



09/28/2021
Saunders Construction, LLC
86 Inverness Place North
Englewood CO 80112 USA

Request For Information

RFI-068

Printed On: 09/03/2021
Page 1 of 2

Subject: BP3 Prom Drain Locations
Project: Steamboat - BV BP Promenade and Goldwalk
Address: 2305 Mount Werner Circle
Steamboat Springs CO 80487 USA
Phone:
To: Zach Ray
MTech Mechanical Technologies Group, 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:

Contact:

Co-Author RFI Number:

Reference:

Specification Section:
Posted to Asbuilts:

Drawing:
Discipline: Mech/Plumb Mech/Plumb

Request

Ref attached correspondence, the plaza drain locations and associated piping need to be updated.

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

Please advise changes at plaza drain locations.

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**

SUMMARY:

DRAIN LOCATIONS HAVE BEEN REVISED PER UPDATED PLAZA BUILDING FOOTPRINT. DIMENSIONS FOR DRAIN LOCATIONS ADDED TO A1-A1.201. ONE DRAIN ADDED AT PINCH POINT BETWEEN ICE RINK AND PLAZA SLAB. ONE DRAIN REMOVED FROM PROMENADE ROOF ALONG EAST PROMENADE WALL AND ONE RELOCATED SLIGHTLY FURTHER NORTH (TO AVOID ELECTRICAL ROOM). TWO DRAINS ADDED ON SOUTH SIDE NEAR OSP TO FACILITATE REMOVAL OF DRAINS ABOVE ELECTRICAL ROOM. ASSOCIATED PIPING REVISED. SOME UNDERGROUND PIPING REMOVED UNDER ELECTRICAL ROOM. A NEW SHEET (1A-A1.201P) ADDED TO SET FOR CLARITY ON PLAZA SLOPES.

SEE REVISED SHEETS ATTACHED:

1A-C.300 - OVERALL GRADING PLAN - UPDATED GRADING AND DRAIN LOCATIONS
1A-C.301 - SEGREGATED GRADING PLAN - UPDATED GRADING AND DRAIN LOCATIONS
1A-A1.201 - PROMENADE - CONSTRUCTION PLAN - LEVEL 01 - UPDATED DRAIN LOCATIONS, ADDED ONE DRAIN IN PLAZA BUILDING SLAB THAT WAS SHOWN ON PLUMBING BUT NOT ARCHITECTURE (UNDER FUTURE STAIR)
1A-P1.199 - PROMENADE - PLUMBING UNDERGROUND PLAN - LEVEL 00 - REVISED ASSOCIATED PLUMBING
1A-P1.200 - PROMENADE - PLUMBING PLAN - LEVEL 00 - UPDATED DRAINS AND PLUMBING
1A-P1.201 - PROMENADE - PLUMBING PLAN - LEVEL 01 - UPDATED DRAINS AND PLUMBING

SEE NEW SHEET ATTACHED:

1A-A1.201P - PROMENADE - CONSTRUCTION PLAN - LEVEL 01 GRADING PLAN

JAPPLE, GENSLER, 9/2/2021

09/28/2021

Answered By: Saunders Construction, LLC

Signed: _____

Alec Hallman

Date: 09/03/2021

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:

<u>Contact</u>	<u>Company</u>	<u>Contact</u>	<u>Company</u>
Dane Bechtholdt	Douglass Colony Group Inc.	Travis Stutzman	Douglass Colony Group Inc.
Craig Gates	MTech Mechanical Technol	Drewe Lee	MTech Mechanical Technol
Travis Ahrens	MTech Mechanical Technol	Gregg Riker	Rikon Management, LLC
Bryan Sculthorpe	Saunders Construction, LLC	Josh Boh	Saunders Construction, LLC
Reno Romagnoli	Saunders Construction, LLC		



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Subject: BP3 Prom Drain Locations
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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SEE NEW SHEET ATTACHED:

1A-A1.201P - PROMENADE - CONSTRUCTION PLAN - LEVEL 01 GRADING PLAN

SIGNED: JAPPLE, GENSLER, 9/2/2021

Distribution:

Contact

Geoffrey Brooksher
Bryan Sculthorpe

Company

M. Arthur Gensler, Jr. and A
Saunders Construction, LLC

Contact

Gregg Riker

Company

Rikon Management, LLC

Alec Hallman

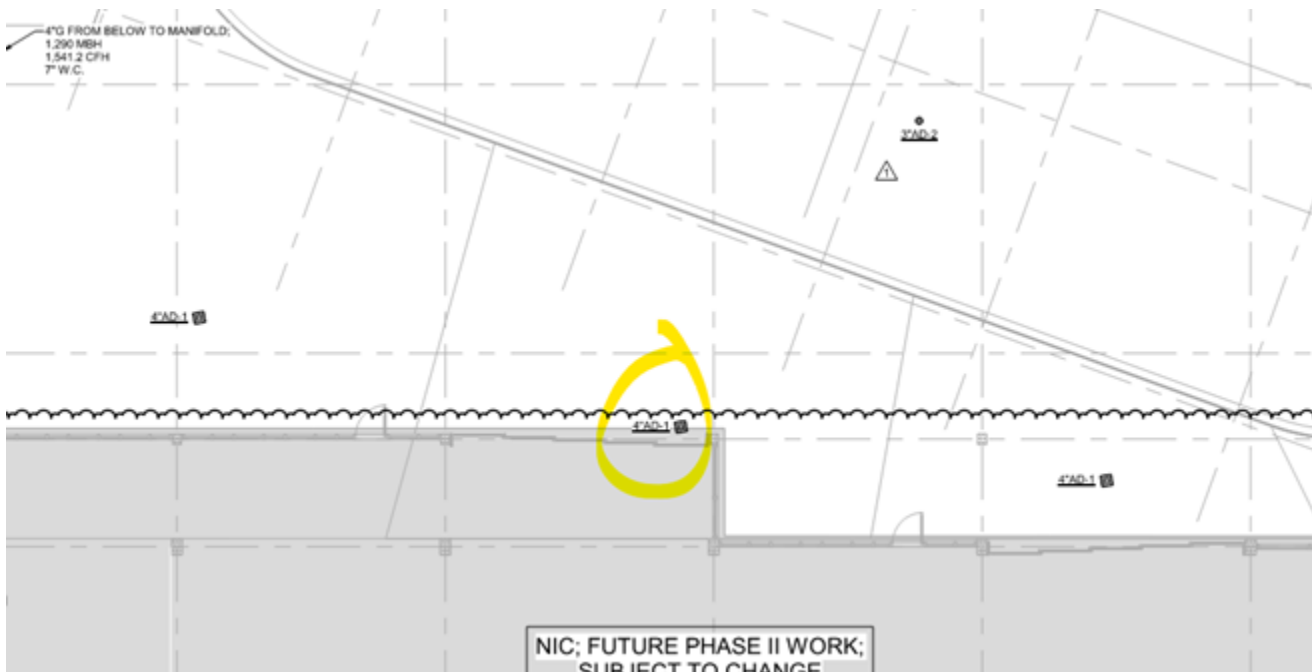
From: Jacob Apple <Jacob_Apple@gensler.com>
Sent: Tuesday, August 17, 2021 10:05 AM
To: Alec Hallman
Cc: Geoffrey Brooksher; Eric McTee
Subject: sbv - updated plaza drain locations

This message originated outside of Saunders Construction. Even if this looks like a Saunders e-mail, it is not.

