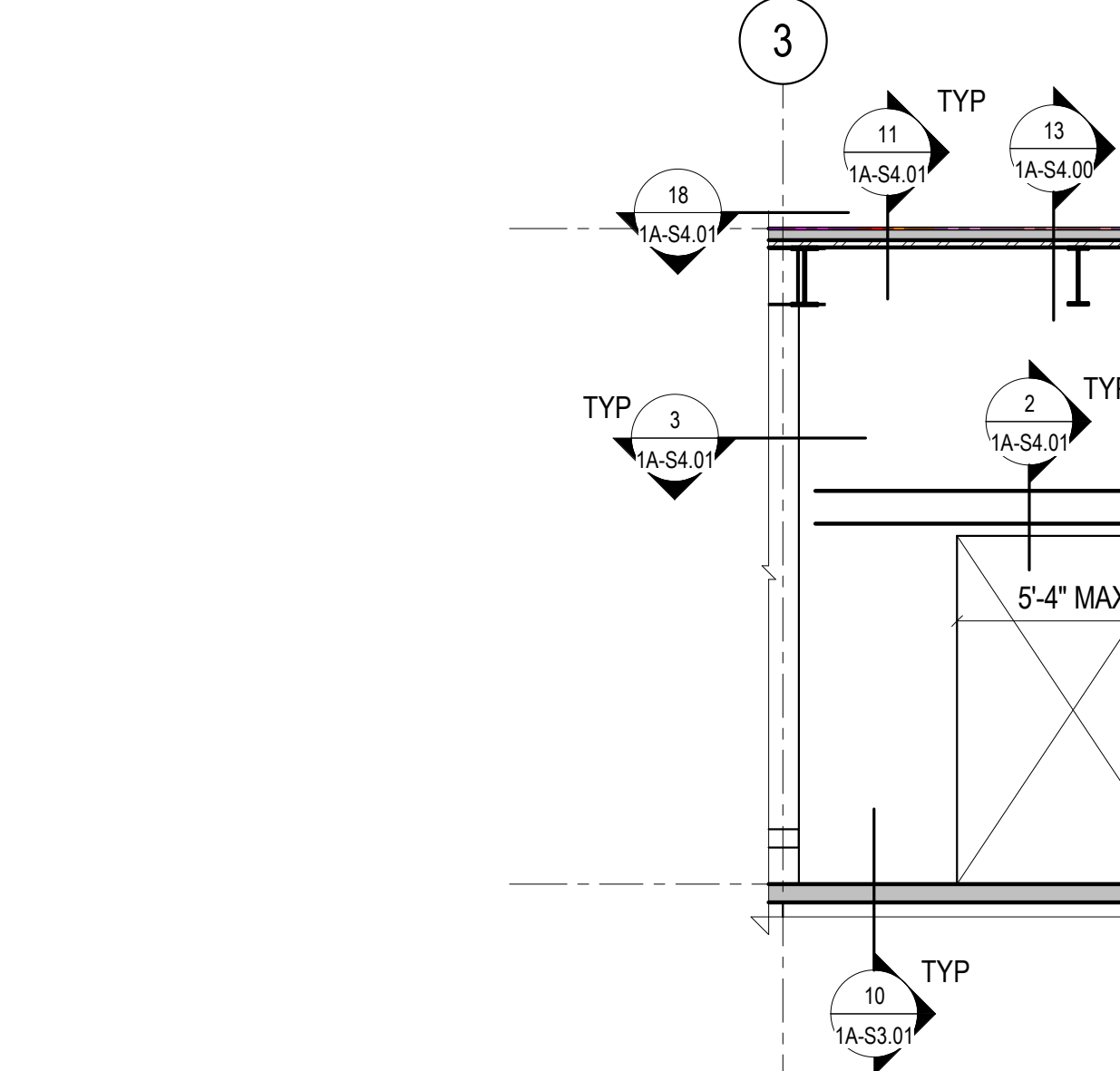
NOTE: WALL REINF PER 10/1A-S3.02 NOT SHOWN FOR CLARITY

9 3/4" = 1'-0" CMU WALL STEP AT OPNG

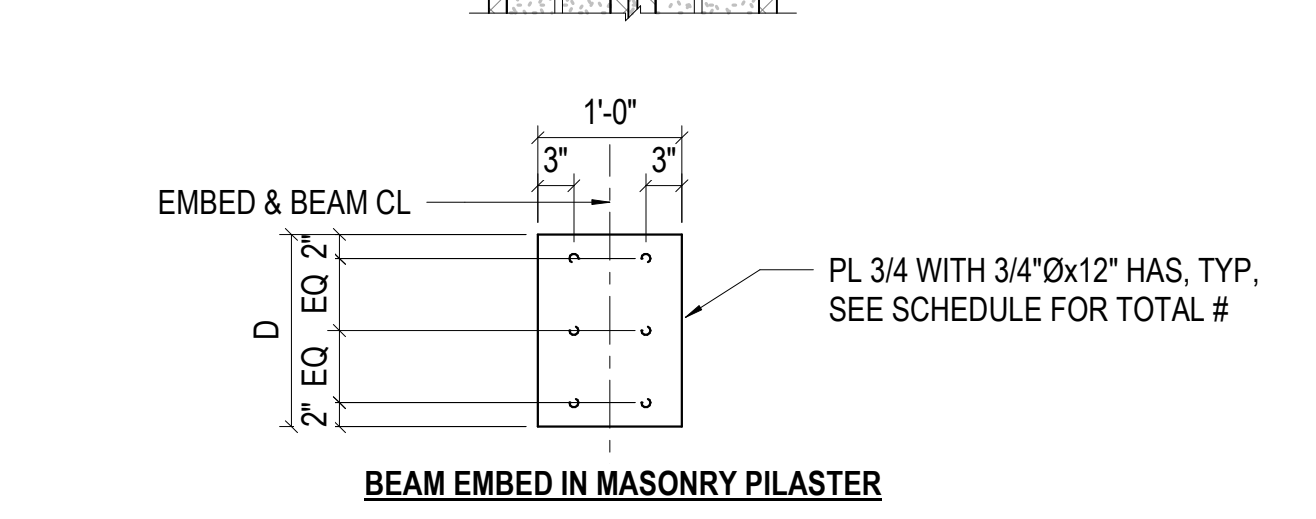
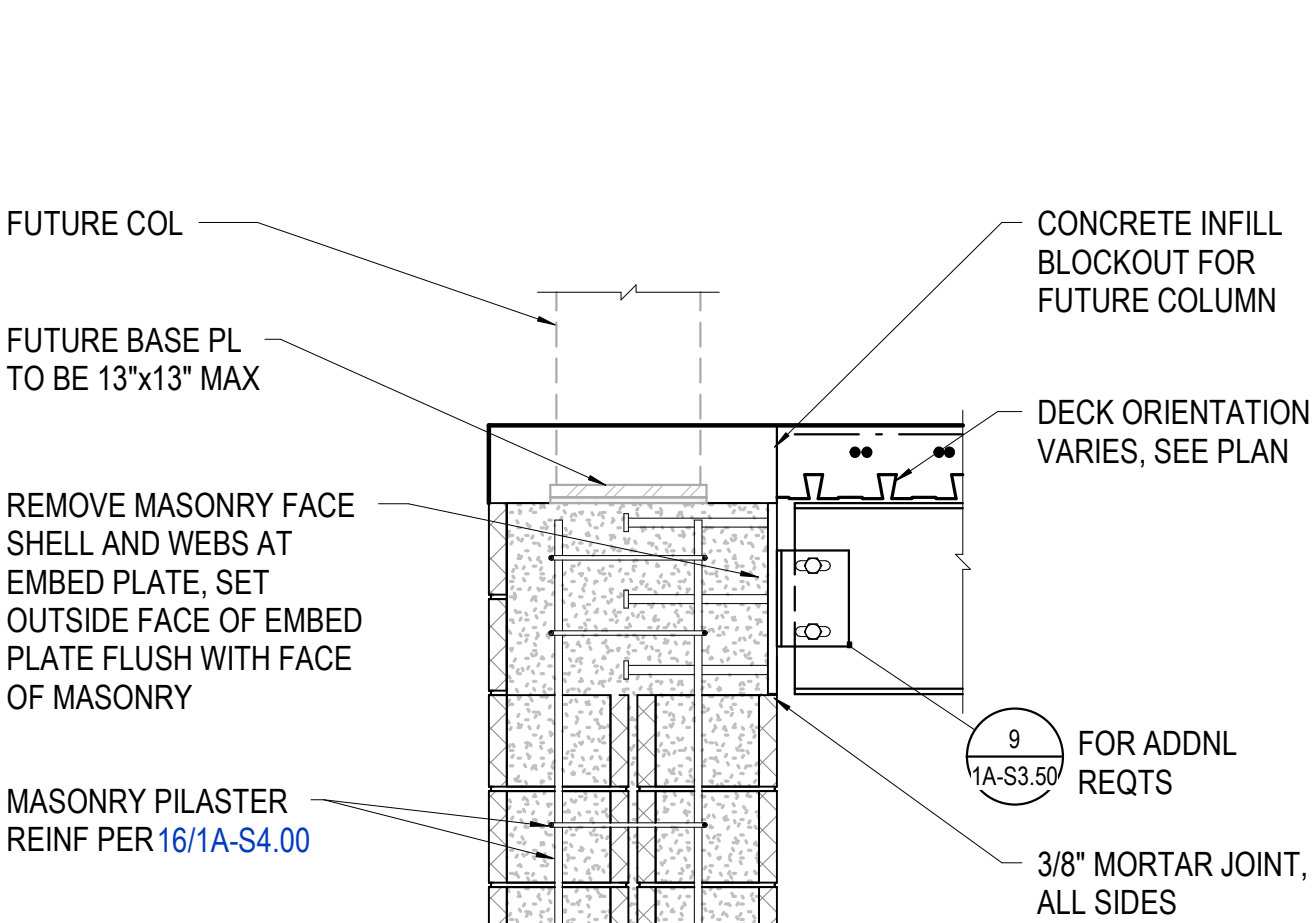


