



## ADDENDUM 001

DATE: October 9, 2025  
COMM NO: 24058.001  
PROJECT: VINTON War Memorial Renovation

TO: All Bidders  
FROM: Shawn Emmons  
RE: Addendum No. 1  
Bid Questions

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The following clarifications, additions and/or changes shall be incorporated into the bidding documents, consisting of bidding requirements, conditions of the contract, drawings and specifications, dated **September 5, 2025**. Insert this addendum number on the bid form for this project, under addenda received.

### CONTACT INFORMATION

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### **BIDDING QUESTIONS & ANSWERS**

1. Q:  
*Asbestos report is mentioned, will an asbestos report be made available?*  
A:  
**When an asbestos report is available, it will be provided. Although, do not anticipate receipt prior to bid deadline.**
2. Q:  
*Has Miss Utility been called in regarding the area of sidewalk removal and regrading or are we to assume there is no conflict?*  
A:  
**GC shall contact Miss Utility prior to commencement of exterior scope of work.**

3. Q:  
Confirm screw jack column is permanent solution in basement (Section 2 - S1.0).  
A:  
**Provide screw jack column at location indicated by NOTE 4. This is a permanent column. At other locations indicated by NOTE 5 provide HSS steel columns.**
4. Q:  
*Will owner provide storage space for all materials designated for salvage?*  
A:  
**A portion of the basement will be available for storage of salvaged materials. GC shall coordinate installation of light fixtures in this portion of the basement with the salvaged materials.**
5. Q:  
*Site fencing, what are the limits/expectations (i.e. obscurity, etc.)?*  
A:  
**Provide fencing around perimeter of the building. If the work associated with the parking lot in Additive Alternate No. 2 is included in the scope of work, provide fencing around the perimeter of the building and the majority of the parking lot while maintaining vehicular access to the adjacent Community Building and Playground area served by the parking lot.  
Chain link fencing consistent with 01 5000, 1.4, A is sufficient.  
The exact location and extent of the fenced perimeter will be discussed at the preconstruction meeting.**
6. Q:  
*Main staircase - please confirm that with extensive repairs specified that rise heights and headroom issues will not have to be brought to current code.*  
A:  
**The modifications to the stair are being undertaken as a REPAIR rather than as an ALTERATION for compliance with the existing building code. The stair cannot comply with all requirements for new stair construction under the building code. It is technically infeasible and would require a reconfiguration of the stair structural changes to the second floor to accommodate headroom clearance and would enlarge the stair into the lobby.**
7. Q:  
*A1.0 - General Note #2 - signage excluded - is this all signage?*  
A:  
**Yes.**
8. Q:  
*A1.3 Note #24 conflicts with A3.1 General Note #1 - is the product to be fiber cement or LP smart side?*  
A:  
**Fascia, soffit, & frieze trim indicated by NOTE 24 shall be LP Smart Side. There will be no fiber cement.  
Any references to fiber cement should be treated as the engineered wood product specified LP Smart Side.**
9. Q:  
*Can we get a list/matrix of Owner Supplied/Contractor Installed and Owner Supplied/Owner Installed items?*  
A:  
**Cameras shall be NIC; Not-In-Contract; however, there are locations indicated in drawings that require infrastructure for some of these camera locations to be provided by the GC.  
Permanent Cores indicated in the hardware sets shall be OFCI.  
Access control devices indicated in the hardware sets shall be NIC; however, GC shall provide infrastructure to the device locations shown in the drawings.  
Custom mechanical grilles in the ballroom are OFCI.  
Metal panels, metal panels cables & cable connectors, and acoustical panels, components of the ballroom finish ceiling, are OFCI.**