Alec,

In conjunction with the tapered insulation submittal, we realized we need to update the plaza drain locations and associated piping between the future plaza building and ice rink due to the changed footprint. We missed that on the steel and MEP bulletin updates.

Can you send us an RFI requesting drain locations updates and we'll get it cleaned up? 1A-P1.201 shows an area drain right on the edge of the building. We'll need to move it out into the plaza and recheck our grading.

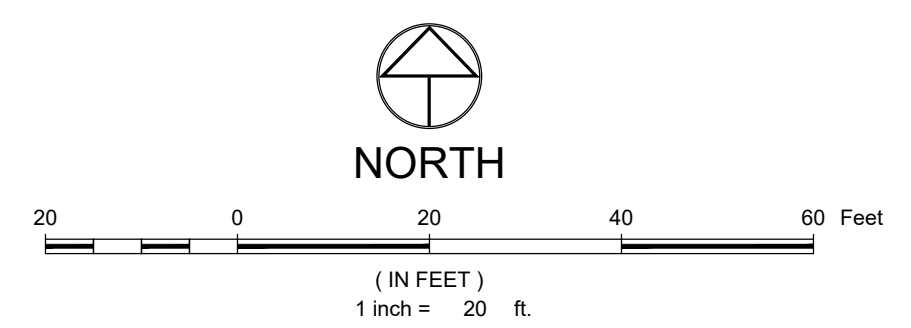


Thanks,

Jacob Apple, NCARB
 +1 303.893.7163 Direct
 +1 303.595.8585 Main

Gensler
 1225 17th Street
 Suite 150
 Denver, Colorado 80202
 USA

MWW requests that an as-built plan of the storm water facilities be added to the as-built water and sewer plans. these storm drain as-builts help our crews locate our facilities in the future if and when there are problems with either system in the future. Please show on storm drain plans all discharge points to the storm drain systems and or water courses. Thank you. RBuccino MWW



LEGEND

EXISTING STORM SEWER

PROPOSED STORM SEWER

PROPOSED STORM INLET (CURB & AREA)

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

PROPOSED SWALE

PROPOSED CURB & GUTTER

PROPERTY BOUNDARY

PROPOSED LOT LINE

EXISTING RIGHT OF WAY

FLOOD HAZARD LIMITS

PROPOSED SPOT ELEVATION

EXISTING SPOT ELEVATION

PROPOSED OVERLAND FLOW DIRECTION W/ SLOPE

EXISTING OVERLAND FLOW DIRECTION W/ SLOPE

PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE

EXISTING CHANNELIZED FLOW DIRECTION

NOTES

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN LOCATING THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE TO THE ENGINEER ALL INFORMATION CONCERNING THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. ALL PROJECT DATA IS ON VERTICAL DATUM, NAVD 88. SEE NOTES SHEET FOR BENCHMARK REFERENCES.
3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED CUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENTS BASED ON FIELD SURVEY DATA. THE ENGINEER WILL REQUIRE TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
4. SEE SOLS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND CONSTRUCTION.
5. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.

2305 Mount Werner Circle
Steamboat Springs, CO 80487

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12499 West Colfax Ave.
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14143 Denver West Pkwy
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Golden, CO
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Tel 303.421.6655

 Date	Description
- 2021.05.19	BP3: PROMENADE - ISSUE FOR BID AND PERMIT
1 2021.09.01	BP3: RFI-068