NOTES:
1. TYPICAL WALL VERTICAL AND HORIZONTAL REINFORCING NOT SHOWN
2. GROUT SHOWN IS MINIMUM REQUIRED FOR EMBED. SEE 4/1A-S4.01 FOR ADDNL GROUTING REQUIREMENTS

11 1" = 1'-0" MASONRY WALL SUPPORTING COMPOSITE DECK



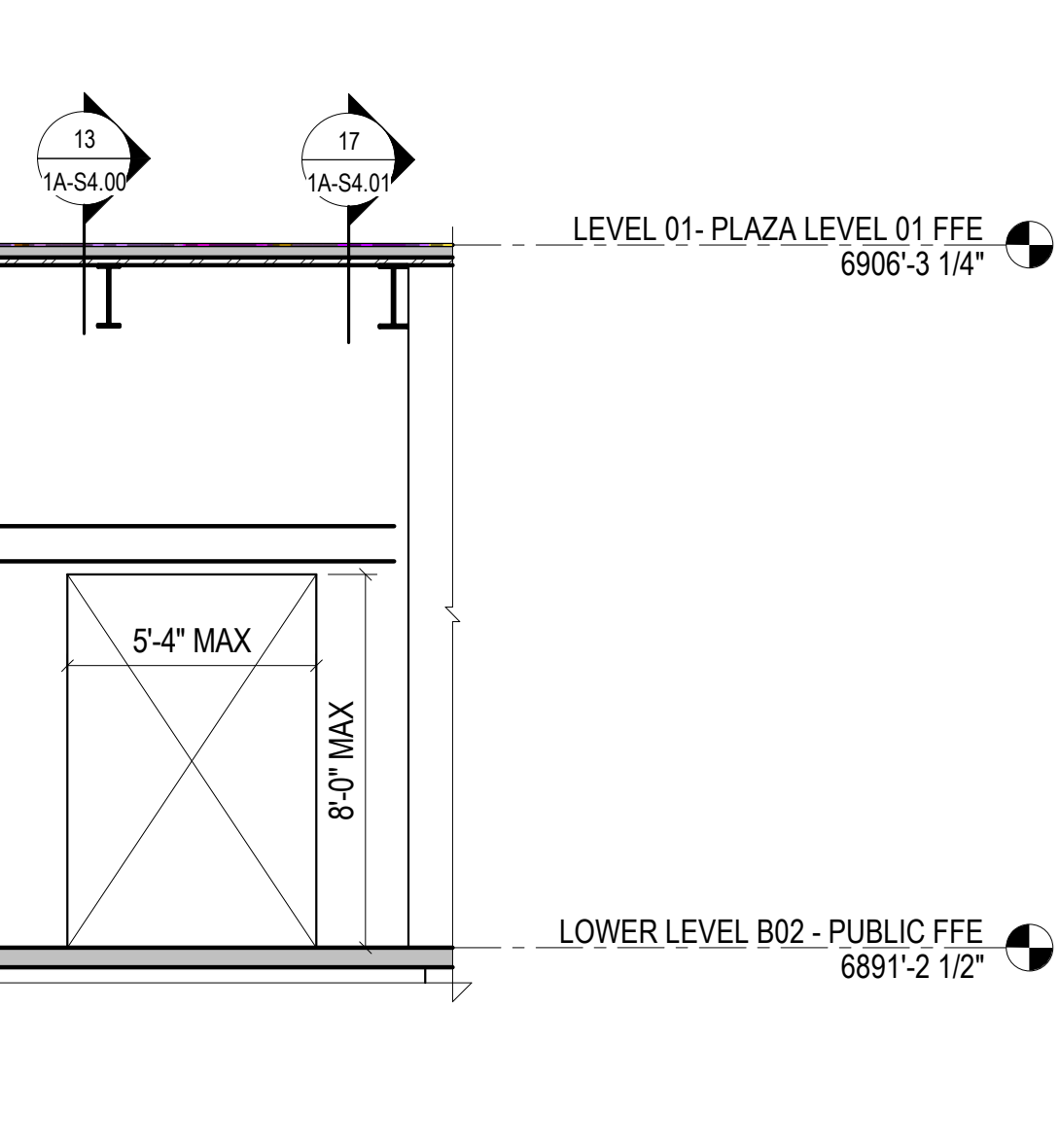
5 1/4" = 1'-0" CMU ELEVATOR OPENING



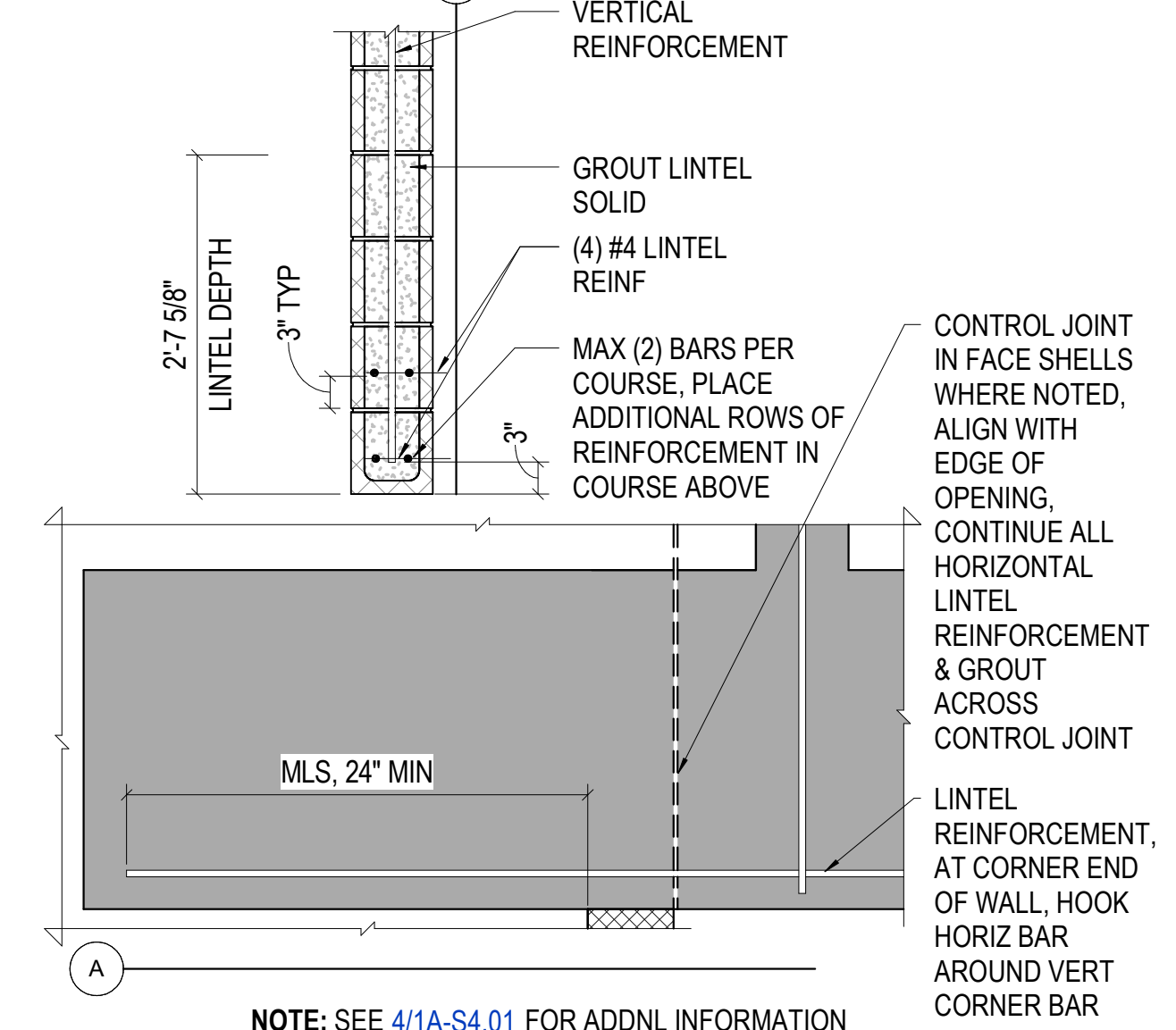
STRUCTURAL MASONRY BEAM EMBED TABLE (LRFD)					
BEAM TYPE	D INCHES	L INCHES	TOTAL # HAS	TOTAL # BOND BEAMS	CONNECTION CAPACITY, KIPS*
W12	12	6	4	3	36
W16	16	8	6	3	48
W36	36	18	16	6	82

* ULTIMATE LEVEL (LRFD)
** EMBEDDED PLATE TYPE IS BASED ON BEAM DEPTH. IF PLAN REACTION IS GREATER THAN SCHEDULED CAPACITY, REQUEST CUSTOM CONNECTION FROM ENGINEER

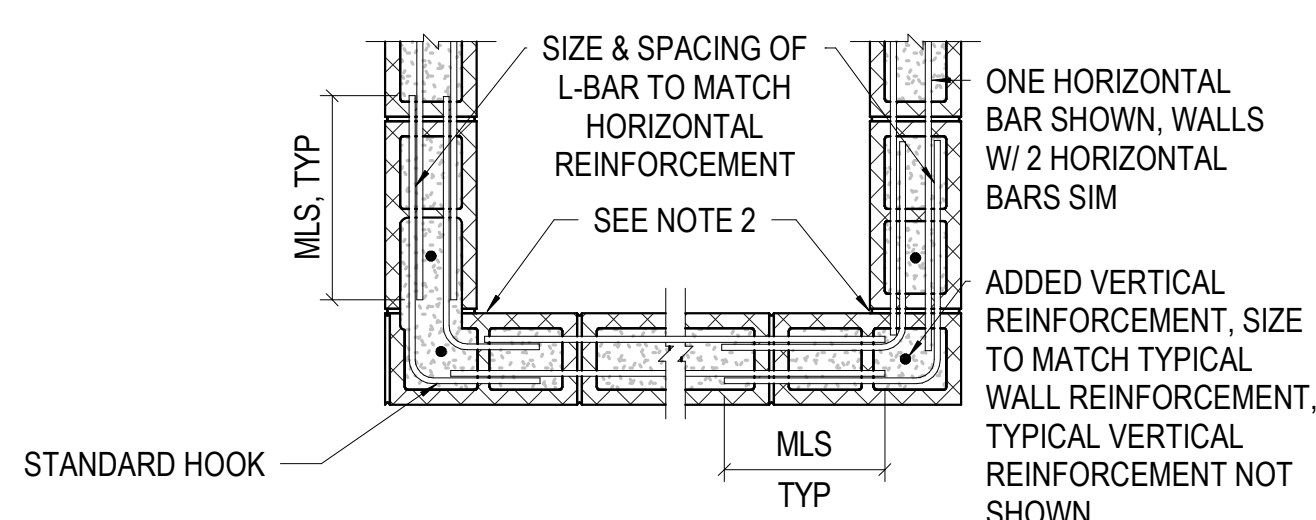
8 3/4" = 1'-0" FUTURE COL ON MAS PILASTER



