

**To:** Bidding Documents  
Plan-Holders of Record  
Project File

**Date:** April 25, 2024  
**Addendum Number:** Two  
**Architect's Project #:** 20210217.06  
**Project Name:** HACN Sequoyah  
Heights Community  
Center

**From: BLUERIVER ARCHITECTS,  
LLC**  
320 South Boston, Suite 100  
Tulsa, Oklahoma 74103  
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**Professional Seal:**



**NOTICE.....**

This Addendum supplements and amends the original Bidding Documents, shall be taken into account in preparing proposals, and shall become a part of the Construction Documents. The bidder shall indicate receipt of this addendum and all previously issued addenda on the Bid/Proposal Form.

1. **Question:** What are the plans for this playground and if there was a way they could submit a design that either matches what are on the plans or if we could let them know some details about what our team is looking for etc...

**Answer:** The playground was not designed as a part of this project. The costs of the equipment, fencing, and ground cover were not included in the initial budget.

2. **Question:** Will this project include any play areas that would require safety surfacing?

**Answer:** The Future playground may, however that work has not been included in this scope.

3. **Question:** "provide a temporary 6 feet-high chain link fence around the fill perimeter of the construction during work unless stringent requirements are indicated" Is the fence required only around the new community center or in areas where the new 5' sidewalks are also being constructed?

**Answer:** The 6' fence will be required only around the areas of the new community center and maintenance garage construction. Additional fencing may be required throughout the site to provide a safe working environment around areas where access by the public needs to be restricted. It is

always the responsibility of the general contractor to ensure that proper safety precautions are in place to protect the public.

4. **Question:** “Cabinet with air horn first aid kit water supply pry bar flashlights batteries and specifications” Is the contractor to supply the contents specified in the note? If so, please provide quantities and specifications.  
**Answer:** No. These items are required by the code however they will be provided by the owner.
  
5. **Question:** “curb ramp on either side of drive if necessary to be in compliance with ADA standards (typical at all drives) RE: K/C800” “Remove and replace portion of driveway as needed to be in compliance with ADA, field verify ADA compliance (typ.)” Does the note apply only to the drive at the “Hammerhead” or to all drives/  
**Answer:** Both of the notes apply to all drives. Please refer to the revised sheets per Addendum 1; C400, C401, C402, & C500. Typical notes have been added to cover all of the drives.
  
6. **Question:** Do we include the cost of re-grading the entire length of the roadway to accommodate the realignment of the ditch? Will all the disturbed areas require sod? What is the minimum or maximum slop from the top of the new sidewalk toward the front yards?  
**Answer:** Yes, the cost of re-grading the ditch along the entire road will need to be included. The disturbed areas will require reseeding. Please refer to Erosion Control note #6 on sheet C301. The minimum cross slope is 0.50% and the maximum cross slope is 2.00%.
  
7. **Question:** Given the 5’ sidewalks sloping at 2% towards the roadway and the location of the existing CMP drainpipes under the driveways, are we to remove and replace the 12” CMP to match the realignment?  
**Answer:** I do not think there are CMP pipes going under all driveways. For the drives that do have CMP pipes, the exact location of the CMP pipes is unknown for most drives. For the drives that the location of the pipe is known, the sidewalk should not conflict with the existing pipe. The ditch alignment can be aligned so that the CMP pipe can be left in place and still provide positive drainage. If the proposed sidewalk does conflict with an existing CMP pipe going under a driveway, then yes, the pipe would need to be removed and replaced to be in alignment with the new ditch alignment. This will need to be field verified.