NOT VALID WITHOUT ORIGINAL
SIGNATURE AND DATE

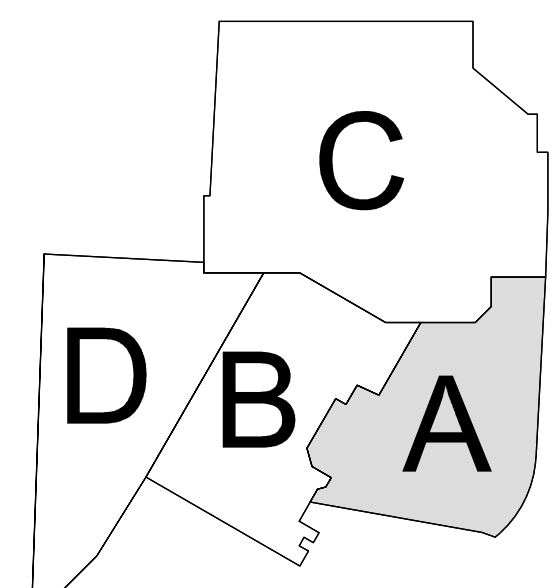
Seal / Signature



Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF

KEY PLAN



Project Name GONDOLA PLAZA

SSRC | BASE AREA
IMPROVEMENTS

Project Number

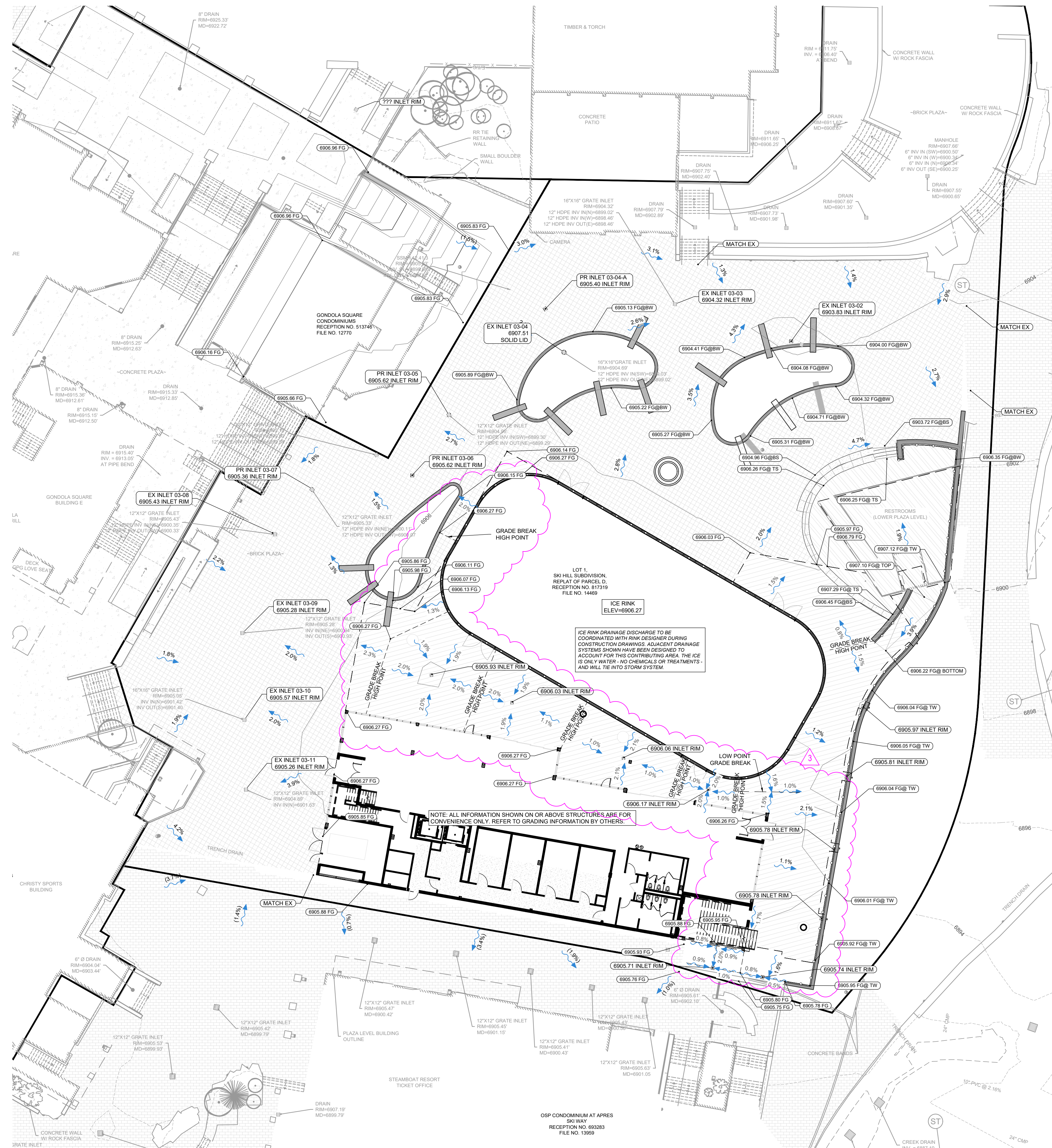
003.7835.000

Description
Overall Grading Plan

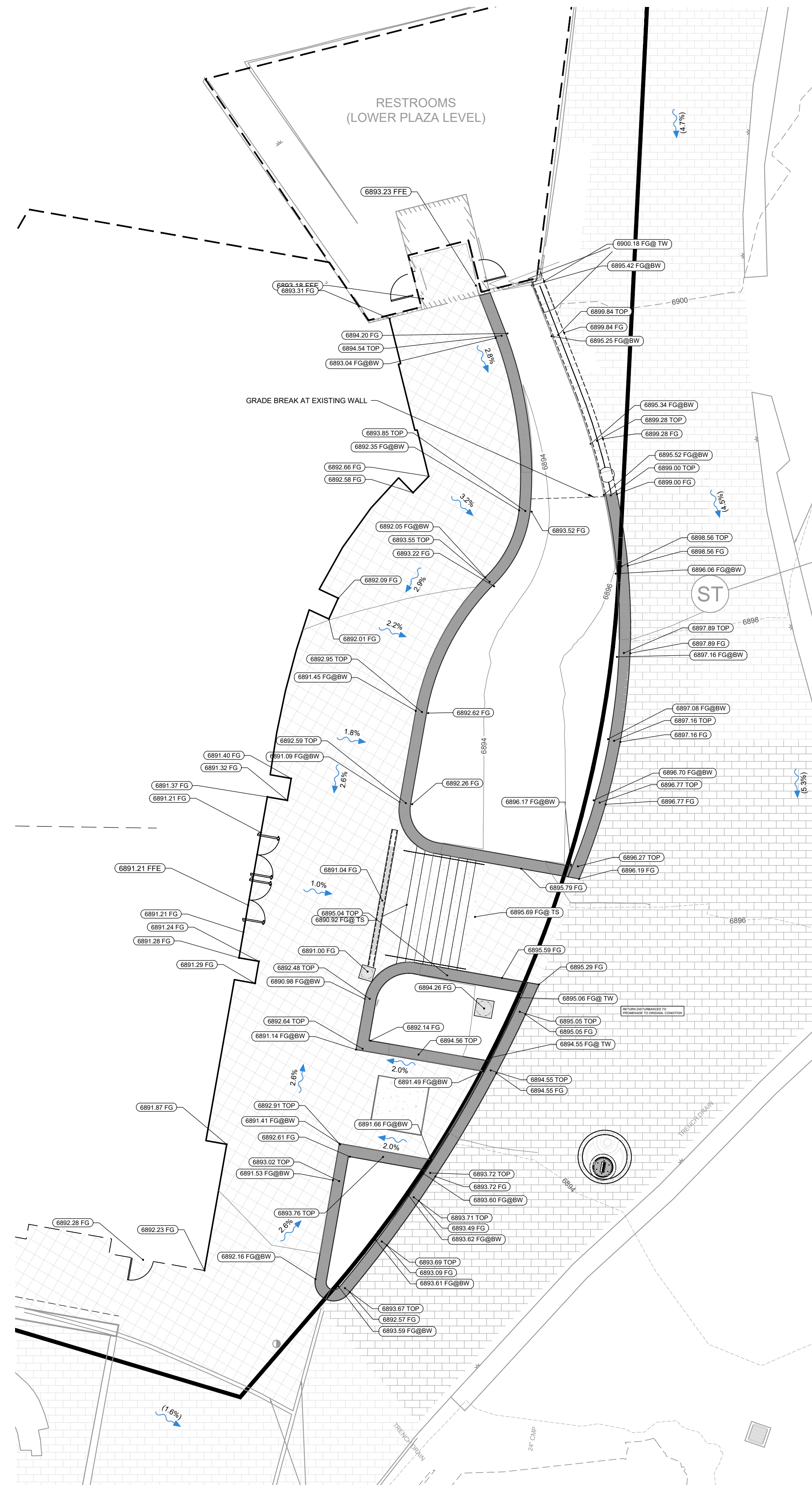
Scale
SEE GRAPHICAL SCALE

1A-C.300

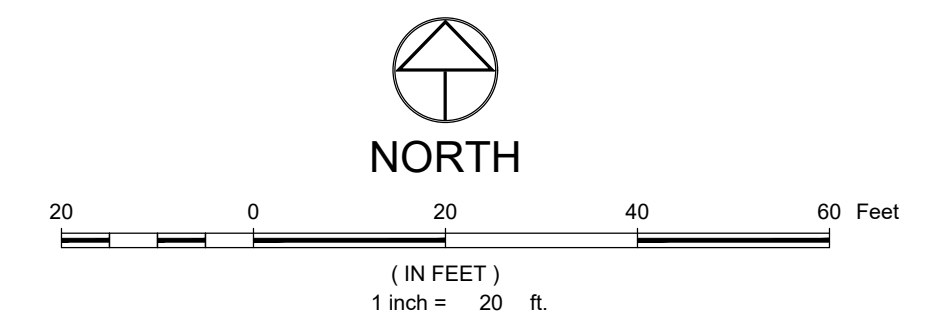
NOTE: ALL INFORMATION SHOWN ON OR ABOVE STRUCTURES ARE FOR CONVENIENCE ONLY. REFER TO GRADING INFORMATION BY OTHERS.



UPPER PLAZA GRADING
1" = 20'



LOWER PLAZA GRADING
1" = 10'

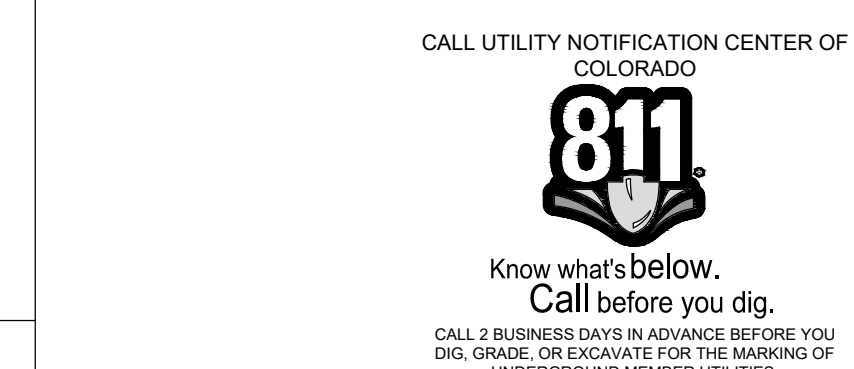


LEGEND

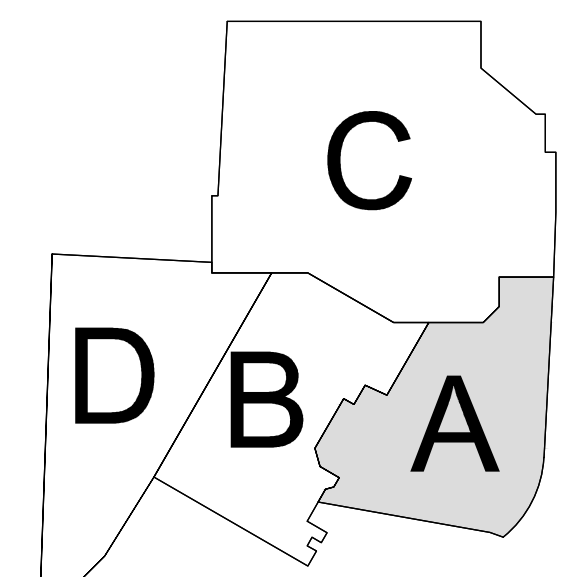
EXISTING STORM SEWER	12" DIA
PROPOSED STORM SEWER	12" DIA
PROPOSED STORM INLET (CURB & AREA)	12" DIA
PROPOSED MAJOR CONTOUR	12" DIA
PROPOSED MINOR CONTOUR	12" DIA
EXISTING MAJOR CONTOUR	12" DIA
EXISTING MINOR CONTOUR	12" DIA
PROPOSED SWALE	12" DIA
PROPOSED CURB & GUTTER	12" DIA
PROPERTY BOUNDARY	12" DIA
PROPOSED LOT LINE	12" DIA
EXISTING RIGHT OF WAY	12" DIA
FLOOD HAZARD LIMITS	12" DIA
PROPOSED SPOT ELEVATION	00.10 X
EXISTING SPOT ELEVATION	00.10 X
PROPOSED OVERLAND FLOW DIRECTION W/ SLOPE	2.0%
EXISTING OVERLAND FLOW DIRECTION W/ SLOPE	2.0%
PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE	2.0%
EXISTING CHANNELIZED FLOW DIRECTION	2.0%

NOTES

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4. SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.
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KEY PLAN



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Steamboat Springs, CO 80487

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Fax 303.625.6823



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12499 West Colfax Ave.
Lakewood, CO 80125
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Tel 303.431.6100



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

Date	Description
2021.05.19	BP3: PROMENADE - ISSUE FOR BID AND PERMIT
2021.06.18	BULLETIN NO. 1 - PROMENADE TRANSFORMER
2021.07.23	BP3: PROMENADE-BULLETIN 06
2021.09.01	BP3: RFI-068



NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

Seal / Signature

Project Name GONDOLA PLAZA

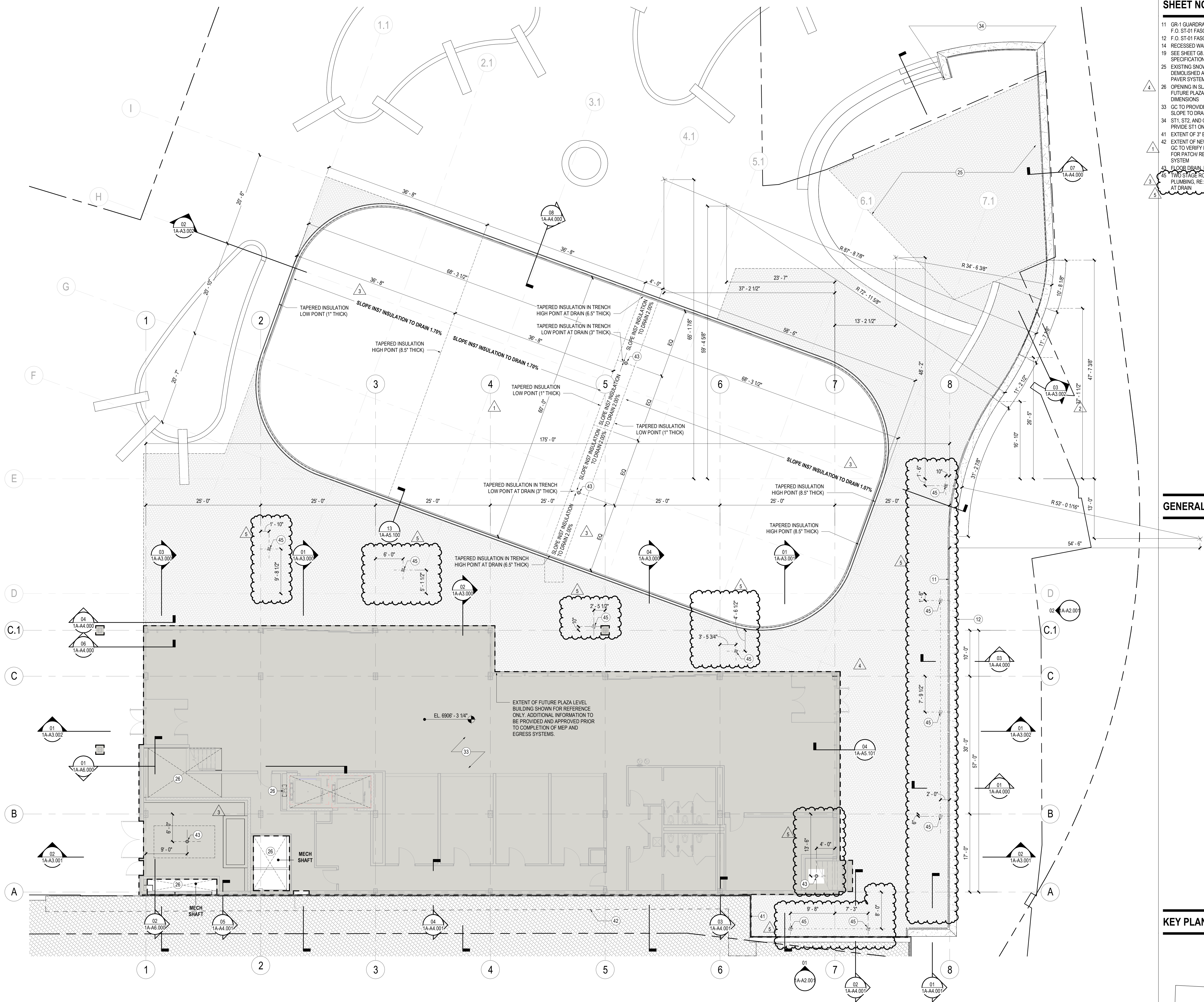
SSRC | BASE AREA IMPROVEMENTS

Project Number 003.7835.000

Description Segregated Civil Grading Plan

Scale SEE GRAPHICAL SCALE

1A-C.301



SHEET NOTES

- 11 GR-1 GUARDRAIL SYSTEM SET BACK 16" FROM F.O. ST-01 FASCIA
- 12 F.O. ST-01 FASCIA BELOW
- 14 RECESSED WALK OFF MAT FLUSH TO T.O. FINISH
- 19 SEE SHEET 08.01 FOR DOOR 101A SPECIFICATIONS
- 25 EXISTING SNOW MELT TOPPING SLAB TO BE DEMOLISHED AND REPLACED WITH SNOW MELT PAVER SYSTEM. RE: LANDSCAPE
- 26 OPENING IN SLAB FOR SHAFT CONNECTION TO FUTURE PLAZA BUILDING. RE: 1A-A1.201S FOR DIMENSIONS
- 33 GC TO PROVIDE TEMPORARY MEMBRANE AND SLOPE TO DRAIN AT EXPOSED SLAB
- 34 ST1, ST2, AND GR1 WRAP AROUND STAGE. PROVIDE ST1 ON BOTH SIDES OF WALL
- 41 EXTENT OF 3" EXPANSION JOINT
- 42 EXTENT OF NEW PAVERS TO MATCH EXISTING. GC TO VERIFY EXTENT OF DEMO/ REPLACEMENT FOR PATCH/ REPAIR OF EXISTING SNOW MELT SYSTEM
- 51 FLOOR DRAIN RE-PLUMBING
- 55 TWO STAGE ROOF DRAIN. RE: 001A-16.101 & PLUMBING. RE: 9/1A-L7-01 FOR PAVER PATTERN AT DRAIN

GENERAL NOTES

Steamboat
ALTRERRA east west partners
MOUNTAIN COMPANY

2305 Mount Werner Circle
Steamboat Springs, CO 80487

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Denver, CO 80202
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Tel 303.595.8585
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LANDMARK
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Tel 970.871.9494

MARTIN/MARTIN
14143 Denver West Pkwy
Suite 300
Golden, CO 80624
United States
Tel 303.421.6655

me
engineers

Date	Description
2021.05.19	BP3: PROMENADE - ISSUE FOR BID AND PERMIT
2021.06.29	BP3: PROMENADE - BULLETIN 02
2021.07.23	BP3: RF-051
2021.07.29	BP3: RF-043
2021.07.30	BP3: PROMENADE - BULLETIN 07
2021.09.01	BP3: RF-068