2 3/4" = 1'-0" MASONRY LINTEL



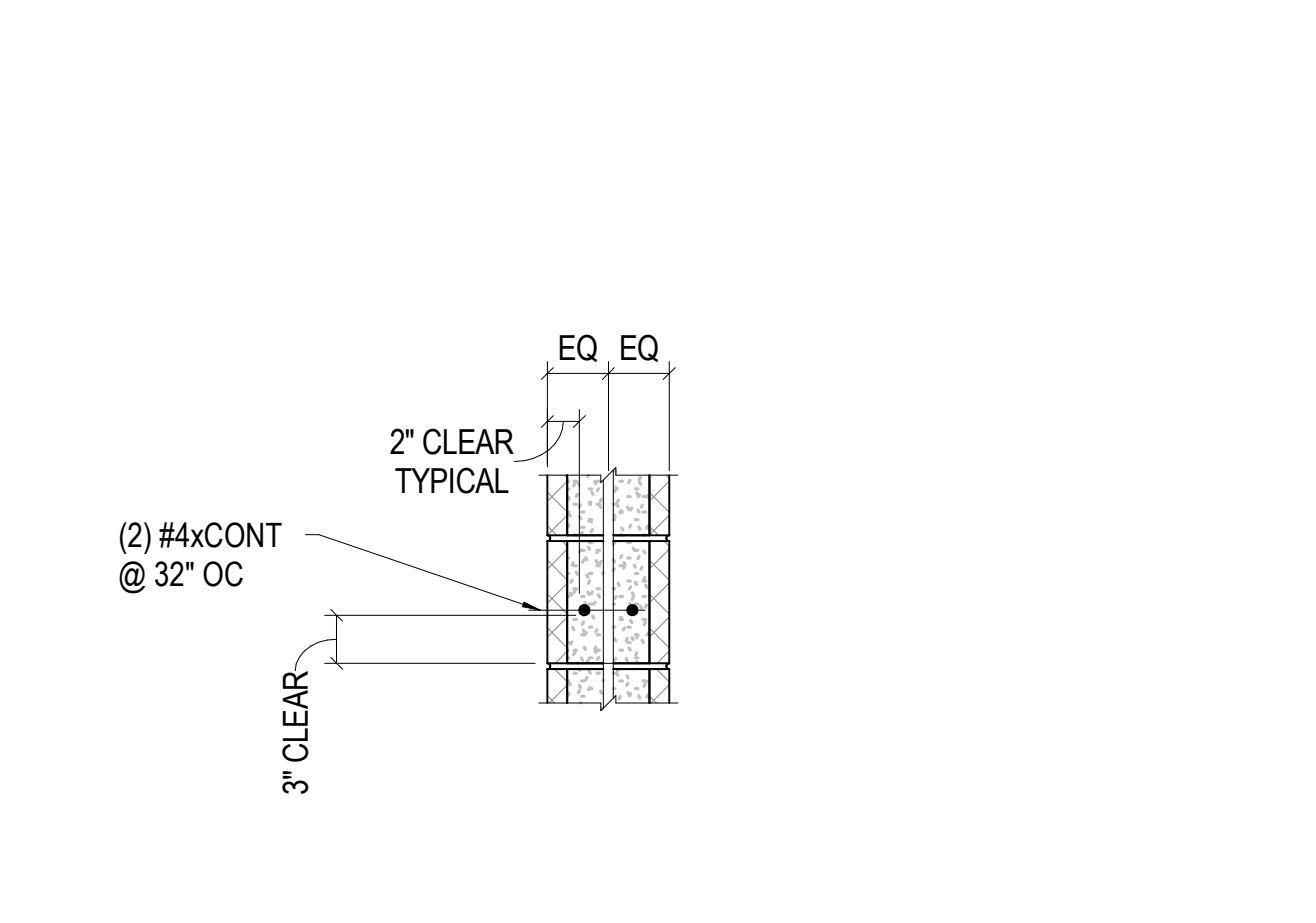
NOTE: SEE 4/1A-S4.01 FOR ADDNL INFORMATION



NOTES:
1. 90 DEG CORNER AND INTERSECTION IS SHOWN. WALLS MEETING AT OTHER ANGLES SHALL HAVE (a) BLOCK OVERLAPPING 4" MIN AT ALL HEAD JOINTS OR (b) FACE SHELL BROKEN OPEN AND COMMON CORE GROUTED
2. IF HEAD JOINT ALIGNS OVER THE FULL WALL HEIGHT, BREAK OPEN FACE SHELLS AND GROUT WALLS TOGETHER FULL HEIGHT, TYP AT ALL CORNERS AND INTERSECTIONS

INTEGRALLY CONNECTED
AT CORNERS & INTERSECTIONS OF MASONRY WALLS

3 3/4" = 1'-0" INTEGRALLY CONSTRUCTED STRUCTURAL MASONRY CORNER



NOTES:
1. ALL VERTICAL REINFORCEMENT SHALL BE CENTERED (UNO) IN GROUTED CELLS
2. PROVIDE 'LADDER' TYPE HORIZONTAL JOINT REINFORCEMENT WITH 2-W1.7 (9 GA) WIRES (MIN) AT 16" OC, TYPICAL, AND AT 8" OC IN PARAPETS
3. REFERENCE SPECIAL LINTEL REINFORCEMENT NOTED IN 2/1A-S4.01
4. ONLY STRUCTURAL WALLS ARE INCLUDED IN STRUCTURAL DRAWINGS. SEE ARCH FOR CMU PARTITIONS

4 NO SCALE TYPICAL MASONRY BOND BEAM

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United States
Tel 303.431.6100

me
engineers
14143 Denver West Pkwy
Suite 300
Golden, CO 80624
United States
Tel 303.421.6655

Reviewed for
Code Compliance
09/27/2021

Date	Description
1 2021.07.30	BP3: PROMENADE - BULLETIN 07
2 2021.08.20	BP3: RF1-069