10. Q:  
*A5-1.1 - confirm that Unistrut is what is shown here as the top layer of the "sandwich" created with metal framing and acoustic panels.*  
A:  
**Confirmed. Unistrut is suspended at the bottom of the threaded rod. Metal stud framing is attached to the bottom of Unistrut per CEILING NOTE 3 on sheet A7-6.**
11. Q:  
*A7.1 #43 - R49 batts - can we get a detail on insulating to this level around the new blocking detail above ceiling? Are you open to blown insulation to achieve this R-value?*  
A:  
**Do not plan to achieve minimum insulating value using blown-in insulation.  
Plan to install a layer of batts below 2x8 framing and a layer of batts above 2x8 framing to achieve R-49.**
12. Q:  
*A7.1 - #11 - what does the top end of the owner supplied cable mount to? The acoustic panel, framing, or Unistrut?*  
A:  
**Attach cable to Unistrut.**
13. Q:  
*SFCS - 10.0 - Floor transition note conflicts with architectural A1.1 note #22.*  
A:  
**Comply with PLAN NOTE 22 on sheet A1-1.**
14. Q:  
Confirm WDF-1 goes in ballroom, it is not listed in SFCS finish schedule.  
A:  
**Confirmed. See indication of WDF-1 in ballroom (near Door 109) on sheet I1.2.**
15. Q:  
*A7.6 - Note #5 - what is the purpose of the Uni strut beam clamp specified?*  
A:  
**Use beam clamp to attach metal stud framing to Unistrut.**
16. Q:  
*A6-1 Breakroom 203: Has T-6 Mosaic tile backsplash been removed? Still shows on finish legend, but not elevations.*  
A:  
**No. A6-1.2 BREAKROOM 203 contains a note that reads: MOSAIC TILE BACKSPLASH FULL HEIGHT – SEE INTERIORS.**
17. Q:  
*A1-6 Bridal Suite 212 & Meeting Room 207: Plan notes indicate Note 12: Existing floor and base to remain. Finish Plan I1.1 indicates WDF-1. A1-2 also indicates new flooring by Note 27. Which is correct?*  
A:  
**Disregard PLAN NOTE 12 on A1-6. Provide new flooring and wall base as indicated on I1.1.**
18. Q:  
*A1-2 Indicates existing flooring in MECH 201 through Note 28. Finish Plan I1.1 indicates new RF-3 flooring. Which is correct?*  
A:  
**Provide new flooring and wall base as indicated on I1.1.**



19. Q:

*In the basement there are three new beams being installed. In one location the beam will cross existing sprinkler piping. I'm assuming the sprinkler line will need to be relocated to allow this beam installation and that should be included in the scope of work. Can you confirm?*

A:

**GC shall plan to modify sprinkler piping, water lines, waste lines, conduit, & similar elements as necessary to install new beams and columns.**

20. Q:

*On Sheets AD-5 and AD-6 note 4 indicates that the contractor may need to remove ceilings that are not shown as being removed. There is no way to quantify this if it occurs so should that work (if required) be excluded and provided on a time and material basis at a later time?*

A:

**No. GC shall accommodate this work, when necessary per the note, as part of the scope of work of this construction contract and account for the cost in the bid amount.**

21. Q:

*Sheet AD-5 note 6 and AD-6 note 5 have a note that says "remove all ceiling mechanical devices for the entire room" does this include sprinkler heads as mechanical devices?*

A:

**No. "Ceiling Mechanical Devices" means elements that are part of the HVAC systems. Where existing room configurations are not altered and existing sprinkler coverage is adequate, existing sprinkler heads shall remain.**

22. Q:

*There are several rooms where the ceiling tiles and grid are supposed to be removed. When these are demolished, it will destroy the escutcheon ring around the sprinklers resulting in the sprinkler head itself needing to be replaced. Is the intent to replace the sprinkler head?*

A:

**Where existing room configurations are not altered and existing sprinkler coverage is adequate, existing sprinkler heads shall remain. Where possible, the head shall remain, the existing escutcheon shall be removed & replaced with a retrofit escutcheon. Where removal of the ceiling and removal of the existing escutcheon necessitate the replacement of the sprinkler head, incorporate into the scope of work of this construction contract and into the bid amount.**

23. Q:

*Specification 122400 - 2.01.B.1. "Standard Motorized Solar Shades" typically refers to a single wire, 120V "dumb/standard" motor/system. 2.03.C.1. "Intelligent Motors" contradicts this. Are standard "dumb" motors, integrated into Drawing E1-4, Plan Note <2> IGC 4N1 motor controllers, permitted? May we exclude "intelligent motors", which are more expensive?*

A:

**Provide standard motor. Exclude the Digital Network Controls specified by 12 2400, 2.03, C.**

24. Q:

*A3-3, Detail A3-3.1 articulates, "Retractable Fabric Canopy Shade at every bay." This does not appear to be specified under the 122400 specifications. Additional specification and details conveying installation are requested.*

A:

**It is not a window shade product. It is an accessory from the pergola manufacturer. STRUCTUREWORKS is the pergola system manufacturer. The accessory that is the basis-of-design for the "retractable fabric canopy at every bay" is STRUCTUREWORKS, ShadeFlex Fit.**



25. Q:  
*I0.1, Division 12, 122413 Roller Windows Shades, Manufacturer [SWFcontract] is incompatible with "Colors: Flocke Blanc and E Screen". Please revise the Basis of Design with current SWFcontract fabrics/colors, or indicate if the "Colors/Fabrics" are more important to the intent than the "SWFcontract" manufacturer.*  
A:  
**During the submittal process, interiors consultant will select from available colors to match the specified colors & to match the trim color in the room as closely as possible.**
26. Q:  
*E1-4, Plan Note <2>, May we substitute SWFcontract/MechoShade IQMLC2 Motor Controllers for the designated IGC4N1 Controllers? Electrically, they are identical, or, the IQMLC2 is superior.*  
A:  
**Use the specified standard motor controller.**
27. Q:  
*E1-4, Plan Note <2>, Since Drawing A1-1, Plan Note (11) requires, "motorized, dual-roller" shades, there are technically (12) motors/EDUs required, not just 6. At a minimum, (3) IGC 4N1 (or IQMLC2) controllers are needed to support these (12) motors. Please clarify intent.*  
A:  
**Coordinate the number of controllers necessary for the actual number of motors.**
28. Q:  
*Just to clarify since the documents are still not crystal clear - ALL metal panels, ALL acoustical panels, & ALL cables & cable connectors are OFCI. The 2 x framing is not considered part of the suspension system.*  
A:  
**Wood framing and fasteners, threaded rod and nuts & washers, Unistrut and associated connectors, and metal stud framing with Unistrut beam clamp connectors shown on sheets A7-6, A7-7, & A7-8 are fully in the construction contract and are NOT owner-furnished.**
- Refer to CEILING NOTES 3 & 4 on sheet A7-4. Underlined parts of those notes indicate:  
ALL METAL PANELS SHALL BE OWNER-FURNISHED, CONTRACTOR INSTALLED.**  
**Refer to CEILING NOTE 5 on sheet A7-4. Underlined part of that note indicates:  
ALL CABLES & CABLE CONNECTORS SHALL BE OWNER-FURNISHED, CONTRACTOR INSTALLED.**  
**Refer to CEILING NOTES 3 & 4 on sheet A7-5. Underlined parts of those notes indicate:  
ALL ACOUSTICAL PANELS SHALL BE OWNER-FURNISHED, CONTRACTOR INSTALLED.**  
**Refer to CUSTOM MECHANICAL GRILLE ELEVATIONS on sheet A2-2.  
Underlined note indicates: ALL CUSTOM MECHANICAL GRILLES, CG-1, WG-1, WG-2, & WG-3 SHALL BE OWNER-FURNISHED, CONTRACTOR INSTALLED.**
29. Q:  
Section 00 7300 Supplementary Conditions  
The supplementary conditions have not been coordinated with the other sections of the Project Manual (specifically those in Division 01) and has thereby created numerous conflicts within the documents. Will direction be provided as to which one should take precedence?  
For example 1.1.1 "To the extent practicable, the terms and conditions of the of the Contract Documents will be read consistently with each other." The supplemental conditions are anything but consistent with the General Conditions. Another example 7.1.8.3 - Labor Burden is limited to 30%. Our labor burden is greater than that allowed.  
A:  
**OWNER'S GENERAL CONDITIONS in Appendix B and Section 00 7300 SUPPLEMENTARY CONDITIONS are provided by the Town of Vinton's legal counsel and shall take precedence in the event of any conflict with language in Division 1 specifications.**

30. Q:  
Will the Owner be maintaining property insurance?  
A:  
Yes.

**END OF ADDENDUM NO. 001.**

