

Project: Veterans Village
Addendum Issue Date: March 16, 2026
Bid Date: March 19, 2026 at 5:00 pm
Architect of Record: Creative Housing Solutions LLC

Drawings:

- Primary and Secondary Electrical Service Sketch

Questions and Answers:

1. Please provide the following information for the box culvert.
 - a. Load rating required for the box culvert.
 - b. Need a section cut of the culvert showing the elevation of the footings and box culvert.
 - i. Answer – See attached cross section sketch. Load rating shall be HL-93
2. Will there be light duty asphalt at the parking stalls? We only see a profile for heavy duty.
 - a. Answer – The base bid asphalt shall be heavy duty. Provide an alternate price to change the asphalt at the parking spaces to light duty asphalt (8" of gravel, 2.5" base course, and 1.5" of surface.
3. Are barrier curbs required at the perimeter of the asphalt drives? If so, please provide a detail of the barrier curbs.
 - a. Answer – Yes, 6" x 18" ODOT Type 3 curbs shall be included at all areas except where there is integral turndown curb.
4. Do the prehung doors get painted in the field or are they prefinished per spec 081416?
 - a. Answer – Prehung doors at the Units shall be factory primed and painted in the field. Commercial doors at the Clubhouse shall be prefinished doors with hollow metal frames.
5. Window blinds are not mentioned on the drawings. Will there be any on the project?
 - a. Answer – See spec 085413 for the spec. Window Treatments shall be 2" no-sag vinyl slat min-blinds. Cordless lift with wand tilt, slat valance, no holes at slats. Lead-free.
6. The electrical single line diagrams call our ground mounted transformers. We cannot find the location of the transformers anywhere. We will need the location to calculate the secondary lengths. The primary service is not shown either. Is the primary all overhead by Duke?
 - a. Answer – See sketch in Addendum 2. **BP 26 Electrical** shall include (2) 5" conduit for the underground primary services, installation of Duke supplied pull boxes, and secondary conduit and wire. **BP 26 Electric** shall also include site lighting per sketch. Include a material allowance of \$2,500 per site light pole. Electrical underground work does NOT need to be bored under the creek. The underground shall go between the box culvert and roadway.

7. What is the top of wall elevation for the segmental retaining wall?
 - a. Answer – See revised civil drawings.
8. On HVAC page M104, I cannot read what Keyed Note 8 says. It seems to be blocked by the symbols page. Would you please relay what that note is?
 - a. Answer – Keyed Note 8 says “Mechanical Contractor to provide and install guard box over thermostat.”
9. Note 5 Sheet M104 - It calls out for a duct mounted Co2 sensor that is (adjustable). For us to make that happen with a duct mounted Co2 sensor we would need to install a BAS controls system that would be not only expensive, but unnecessary with this only having a couple residential split systems. We propose using a wall mounted (adjustable) Co2 sensor to be placed in the community room close to the return. I can provide them a brochure and a wiring schematic to show how it will
 - a. Answer – We do not have a problem with installing a wall mounted (adjustable) Co2 sensor near the return in the community room. If all other instructions stated on the drawings are followed, installing a wall mounted sensor rather than duct mounted is acceptable.
10. Pickleball courts are generally 30'x60'. Just want to make sure the 20'x44' is what he should quote off.
 - a. Answer – See revised civil drawings. Pickleball concrete pad shall be increased to 30' x 60'. The court striping shall be 20' x 44'.
11. Which downspouts at Building 101/103 get tied into the underground downspout leader?
 - a. Answer – All downspouts on Building 101/103 shall be tied in to the underground downspout leader. All other buildings shall receive concrete splash blocks.
12. We cannot find any details on the monument sign. Please advise.
 - a. Answer – Sign to be approximately 4'x4' manufactured aluminum panel with 2 @ 4"x4" aluminum posts. Set posts min 3' deep encased in 12" diameter concrete
13. Site plan shows development sign lighting locate by roadway entrance to the community fed from bld. 4. Rough scale I'm coming up with over 750' away and possibly crossing a creek. Is this accurate.
 - a. Answer – Provide an alternate price for the monument sign lights.
14. Keynote 3 on E104 mentions power to the picnic shelter, but we cannot find an electrical layout. Can you provide the locations of the receptacles and lights, if any?
 - a. Answer – We will have one GFI receptacle in a WP box on the nearest column. There will be two lights inside the pavilion and 2 wall packs to light the pickleball court on the exterior. Lighting and receptacle will be controlled by a timer inside the clubhouse as noted on E104
15. Sheet E101, 102 ,103 show a strobe in each bathroom, are these controlled by the hardwired smoke detectors?
 - a. Answer – Yes. The bathroom device should be strobe-only so it is not triggered by stream in the room

16. Is there a spec for the 2"x2" ceramic tile?
- a. Answer – See spec 093100. Include manufacturers' standard colors.
17. Please clarify if the shower floors are tile or a shower pan.
- a. Answer – The base bid shall be 2" x 2" ceramic tile with 6" cove base and swanstone shower surrounds. An alternative bid shall be provided by **BP 22 Plumbing** to provide ADA walk-in showers with trench drain and grab bars. **BP 9B Flooring** shall provide a deduct to delete the ceramic floor tile at the bathrooms. Swanstone surrounds will also be deleted in the alternate.
18. What type of base goes in the Units? We see ceramic base in the bathrooms but cannot find anything for the rest of the units.
- a. Answer – Wood base with shoe mold should be included in the units (minus the bathrooms). See spec 062023. Base to be primed and painted in the field.
19. On A-17 and A-18, the mailboxes appear to be mislabeled (keynote 33 versus 35). Can you confirm there's two mailbox clusters totaling 32 horizontal boxes and 4 parcel boxes?
- a. Answer – Correct. Provide two (2) mailbox clusters.
20. Is Grade 2 SYP lumber acceptable for the lumber package? Or must it be Grade 1 SYP?
- a. Answer – All lumber must be SYP Grade 1.
21. Details 7&8 on A-31 show rebar dowels and verticals in the walls. I see no horizontal rebar in the walls.
- a. Answer – Provide #5 rebar at 16" on-center horizontally and vertically at foundation walls.
22. Do the patios have 21 # mesh like the Walks.
- a. Answer – Yes, include 21# mesh at patios.
23. Can Titen anchors be used in lieu of the cast-in-place J bolts?
- a. Answer – Yes, BP 6A shall include Titen anchors. BP 3 Concrete shall exclude J bolts.
24. Coded note 6 includes a stainless steel termite mesh at all floor penetrations. Who provides this and where does it go?
- a. Answer – Termite mesh is to be excluded.
25. What reinforcement shall be included at the sonotube foundations 9/A-31?
- a. Answer – Include (4) #4's vertically with #3 horizontal ties at 12" on-center.
26. What is the spacing of the concrete dowels shown on A-31?
- a. Answer – Dowels shall be installed at 18" on-center.

End Of Addendum