Project Name
SSRC | BASE AREA IMPROVEMENTS

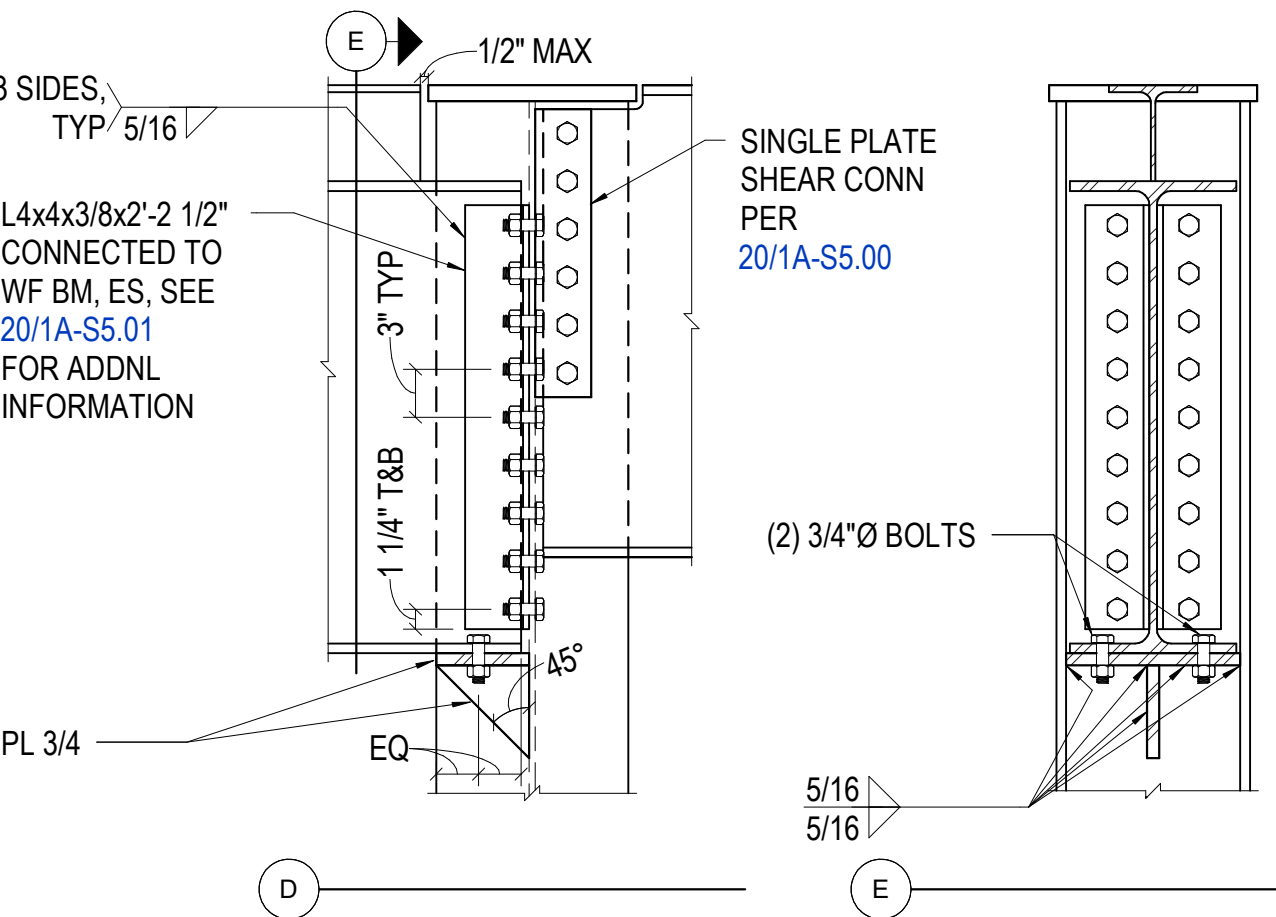
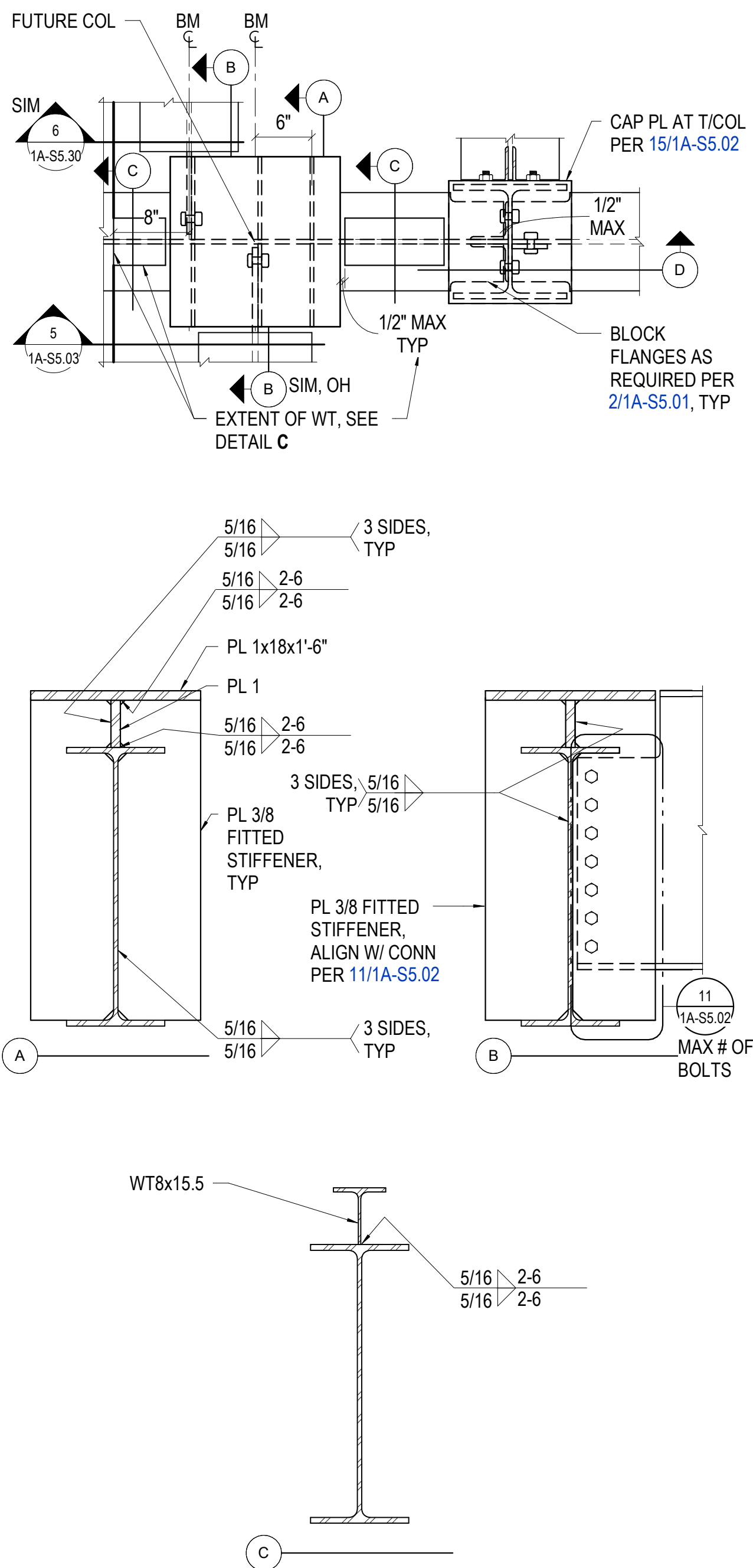
Project Number
20.1411.S.01

Description
MASONRY DETAILS

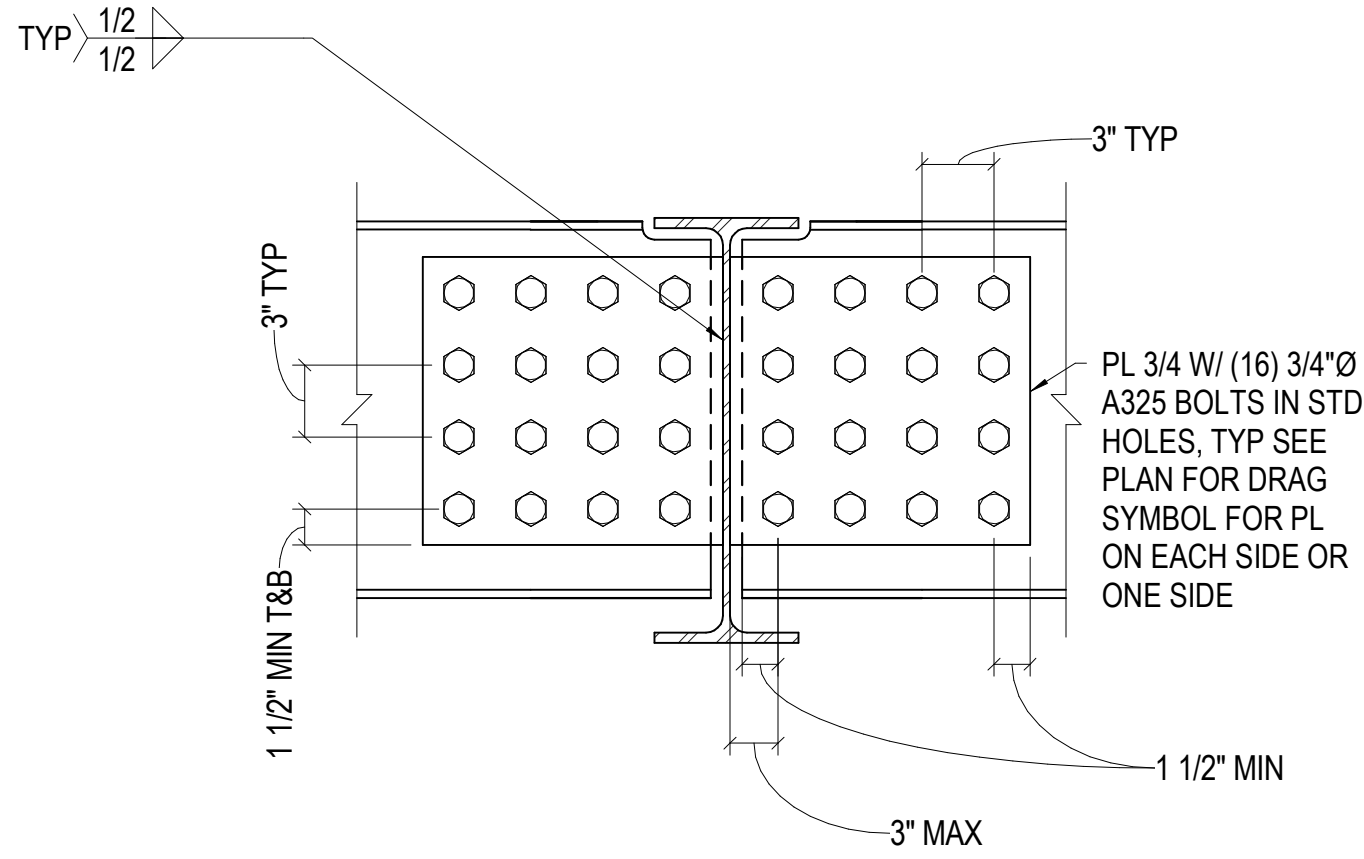
Scale
As indicated

1A-S4.01

DESIGNER: NC MARTIN
LEAD REVIT TECH COLIN KNOWLES
DATE PRINTED: 8/20/2021 11:47:52 AM
PLOT PATH: S:\150\103\155\001 - Steamboat_Renovation\201 - 2021\14
MIL JOB # - 2014115.01
PRINCIPAL: KELLY KNOWLES
FOR: KELLY KNOWLES
PROJECT MANAGER: C. A. CHEN

