

ADDENDUM #2
ALGONKIAN PARK CABIN RENOVATIONS
Sterling, Virginia
October 28, 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. Could you please confirm the following so we can include the appropriate scope in our bid?

Is the blower-door testing required for these renovations, and must each cabin be tested separately?

What air-leakage acceptance criteria and testing standards apply?

Are there specific tester qualifications or reporting requirements?

If a cabin fails the test, what corrective air-sealing work and retesting are included in the contractor's scope?

2. I reviewed the plans and found a few discrepancies in the schedule:

- Atlas Malin Doorknobs (Page A7): This item does not appear to exist. I checked online, including Ferguson Home (referenced in the plan). The Atlas Malin is a cabinet knob, not an entry door lockset.
- Optimax Performance Bradford Honey Natural (page A7): This item is also not found, including on the Floor & Décor website.
- Front Door Unit: The schedule lists only a 36" slab on A3, but the front door includes sidelites. Typically, the slab and sidelites come as a single unit.

3. The demolition-plan notes identify removal of exterior wall framing for new windows and doors, but it is unclear whether all existing exterior siding and trim are to be removed. The plans also include a wall-bracing plan, which appears to require more extensive access to the exterior wall framing and sheathing than localized demolition at the openings.

Could you please confirm the following for both cabins?

Siding and trim demolition: Are we to remove and replace all exterior siding and trim, or only the portions affected by new openings and wall-bracing work? Please identify the limits of removal and replacement, including corner boards, window/door trim, fascia and soffits, as applicable.

Wall-bracing access and sheathing: Is the bracing intended to be installed from the exterior, and does it require full siding removal or selective removal at designated wall segments? Please confirm the extent of existing sheathing removal and new structural sheathing.

Exterior-wall insulation: Are we to remove and replace insulation in all exterior walls, or only in wall cavities exposed or affected by the work? Please specify the required insulation type and R-value.

Exterior-wall restoration: Please confirm the required extent of new weather-resistive barrier, flashing and air sealing, along with the siding and trim materials and finishes to be included.

4. While reviewing the electrical plans for the Algonkian Cabins 7 and 10 renovations, we identified discrepancies between sheets E-1 and E-100 and the fixture schedule. Please clarify the following before we finalize our bid:

- Additional interior lights: E-100 shows more overhead lights than E-1. One Cabin 10's E-100, we count four lights surrounding the dining table, four surrounding the sitting area, two in the hallway between bedrooms and two in the kitchen work area. The legend identifies these plain-circle symbols as surface mounted fixtures, but no corresponding fixture selections are listed in the schedule. Are these additional lights required? If so, please provide the manufacturer, model, finish and required quantities for each cabin.
- Exterior lights: E-100 appears to show six exterior wall-mounted fixtures per cabin, but the fixture schedule does not identify the products to use. Please confirm the quantity and provide the manufacturer, model, finish and any motion-sensor or photocell requirements.
- Tub and shower lights: E-100 identifies these as 4-inch waterproof recessed lights. We propose HALO 6-inch canless, wet location-rated LED fixtures, model HLB6099FS1EMWR. Please confirm whether this substitution is acceptable.

5. Could you please clarify the following questions to help us prepare a more accurate price for the project?

- Exterior Framing and Wood Structural Panel Sheathing

Item 7 under General Demolition specifies demolishing the existing exterior framing to accommodate new headers for windows and doors. Additionally, drawing S2 indicates CS-WSP (Continuous Wood Structural Panel Sheathing).

Could you please clarify whether the scope of work includes installing 4'x8' wood structural panels around the cabin? If so, should the existing siding be removed and reinstalled?

- **WAC LED Light Fixtures and Ceiling Details**

WAC LED light fixtures are referenced in the project documents but are not shown on the floor plans. Could you please clarify whether any special ceiling details or modifications are required for these fixtures?

- **Lighting Fixtures**

The electrical floor plan shows surface-mounted light fixtures; however, the lighting fixture schedule lists a ceiling fan/light fixture.

Could you please clarify which type of fixture is intended and confirm whether all wiring is to be installed through conduit?

6. **Regarding your reply to number 1.** Do you mean to say, "Use the Atlas Malin cabinet pulls as the doorknobs"?

7. **We have a follow-up on Question 6, as the response covered the shiplap wall finish but not the electrical part of the question.**

- **Governing electrical sheet:** The plan set includes two electrical plans, E1 (architect) and E-100 (MEP engineer), and they do not fully agree on fixtures, devices and controls. Please confirm which sheet governs where they differ. Until we hear back, we are pricing E-100/ED-100/ED-101 for the panel, circuiting and devices, E1 and the finish selection list for fixture types and locations, and the higher count wherever the two sheets differ.

- **Soffit uplighting:** Please confirm the limits of the WAC InvisiLED soffit uplighting in the kitchen and bedrooms (finish list items 69 to 72), including length and switching.

- **Cabin #7 MEP sheets:** The MEP sheets (E-100 through PD-101) are identical in both plan sets and show the Cabin #10 address, 46442 Park Chalet Place. Since Cabin #7 is a mirror-image layout, please confirm whether separate MEP sheets will be issued for Cabin #7 or whether the Cabin #10 sheets apply mirrored.

- **Electrical service:** Addendum 1 noted the service size is being checked with the MEP engineer.

Please see the responses below.

1. **Please plan for a blower door test.**
 - Air Leakage: **5.0 air changes per hour at 50 Pascals (5 ACH50).** Virginia amended Section R402.4.1.2 of the 2021 energy code to establish this limit. The test pressure is 50 Pa, equivalent to approximately 0.20 inches of water gauge.
 - Refer to Virginia Building Code Section R402.4.1.2 of the 2021 energy code
2.
 - The Atlas Malin doorknobs are cabinet pulls.
 - Here is the link to the LVP flooring. <https://www.flooranddecor.com/nucore-performance-flooring/bradford-honey-waterproof-rigid-core-luxury-vinyl-plank---cork-pad-101337228.html>
 - The front door unit should include the sidelites.
3.
 - Siding and trim demolition: Only demo siding and trim at areas of new windows and exterior doors.
 - New exterior wall sheathing should be installed only at areas where siding is to be removed or replaced.
 - New exterior wall insulation to be installed at all exterior walls. R-15.
 - Install weather barrier at exterior walls with new windows, doors, and siding.
4.
 - Use Sheet E1 for the correct electrical and lighting layout.
 - The exterior wall mounted light fixtures will be selected by NOVA Parks (TBD).
 - The Halo 6-inch lights are acceptable.
5.
 - Install new exterior wall sheathing only at areas of new windows, doors, and areas where existing windows and doors are to be removed.
 - There will be led strip lights at the top of the exterior walls in the bedrooms. These lights will be up-lighting to shine on the ceiling and will be on a separate switch in each bedroom.
 - There will be a ceiling fan with light in each bedroom.
6. They will be used for cabinet knobs only. We will update the selection schedule.
7. Use the lighting layout from sheet E1. Sheet E-100 will be updated to match sheet E1.
 - The interior uplighting in the kitchen area will include the rear wall of the dining area and the right-side wall in the kitchen area.
 - Cabin #7 and Cabin #10 will be identical layouts to include the same electrical and MEP.
 - Plan for a 200amp service for each cabin.
 - The base bid should include drywall at all interior walls.
 - Alternate bid should include painted shiplap at all interior walls.
 - A site visit is recommended to verify all existing conditions.

END OF ADDENDUM