

ADDENDUM #1

ALGONKIAN PARK CABIN RENOVATIONS

Sterling, Virginia

October 22, 2026

This Addendum shall become part of the Contract Documents and modify the bidding documents, including any past addenda, as indicated below.

Bidders should acknowledge receipt of this Addendum in the appropriate space on the Form of Proposal.

Unless noted otherwise, these questions apply to both cabins:

1. **Rear deck and hot tub removal — A1, A3, A8/A9 and S1:** The drawings show removal of the hot tub structure and installation of new framing, matching pressure-treated decking and railing at the infill area. Please confirm whether the base bid includes only this infill and associated repairs, or whether the rear decking selection in the finish schedule also requires replacement of decking beyond the infill area. Please identify any additional deck or railing replacement limits.
2. **Electrical panel and service scope — E-100:** Panel A is scheduled with a 200-amp minimum bus and 200-amp main overcurrent device, while the load calculation lists a 125-amp minimum service requirement. Please confirm the required panel rating and whether a new panel is required in each cabin. Please also identify the required feeder, meter, service-disconnect and utility-side work, and responsibility for utility coordination and charges.
3. **Bath 2 shower base and glass — A6 and finish schedule items 53/55a:** Bath 2 is shown as a shower, but the shower-pan item lists Kohler K-26070-RA-0, the same model listed for the Bath 1 tub. Please provide the intended shower-base manufacturer/model, dimensions, drain location and installation/waterproofing detail. Please also confirm the specified GW-WH-60-PB glass enclosure and its fit with the final shower layout.
4. **Bathroom vanity configuration — A6 and finish schedule items 39/50:** The elevations depict cabinet-style vanities, while the finish schedule describes pedestal or console-style assemblies. Please confirm the required vanity/console configuration, dimensions, sink and support components for each bathroom.
5. **Windows and patio doors — A3 and finish schedule:** Please confirm the operating type of W2, which is labeled “transom” at 2'-0" x 3'-6", and any required safety glazing. Please confirm which existing bedroom egress windows remain. For D8, please confirm the intended replacement assembly and whether bidders should field-verify the existing opening before selecting the unit. Are there minimum series, material, finish or performance requirements for the Andersen-or-equal windows and exterior doors?
6. **Interior wall finishes, custom millwork and lighting — A6–A8, E1/E-100:** Please confirm the extent of the vertical shiplap/tongue-and-groove wall finish and required backing/substrate, including whether any rooms or wall areas receive another finish. Please provide the referenced custom natural-wood/wood-look millwork concept and its required locations or dimensions. Please also confirm the soffit uplighting limits and which fixture/control requirements govern where the architectural and electrical information differ.

7. **Insulation, ceiling restoration and testing — A0, A1 and M-100/MD-100:** Please identify existing insulation to remain versus required insulation or air-barrier upgrades at altered walls, floors and ceilings. Please confirm the required extent of bathroom ceiling replacement and soffit restoration, whether blower-door or duct-leakage testing is required for this renovation, and which mechanical details labeled “OPTION” are part of the base bid.
8. **Wood stove/chimney removal and existing materials — A1:** Please confirm the intended roof and ceiling closure detail following stove/chimney removal. Are hazardous-material surveys available for the existing finishes and demolition scope? If so, please provide them and identify any owner-performed abatement or contractor responsibilities.
9. **Cabin addresses and current documents:** Architectural title blocks reference 46450 Park Chalet Place, MEP sheets reference 46442 Park Chalet Place, and the manual’s O&M label uses 47001 Fairway Drive. Please confirm the permit and work-site address for each cabin and whether any revised sheets or addenda have been issued.
10. **Regarding the windows and doors,** these items typically take several weeks or months to arrive after ordering. Could you please clarify if this lead time has been taken into account with the 90-day completion requirement?

Please see the responses below.

1. The new PT decking will only be located at the infill portion of the deck.
2. Checking with the MEP engineer. The plan is for a new electrical panel at each cabin.
3. Shower pan TBD and will come from NOVA Parks.
4. Please see the finish schedule for final selections.
5. The W2 window is a casement with safety glazing. Door D8 size should be field verified. Minimum series, etc. will come from NOVA Parks.
6. All interior walls will have shiplap to top of wall.
7. All of the exterior walls will have new insulation. The bathroom ceilings will be new and match the exterior wall height.
8. The existing roof is plywood and shingle roofing. I would suggest a site visit to verify existing conditions.
9. Cabin #7: 46454 Park Chalet Place. Cabin #10: 46442 Park Chalet Place.
10. We have taken the lead times into account. The plan is to obtain board approval in late November, with work scheduled to begin on January 1, 2027.

END OF ADDENDUM