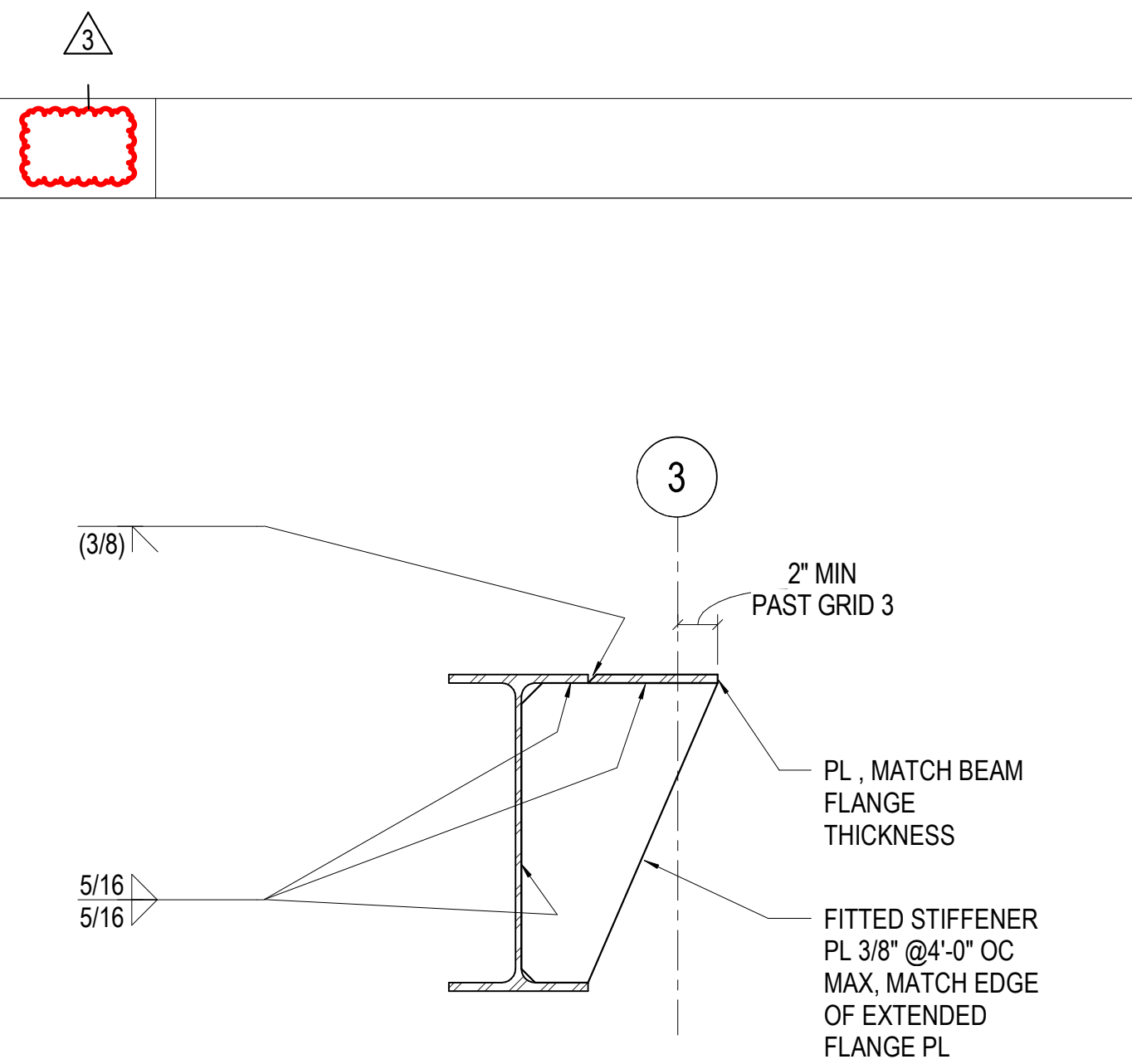


15 1" = 1'-0" BUILT UP WT AT FUTURE COL

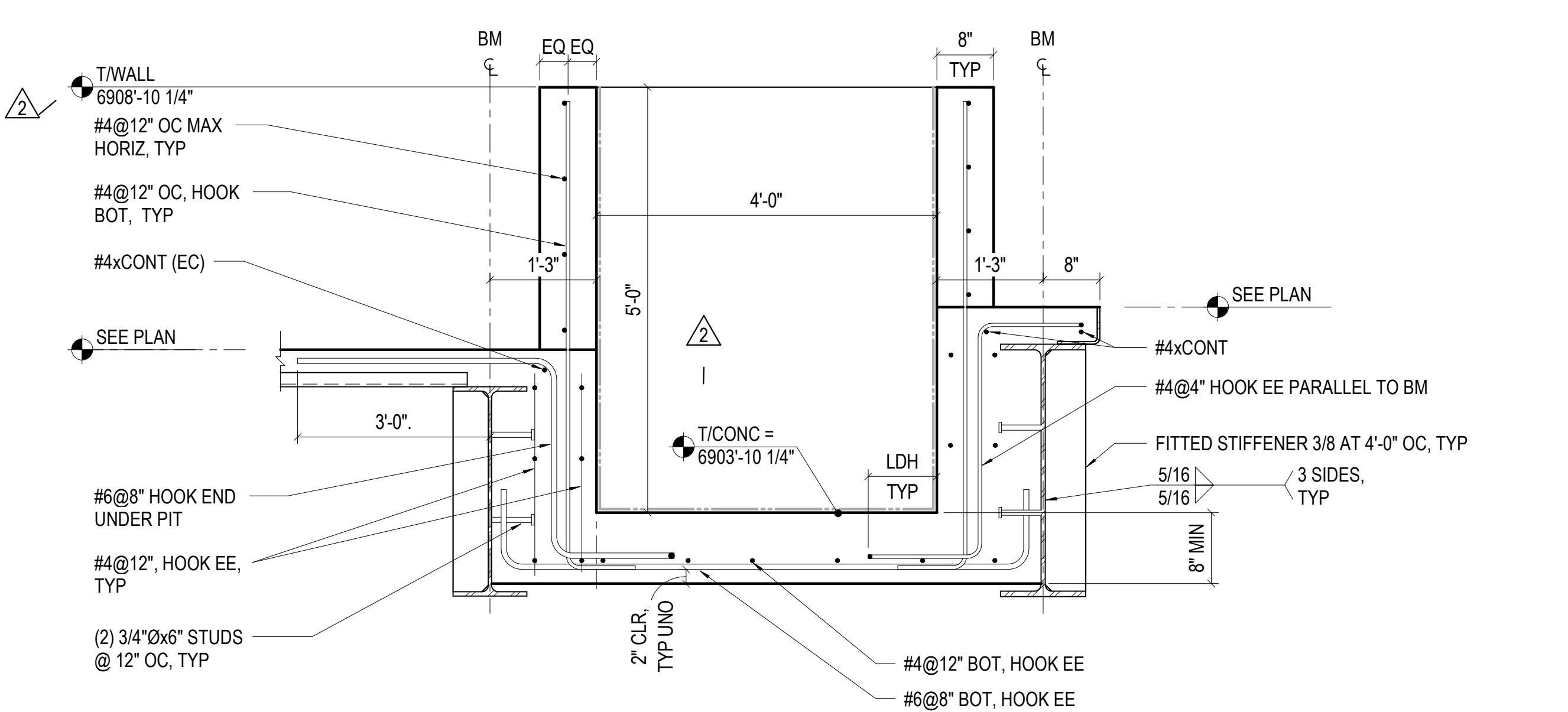


NOTE:
1. DRAG CONNECTIONS INDICATED THUS: —

