

Addendum #1

Bennett's Creek Health & Rehabilitation Center 1931 / 1975 Bridge Road Suffolk, VA 23434

DSCA Project No. 24.061

The following information / clarifications / additions to bid documents dated 06/19/2026 are to be incorporated into the scope of work for the above referenced project. The work shall be carried out in accordance with these instructions and the Contract Documents. Except as may be indicated in this Addendum, there are no changes in bidding procedures. This Addendum consists of this THREE (3) PAGE notice with ONE (1) attachment (soils report via Dropbox) and NO (0) Drawings.

Bid Due Date:

THE BID DUE DATE HAS BEEN EXTENDED TO FRIDAY, AUGUST 21, 2026 AT 1:00PM.

General:

- Is the property vacant and can subs visit the property at will or need to arrange for a pre-bid inspection? **THE PROPERTY IS CURRENTLY VACANT. HOWEVER, ANY REQUESTS FOR SITE VISITS MUST BE SUBMITTED TO DSC ARCHITECTS WITH AT LEAST 24 HOURS' NOTICE TO COORDINATE ACCESS.**
- Can we get a copy of the GC bidders list? **WE AREN'T DISTRIBUTING A BIDDERS LIST AT THIS TIME. WE'VE BEEN ASKED TO KEEP THE INVITATION LIST CONFIDENTIAL.**
- General notes reference irrigation compliance and temporary watering during planting, plus a note prohibiting permanent sprinkler systems within the ROW, but no irrigation design sheets. Is landscape irrigation part of this project, and if so, is it being bid as a separate package? **IRRIGATION DESIGN WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR ANY FEES ASSOCIATED WITH THE DESIGN IS TO BE INCLUDED IN BID.**

Architectural:

- The elevation drawings indicate that thin brick will be used, but the sections and details show standard brick. Could you please clarify which type of brick is required? **ALL REFERENCE TO THIN BRICK SHALL BE DISREGARDED. ALL BRICK ON PROJECT IS NOMINAL 4" FACE BRICK VENEER AS INDICATED ON SECTIONS.**
- Arch Plans call for thin brick several areas, but wall sections show brick veneer? **ALL REFERENCE TO THIN BRICK SHALL BE DISREGARDED. ALL BRICK ON PROJECT IS NOMINAL 4" FACE BRICK VENEER AS INDICATED ON SECTIONS.**
- Will there be any Audio, Video, Telecommunications, Networking or other UC requirements for this facility? If so, what are those requirements? **BIDS TO INCLUDE ROUGH-IN WORK INDICATED ON DRAWINGS. DATA AND A/V WORK WILL BE AN OWNER RESPONSIBILITY AFTER BID.**

- The plans are only showing drywall to drywall ceiling and no firestop. Will this project be done by the drywall contractor with tape or will there be a gap at the top of the wall/ceiling joint to firestop? Will the corridor smoke seal be done the same way? **1-HOUR RATED LOAD-BEARING WALLS, 1-HOUR RATED FIRE BARRIERS, 1-HOUR RATED SMOKE BARRIERS, AND 1-HOUR RATED SHEAR WALLS ARE PERMITTED TO PENETRATE THE 1-HOUR RATED CEILING ASSEMBLY. ALL OTHER WALLS SHALL TERMINATE AT THE UNDERSIDE OF THE 1-HOUR RATED CEILING ASSEMBLY. SMOKE PARTITIONS SHALL BE CONSTRUCTED TO PROHIBIT THE PASSAGE OF SMOKE, INCLUDING AT THE WALL-TO-CEILING JOINT. A GAP AT THE TOP OF THE WALL AND SUBSEQUENT FIRESTOPPING AT THIS LOCATION ARE NOT REQUIRED, PROVIDED THE WALL-TO-CEILING JOINT PROHIBITS THE PASSAGE OF SMOKE.**
- Written details 42/43 on pg. A5.1 - do not see callouts associated with this page. (unable to locate the specs/details). **KEYNOTES ARE APPLICABLE TO THE PROJECT AS A WHOLE AND ARE NOT LIMITED TO THE SHEET ON WHICH THEY ARE IDENTIFIED. IF KEYNOTES 42 AND 43 ARE NOT REFERENCED ON SHEET A5.1, THEY ARE NOT APPLICABLE TO THAT SHEET.**
- Do you have any insight into the size of the Karndean planks listed on sheet A7.1? **INTERIOR FINISHES ARE YET TO BE SELECTED SO BIDS ARE TO INCLUDE INSTALLATION OF ALL AVAILABLE KARNDEAN SIZES AVAILABLE.**
- Is there a finish schedule and/or a project manual for this project? **THERE IS NO SPECIFICATION BOOK FOR THE PROJECT. MATERIAL SPECIFICATIONS ARE ON THE DRAWINGS. THE INTERIOR FINISH SCHEDULE IS SHOWN ON DRAWING A7.1. PROJECT MANUAL WAS DISTRIBUTED TO GENERAL CONTRACTOR BIDDERS.**

Civil:

- L1.2 note 13 states provide irrigation to all new trees and planting beds? Are you not irrigating the lawn areas? **IRRIGATION TO INCLUDE LAWN AREAS.**
- Is there to be an irrigation well? If so, are there specs on the plan set? **NO, IRRIGATION DESIGN IS TO INCLUDE SEPARATE METER, BACKFLOW AND ASSOCIATED PIPING.**
- Is there a Geotech /Soils report other than short version on the GI-004? Borings with a boring location map? **YES, ADDED TO DROPBOX**
<https://tinyurl.com/BennettsCreekBidPkg>

Electrical:

- E.01 The plans call for the Electrical contractor to *hire* (under contract with EC) the below listed Owner's preferred vendors. Please provide contact info for the owners preferred vendor/installers
 - Wireless System: **NOT AVAILABLE**
 - Telephone/Data System: **NOT AVAILABLE**
 - Paging / Intercom System: **NOT AVAILABLE**
 - Cable TV System: **NOT AVAILABLE**
 - Door Security System: **NOT AVAILABLE**
 - General Technology: **NOT AVAILABLE**
 - Nurse Call System: **TEKTONE**

- Sheet E5.1 is missing from the provided documents. Additionally, there are two sheets labeled E1.5 with small differences between them. SHEET E5.1 HAS BEEN ADDED TO DROPBOX. DUPLICATE E1.5 IN THE DROPBOX HAS BEEN CORRECTED.
- E6.1 - Five lights are noted as to be selected by owner being fixtures J, K, L, M, Q. Please provide selection, or allowance value, or advise how we are to handle this on the bid. INCLUDE FIXTURES USING THE FOLLOWING FIXTURE ONLY ALLOWANCES; J: \$350, K: \$350, L: \$1,800, M: \$400, Q: \$700
- E6.1 Fixture F says final light fixture to be determined by owner but shows a cat number? Please advise how we are to handle this on the bid. INCLUDE FIXTURE INDICATED BY CATALOG NUMBER.

Additional Clarifications Pending

Additional items requiring review and response from the Civil and Electrical Engineers are currently being evaluated. Responses to these items will be issued by subsequent addendum upon receipt of the requested information and clarifications from the respective design consultants.

Bidders shall continue to monitor issued addenda and incorporate all revisions, clarifications, and supplemental information into their bid submissions.

The information contained herein shall be incorporated into the Contract Documents and shall be considered in the preparation of all bids. All other portions of the Bidding Documents remain unchanged. Bidders shall acknowledge receipt of this Addendum in the space provided on the Bid Form.

END OF ADDENDUM