Seal / Signature

Project Name

SSRC | BASE AREA
IMPROVEMENTS

Project Number

003.7835.000

Description

PROMENADE - CONSTRUCTION PLAN
- LEVEL 01

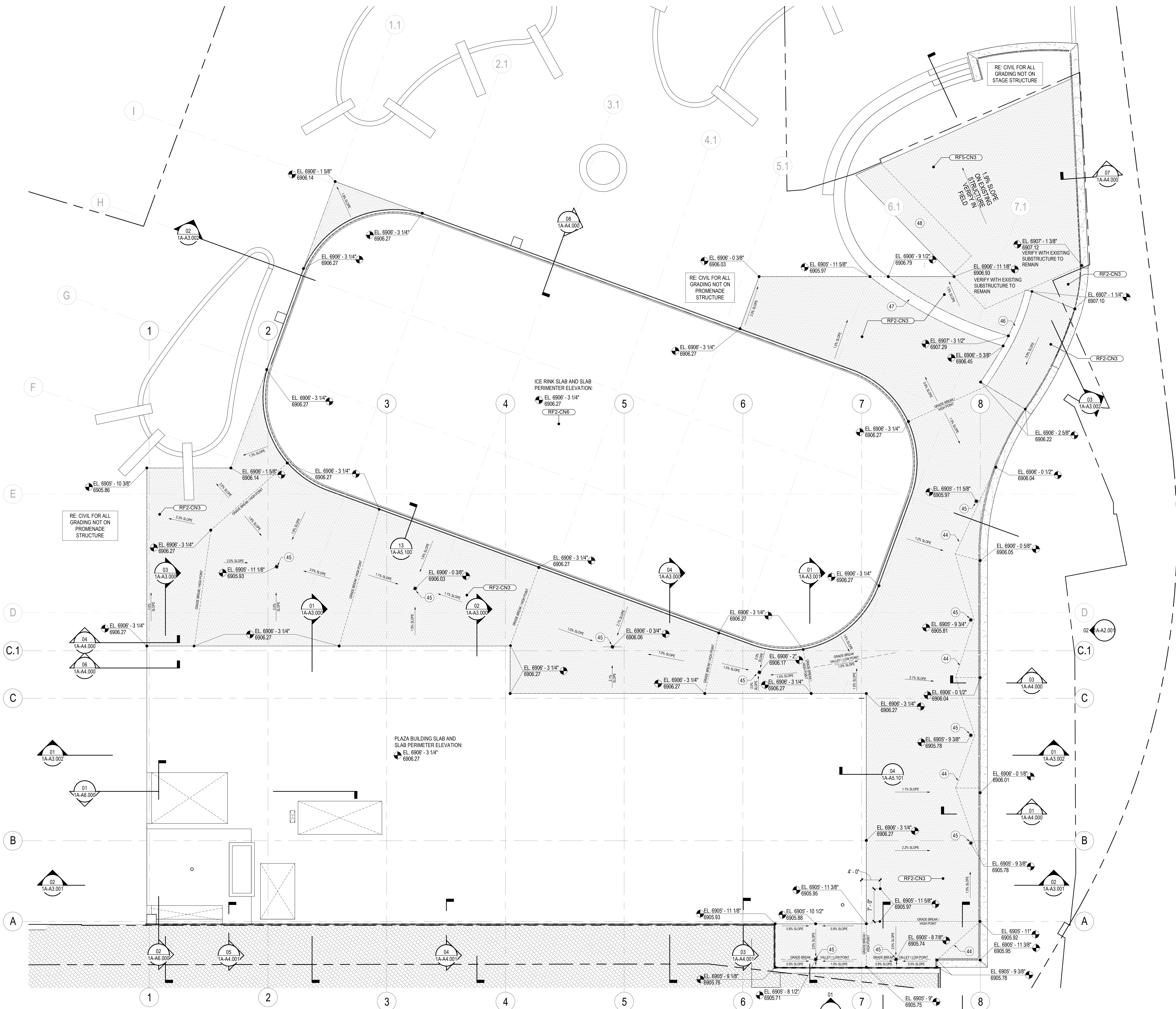
Scale

1/8" = 1'-0"

Ref North

1A-A1.201

© 2021 Gensler



01 CONSTRUCTION PLAN - LEVEL 01 PLAZA GRADING PLAN
SCALE: 1/8" = 1'-0"

SHEET NOTES

- 44 TAPERED INSULATION CRICKET, SLOPE TO DRAIN
- 45 TWO STAGE ROOF DRAIN, RE: 06/1A-15.101 & PLUMBING, RE: 9/1A-L7-01 FOR PAVEMENT AT DRAIN
- 46 CAST IN PLACE CONCRETE WALL ABOVE HOT FLUID APPLIED WATERPROOFING MEMBRANE, RE: LANDSCAPE FOR CONSTRUCTION AND SPOT ELEVATIONS
- 47 CAST IN PLACE CONCRETE BLEACHER SEAT ABOVE HOT FLUID APPLIED WATERPROOFING MEMBRANE, RE: LANDSCAPE FOR CONSTRUCTION AND SPOT ELEVATIONS
- 48 INS9 BUILDUP REQUIRED ON STRUCTURE AT EXISTING CONCRETE STAGE RAMP TO SUPPORT PAVER AND SNOWMELT ASSEMBLY



ALTRERRA east west partners
MOUNTAIN COMPANY

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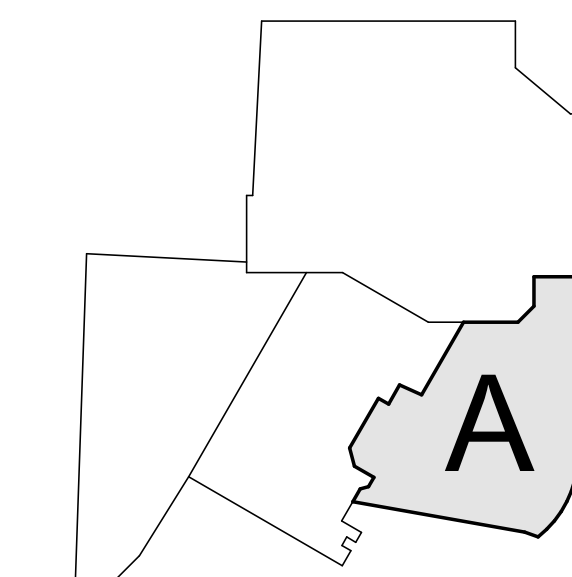


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GENERAL NOTES

- 1. ELEVATIONS SHOWN ARE FOR TOP OF PAVER ELEVATION OR TOP OF DRAIN UNLESS OTHERWISE NOTED
- 2. PAVERS AND SLOPES ARE SHOWN ON STRUCTURE ONLY, RE: CIVIL AND LANDSCAPE FOR SITE IMPROVEMENTS OFF STRUCTURE
- 3. SLOPES SHOWN TO BE CREATED WITH WITH BUILT UP TAPERED INSULATION (RF2-CN3 ASSEMBLY)

KEY PLAN



Seal / Signature

Project Name

SSRC | BASE AREA IMPROVEMENTS

Project Number

003.7835.000

Description

PROMENADE - CONSTRUCTION PLAN - LEVEL 01 GRADING PLAN

Scale

1/8" = 1'-0"

Ref North

1A-A1.201P

GENERAL NOTES:

1. REQUIRED PIPE SIZES ARE SHOWN NEXT TO KEY NOTE.
2. PROVIDE BALL VALVE SHUTOFF AND 12"X12" ACCESS PANEL AT EACH SHOCK ABSORBER (SA). PANEL LOCATION TO BE VERIFIED AND COORDINATED WITH ARCHITECT.
3. ALL PIPING INSTALLED FOR FUTURE CONNECTION SHALL BE STUBBED UP MINIMUM 18" FOR FUTURE EXTENSION.
4. ALL INVERT ELEVATIONS (E) SHALL BE FIELD VERIFIED BEFORE ANY PIPING IS INSTALLED.
5. ALL CIRCUIT SETTERS SHALL BE SET AT 1.0 GPM UNLESS NOTED OTHERWISE.