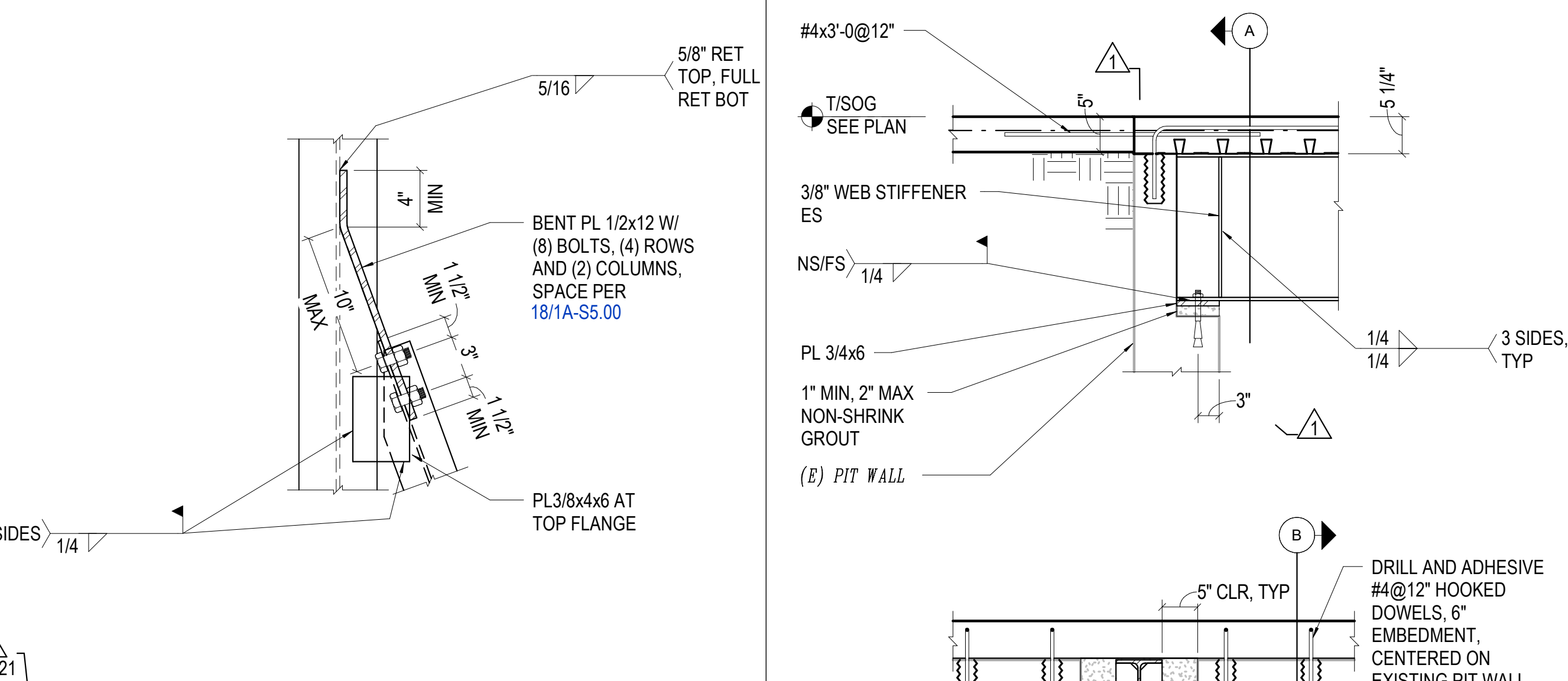
9 1 1/2" = 1'-0" STEEL DRAG CONN



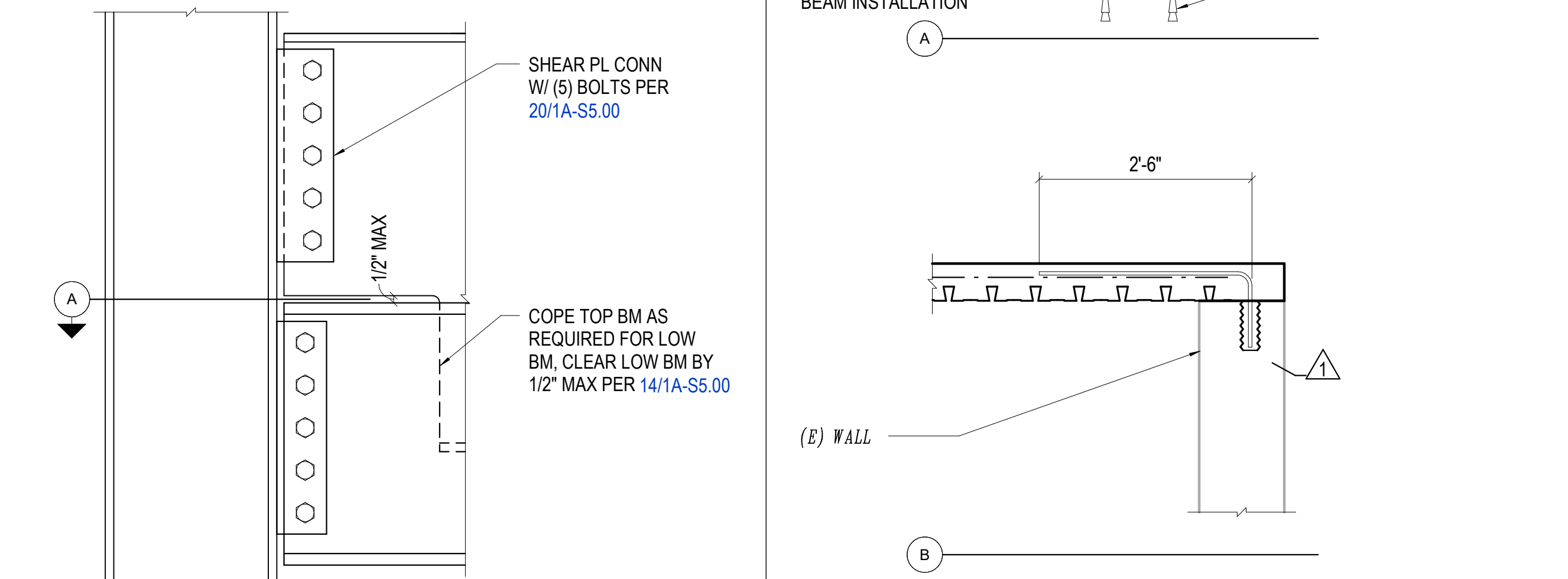
11 1 1/2" = 1'-0" EXTENDED FLANGE PLATE AT GRID 3