- 8. Question:** Do we remove the concrete approaches at each driveway to meet ADA guidelines?  
**Answer:** This depends on existing grades and will need to be field verified. If existing grades allow to comply without removal of the approach, then they can be left. If existing grades do not allow to comply with ADA guidelines, they will need to be removed and replaced to meet ADA requirements.
- 9. Question:** How much of the existing driveways do you anticipate being removed to accommodate the revised elevations of the approaches and revised ditch line?  
**Answer:** This will need to be field verified and depends on existing grades. If a driveway needs to be removed and replaced, it would be roughly 100 square feet.
- 10. Question:** What is to be done with the mailboxes?  
**Answer:** The mailboxes can be left in place. Provide a minimum of 5' clearance from the edge of the mailbox to the edge of the sidewalk. If mailboxes need to be removed due to grading, replace them in their existing location.
- 11. Question:** Can we close the driveway(s) for the 4-5 day period required to complete the anticipated reconfiguration?  
**Answer:** Please coordinate driveway closures with Owner. Closures are anticipated if removal and replacement of the drives is required to comply with ADA guidelines.
- 12. Question:** "Aerobic spray field contract to permit and install system as required by ODEQ" Do you have sizing or load calculations for the sizing of the aerobic system?  
**Answer:** Please see the attached sanitary sewer flow demands provided with this response.  
Total Flow per Day – 980 GPD  
Peak Daily Flow – 9 GPM

**LIST OF ATTACHMENTS**

2024.04.240 HACN Sequoyah Heights Sewer

Sincerely,  
Blue River Architects, LLC

Chris Seat, AIA  
Principal

HACN SEQUOYAH HEIGHTS  
 Tahlequah, OK  
 Wallace No. 2240367  
 4/24/2024



**SANITARY SEWER DESIGN FLOWS**

PROPOSED CONTRIBUTORS	FLOW UNIT	UNIT	ESTIMATED AVERAGE DAILY FLOW PER UNIT <sup>1</sup> (GPD)	TOTAL FLOW PER DAY (GPD)	PEAK DAILY FLOW <sup>2</sup> (GPM)
PROPOSED COMMUNITY CENTER	98	occupant	10	980	3

- Proposed community center wastewater demand was estimated for 98 occupant.  
 Estimated daily flow per Appendix F of ODEQ Title 252, Chapter 641.  
 Closest use provided by ODEQ, office building w/ food service, was used.

<b>Total Proposed Daily Flow (GPD):</b>	<b>980</b>	
<b>Peak Proposed Daily Flow (GPM):</b>		<b>3</b>

- A peaking factor of 4 used.

**APPENDIX F. ESTIMATED AVERAGE DAILY FLOW FOR SMALL PUBLIC ON-SITE SEWAGE TREATMENT SYSTEMS**

<b>TYPE OF ESTABLISHMENT</b>	<b>FLOW UNIT</b>	<b>ESTIMATED AVERAGE DAILY FLOW In Gallons</b>	<b>BOD<sup>1</sup> lbs/day per flow unit</b>
Bar or Lounge	Per Seat	10	0.08
Boarding School	Per Room	50	0.20
Church w/o Kitchen	Per Sanctuary Seat	4	0.01
Church w/Kitchen	Per Sanctuary Seat	6	0.02
Condominiums, Apartments, Townhouses, Mobile Home Parks, and Housing Developments	Per Residence w/1 or 2 Bedrooms	200	0.50
	Each additional Bedroom	66	0.17
Construction Site	Per Worker	50	0.17
Country Club	Per Member	25	0.02
Daycare w/o Kitchen	Per Child	15	0.08
Daycare w/Kitchen	Per Child	25	0.10
Factory	Per Person Per Shift	15	0.08
Hospital	Per Bed	200	0.50
Hotel or Motel	Per Bed	75	0.15
Movie Theater	Per Seat	5	0.01
Nursing Home	Per Bed	100	0.26
Office Building w/o Food Service	Per Occupant	5	0.06
Office Building w/Food Service	Per Occupant	10	0.17
Park w/o Bathhouse	Per Person	10	0.01
Park w/Bathhouse	Per Person	15	0.02
Laundry Mat	Per Machine	250	0.30
Restaurant-Fast Food	Per Seat	15	0.10
Restaurant-Full Service	Per Seat	35	0.23
RV Park	Per Space	50	0.20
School w/Food Service	Per Student	25	0.10
School w/o Food Service	Per Student	15	0.04
Service Station	Per Vehicle	10	0.20
Stores	Per Restroom	200	0.05
Youth Camps	Per Camper	30	0.12