KEY NOTES:
(SOME KEY NOTES MAY NOT APPLY TO THIS SHEET)

- | | |
|----|---|
| 1 | SANITARY PIPING UP |
| 2 | SANITARY PIPING DN |
| 3 | SANITARY PIPING UP & DN |
| 4 | GW PIPING UP |
| 5 | GW PIPING DN |
| 6 | GW PIPING UP & DN |
| 7 | SANITARY VENT UP |
| 8 | SANITARY VENT DN |
| 9 | SANITARY VENT UP & DN |
| 10 | CW PIPING UP |
| 11 | CW PIPING DN |
| 12 | CW PIPING UP & DN |
| 13 | HW PIPING UP |
| 14 | HW PIPING DN |
| 15 | HW PIPING UP & DN |
| 16 | HWC PIPING UP |
| 17 | HWC PIPING DN |
| 18 | HWC PIPING UP & DN |
| 19 | CW & HW PIPING UP |
| 20 | CW & HW PIPING DN |
| 21 | CW & HW PIPING UP & DN |
| 22 | GAS PIPING UP |
| 23 | GAS PIPING DN |
| 24 | GAS PIPING UP & DN |
| 25 | STORM PIPING UP |
| 26 | STORM PIPING DN |
| 27 | STORM PIPING UP & DN |
| 28 | OVERFLOW PIPING UP |
| 29 | OVERFLOW PIPING DN |
| 30 | OVERFLOW PIPING UP & DN |
| 31 | OVERFLOW PIPING DOWN AND THRU WALL TO DOWNSPOUT NOZZLE +12" AFG |
| 32 | SANITARY PIPING UP TO PLUMBING FIXTURES |
| 33 | PIPING UP TO CLEANOUT |
| 34 | PIPING UP TO DRAIN |

Date	Description
2021.05.19	BP3: PROMENADE - ISSUE FOR BID AND PERMIT
2021.06.29	BP3: PROMENADE - BULLETIN 02
2021.07.19	BP3: RFI-043
2021.07.30	BP3: PROMENADE - BULLETIN 07
2021.08.06	BP3: PROMENADE - BULLETIN 08
2021.09.01	BP3: RFI-068

Seal / Signature

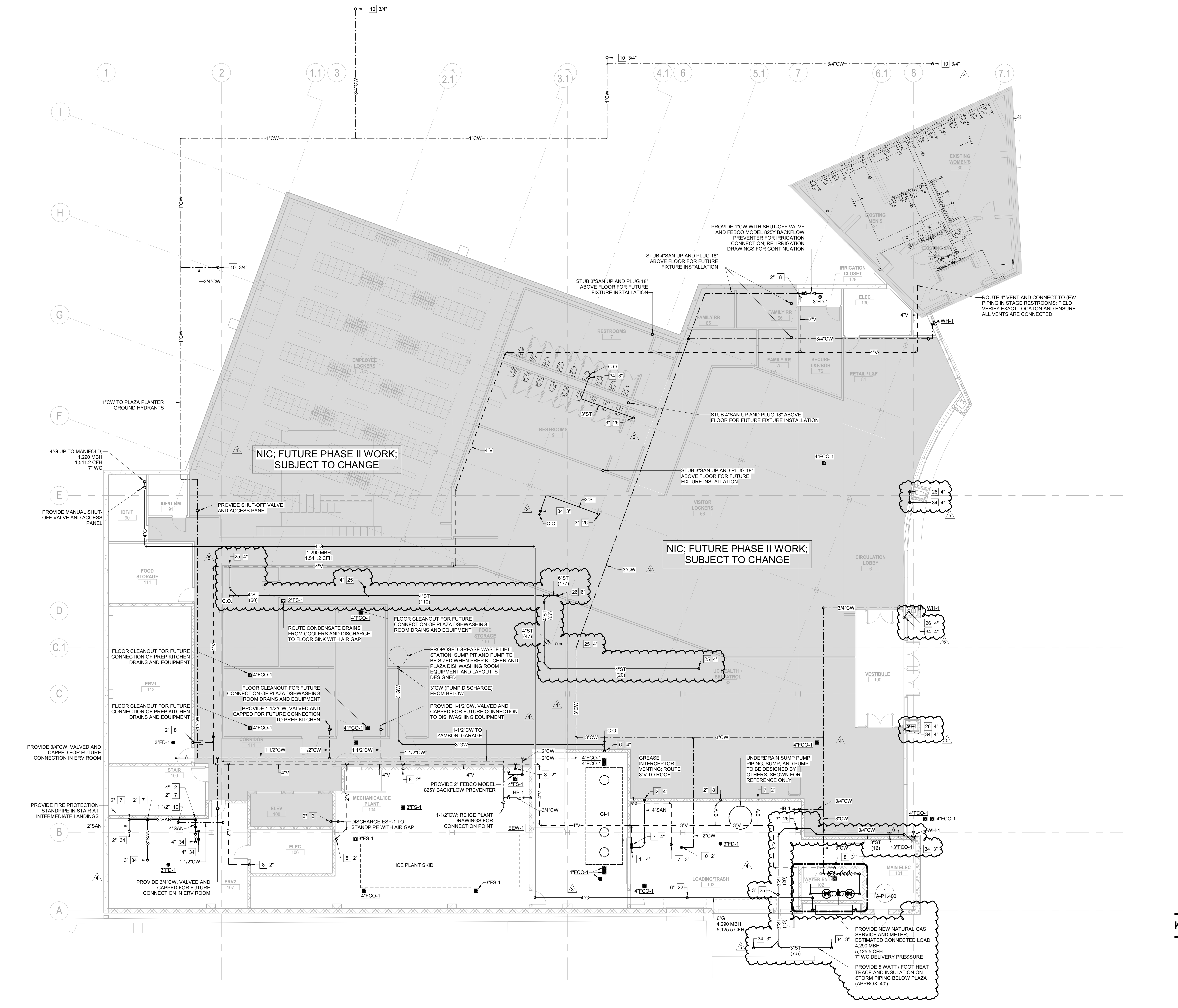
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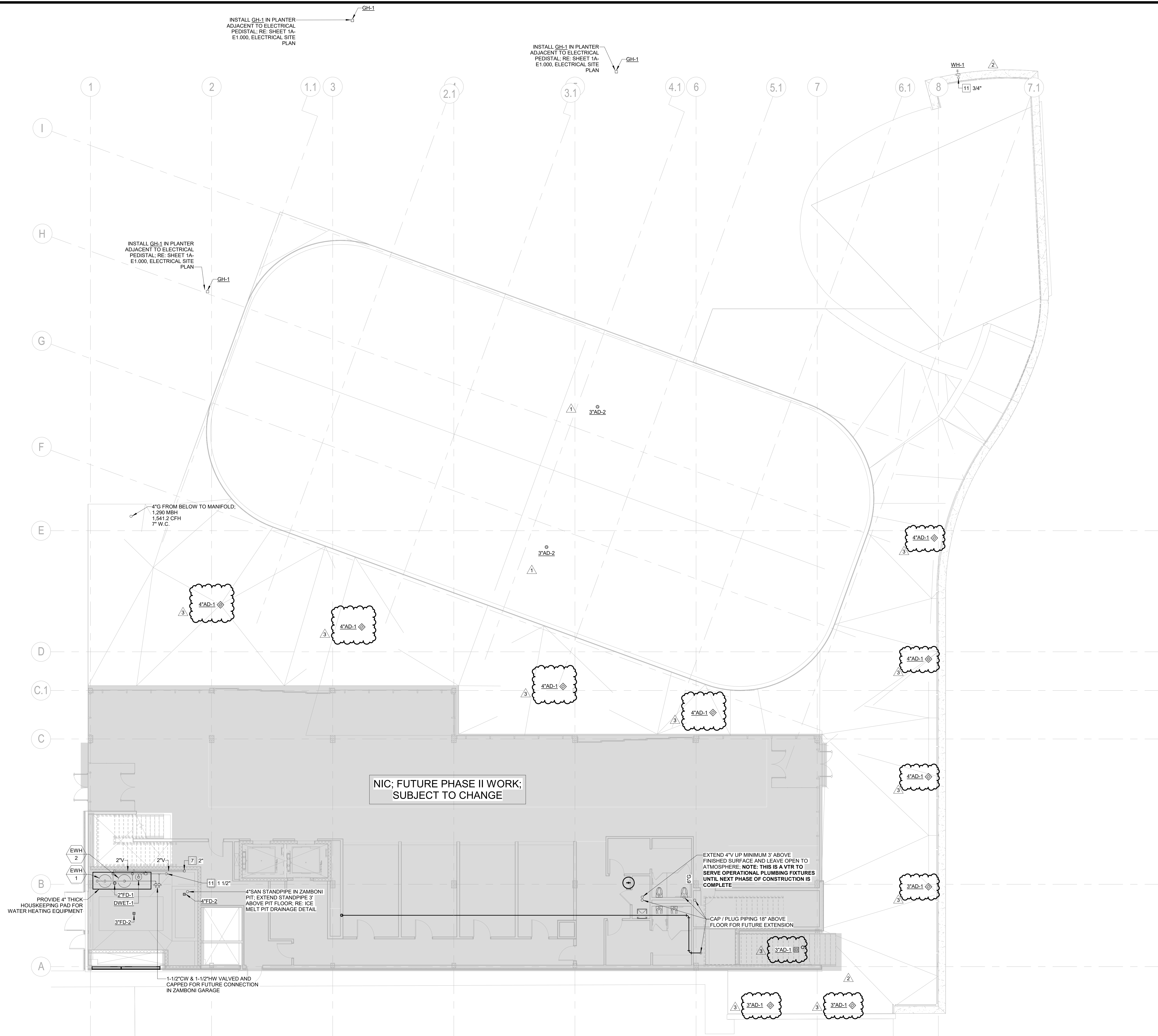
Project Number
003.7835.000