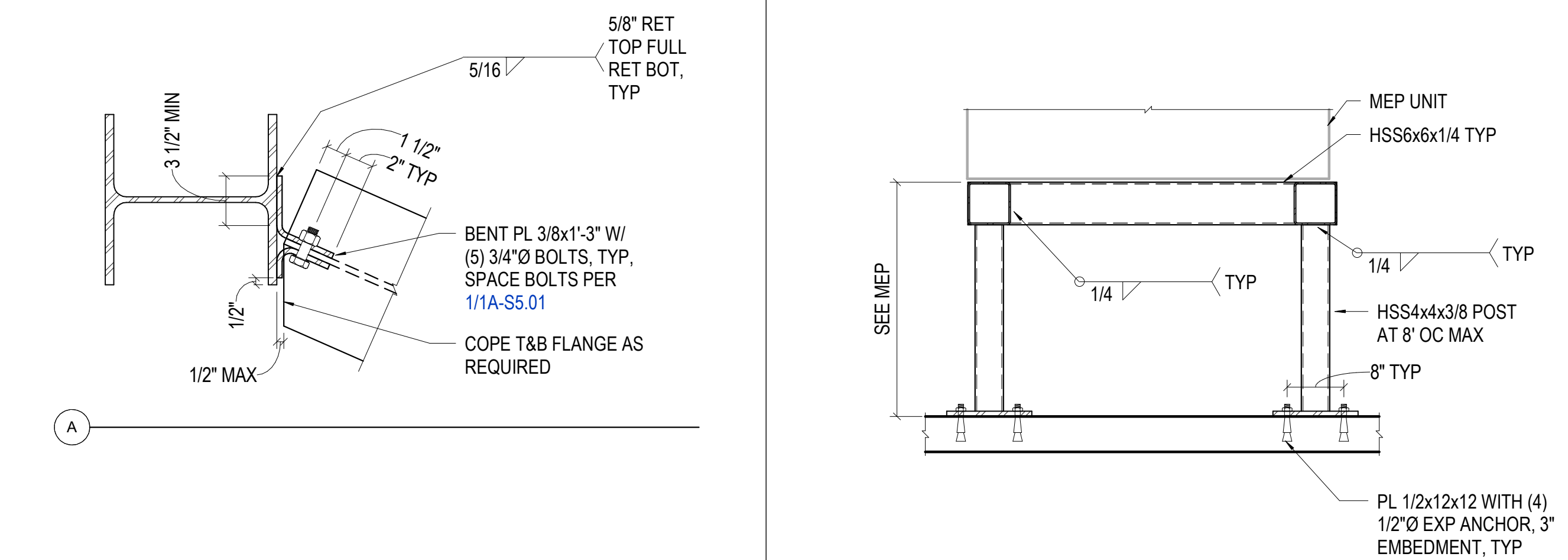
5 3/4" = 1'-0" SNOW MELT PIT SECTION



6 1 1/2" = 1'-0" SKEWED BM CONN W/ BENT PL

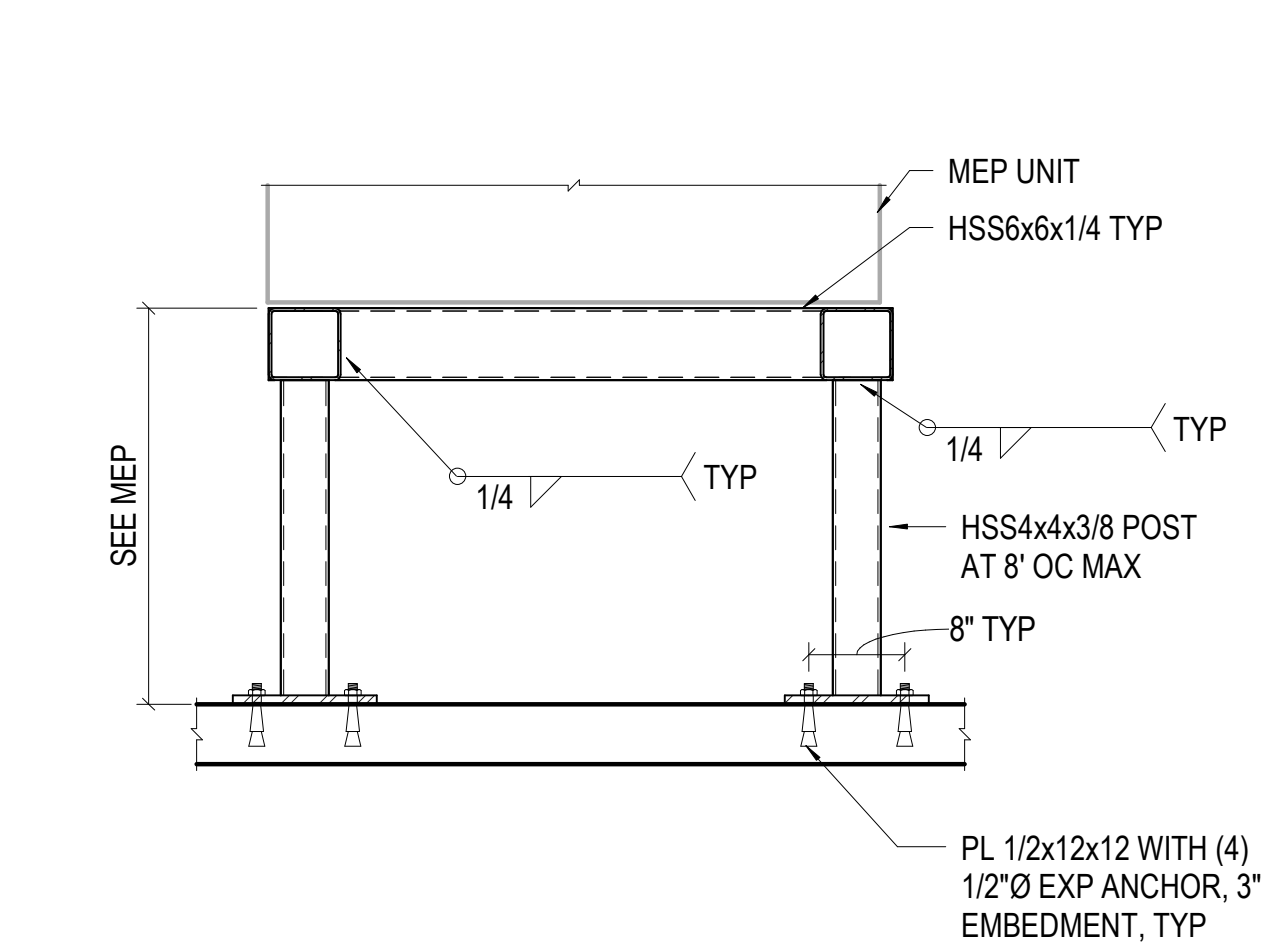


3 3/4" = 1'-0" NEW STEEL ON EXISTING PIT WALL



NOTE: SOME BEAMS OMITTED FOR CLARITY

8 1 1/2" = 1'-0" SKEWED CONN AT COL



4 3/4" = 1'-0" MEP SUPPORT

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Code Compliance
09/27/2021

Seal / Signature

Date	Description
2021.05.19	BP3: PROMENADE - ISSUE FOR BID AND PERMIT
2021.06.29	BP3: PROMENADE - BULLETIN 02
2021.07.30	BP3: PROMENADE - BULLETIN 07
2021.08.20	BP3: RF1-069

Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
20.1411.S.01

Description
STEEL DETAILS

Scale
As indicated

1A-S5.03

