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ADDENDUM #1
Skagit County Parks & Recreation
April 1, 2025
Skagit County Parks – Fairgrounds CXT

Notice to Prospective Bidders

This addendum forms a part of the Contract Documents for the above-referenced project and modifies the original construction documents dated March 17, 2025. **Receipt of this Addendum must be acknowledged by inserting the addendum number on the Bid Form.** Failure to do so may subject the bidder to disqualification. The addendum includes items listed below in Changes to the Contract Documents, and Questions and Clarification Requests.

ADDENDUM ITEMS

Contractors in attendance of the pre-bid meeting:

- KCI
- Moeco
- WRS
- Henifin Construction
- Janicki General
- Wescon Enterprises
- Moon Construction
- Capital Industrial

Changes to the Contract Documents:

<u>Reference:</u>	<u>Description:</u>
Permits	See attached building permit conditions and inspections list.

Questions and Clarification Requests

<u>Question/Clarification:</u>	<u>Response:</u>
Temporary Crane Access Route	The route/pad is indicated twice in the documents. The larger footprint area is to be used, 1,405 square feet.
Asbestos Abatement	This has already been completed by owner. Asbestos abatement to be omitted from Contractor scope.
Sewer Test	Air test or static water test will be required. The City understands there may need to be fittings allowing access for plugging the mainline.
Bid Documents	All the various documents must be submitted for an acceptable bid.

April 1, 2025

Building Permit BLDG25-0044

Conditions per City of Mount Vernon Permit Portal:

These are the conditions of this permit.

Prior to Temporary or Final occupancy being issued, the Boundary line adjustment permit, ENGR25-0006, is required to be issued/finaled and all associated documents recorded with the Skagit County Auditor.

This permit does not authorize construction activities that are not specifically listed under the project description on this permit. For example, construction activities such as installing a fence, building a retaining wall, or working within the City's right-of-way are not included in this permit if not specifically listed under the project description regardless of whether or not the work is shown on the approved plans.

Preconstruction meeting prior to start of construction.

Erosion and Sediment control BMP's shall be in place and inspected prior to commencing any construction activity.

At the first inspection property lines are required to be accurately located. This means that the property corners previously set by a surveyor must be clearly marked. Alternatively, property lines must be identified by a surveyor licensed in the State of WA.

Special Inspection form to be completed and submitted prior to issuance of building permit.

Special inspection firm to provide letter stating all work requiring special inspections were performed and reports submitted. Special Inspection Agency shall comment on all special inspection reports that addressed deficiencies, revisions or reports that do not appear to have been followed up. To insure that corrective action was completed and approved.

Compliance with ADA requirements as per ICC/ANSI A117.1-2009 is required.

Three (3) distinct Flood Elevation Certificates are required for this project: the first to establish grade, the second prior to pouring the stemwall or a monopour (or in some cases prior to sub-floor inspection), and the third prior to final occupancy.

Awaiting Verification

Note: As-Builts required before permit can be finaled

Final approval from the City of Mount Vernon Engineering Department will be required.

Final approval from the City of Mount Vernon Planning Department.

North wall on building is required to be one hour rated with limited openings. Final inspection will verify the structure was built compliant with this standard.

Note: Boundary line adjustment to be completed by Skagit County Parks and their surveyor. Flood Elevation Certificates to be completed by Skagit County Parks and their surveyor (note on sheet C9).

April 1, 2025

Building Permit BLDG25-0044

Inspections listed on City of Mount Vernon Permit Portal:

It is advisable to schedule inspections at least 48-hours before they are needed. Inspections requests can be made for Monday-Friday (excluding observed holidays) in the AM or PM.

Our staff does the best we can to accommodate all inspection requests; however, **next day inspections and/or AM or PM times cannot be guaranteed.**

Additional fees will be automatically applied to your permit in the following circumstances:

- When inspections are requested and there is a failure to provide access to the work site
- When approved plans are not available at the job site at the time of inspection
- When work for which the inspection was requested has not been completed
- When corrections to the work called for by the inspector have not been made
- When construction does not conform to the approved plans and requires submission of revised plans

Inspection	Date	Status
Ensure Elevation Certificate to Establish Existing Grade with Construction Drawings is on File		
Temporary Erosion Control		
Pre-Construction Meeting		
Temporary Address		
Setbacks		
Footing/Foundation Concrete		
Fire Rated Assemblies		
Water Line		
Perimeter Drainage		
Sewer Line		
Ground Work Plumbing		
Submittal of Flood Elevation Certificate (Under Construction)		
Fire Inspection		
Finished Grade		
Sidewalk Curbout		
Electrical		
Positive Lot Drainage		
NREC Commissioning		
Architect/Engineer Sign Off		
Asbuilts Submitted to Engineering in CAD & PDF		
Special Insp. Closeout Letter		
Submittal of Flood Elevation Certificate (Finished Construction)		
Final Inspection of floodplain development requirements		
Final Inspection for Engineering		
Final Inspection - Building for Occupancy		

April 1, 2025

END OF ADDENDUM #1

NOTE: The bidder must provide acknowledgement of Addendum No. 1, on the attached Bid Form.

DATE AND TIME OF BID OPENING: Monday, April 7, 2025, at the hour of 3:00 p.m.