Description
PROMENADE - PLUMBING PLAN - LEVEL 00

Scale
1/8" = 1'-0"

1A-P1.200





GENERAL NOTES:

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2. PROVIDE BALL VALVE SHUTOFF AND 12"X12" ACCESS PANEL AT EACH SHOCK ABSORBER (SA). PANEL LOCATION TO BE VERIFIED AND COORDINATED WITH ARCHITECT.
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(SOME KEY NOTES MAY NOT APPLY TO THIS SHEET)

- | | |
|----|--|
| 1 | SANITARY PIPING UP |
| 2 | SANITARY PIPING DN |
| 3 | SANITARY PIPING UP & DN |
| 4 | GW PIPING UP |
| 5 | GW PIPING UP & DN |
| 6 | GW PIPING UP & DN |
| 7 | SANITARY VENT UP |
| 8 | SANITARY VENT DN |
| 9 | SANITARY VENT UP & DN |
| 10 | CW PIPING UP |
| 11 | CW PIPING DN |
| 12 | CW PIPING UP & DN |
| 13 | HW PIPING UP |
| 14 | HW PIPING DN |
| 15 | HW PIPING UP & DN |
| 16 | HWC PIPING UP |
| 17 | HWC PIPING DN |
| 18 | HWC PIPING UP & DN |
| 19 | CW & HW PIPING UP |
| 20 | CW & HW PIPING DN |
| 21 | CW & HW PIPING UP & DN |
| 22 | GAS PIPING UP |
| 23 | GAS PIPING DN |
| 24 | GAS PIPING UP & DN |
| 25 | STORM PIPING UP |
| 26 | STORM PIPING DN |
| 27 | STORM PIPING UP & DN |
| 28 | OVERFLOW PIPING UP |
| 29 | OVERFLOW PIPING DN |
| 30 | OVERFLOW PIPING UP & DN |
| 31 | OVERFLOW PIPING DOWN AND THRU WALL TO DOWNSPOUT NOZZLE 4"12" AFG |
| 32 | SANITARY PIPING UP TO PLUMBING FIXTURES |
| 33 | PIPING UP TO CLEANOUT |
| 34 | PIPING UP TO DRAIN |

Steamboat
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Date	Description
2021.05.19	BP3: PROMENADE - ISSUE FOR BID AND PERMIT
2021.07.19	BP3: RFI-043
2021.08.06	BP3: PROMENADE - BULLETIN 08
2021.09.01	BP3: RFI-068

Seal / Signature

Project Name

SSRC | BASE AREA
IMPROVEMENTS

Project Number

003.7835.000

Description

PROMENADE - PLUMBING PLAN -
LEVEL 01

Scale

1/8" = 1'-0"

1A-P1.201