



**NEWPORT NEWS REDEVELOPMENT
AND HOUSING AUTHORITY
227 27TH STREET
NEWPORT NEWS VA 23607**

1. Amendment Number 01 of Solicitation Number: IFB #ATP-04-26.
2. Issued by: Monique Warren
3. Responders must acknowledge receipt of this amendment by signing this form below and submitting it with their response.
4. This addendum supplements, modifies, changes, deletes from, or adds to the original bid documents, dated 03/06/26, for Alterations to Pinecroft Apartments, and is herein made part of the bid documents. Modifications to the bid documents associated with this addendum are marked with delta 1 and are dated April 14, 2026. Revised drawings will be provided under separate cover. This addendum consists of three (3) pages, plus attachments.

5. Description of amendment:

Drawings and Specifications:

1. Delete demolition of the transfer fans in apartment units from the scope of work:
 - a. Change demolition note A on Sheet A401 to "Not Used."
 - b. Change New Work Note 10 on Sheet A401 to "Not Used"
 - c. Add notes on interior elevations A and E on Sheet A501 indicating transfer fan is "existing to remain".
 - d. Add note on interior elevation E on Sheet A501 stating that on the sixth floor only, omit the wall cabinet above the kitchen sink.
 - e. Delete demolition note 6 and associated plan graphics on sheets MD101-MD106. (Please note that demolition note 7 is renumbered to 6 on MD101 and MD102.)
 - f. Delete demolition note 4 and associated plan graphics on sheet ED101. (Please note that demolition notes 5 and 6 are renumbered to 4 and 5 respectively.)
2. Alternate Cabinet Door Style: at the bidder's option, a raised panel door of solid wood construction with a minimum 3/4" thick frame and 5/8" thick panel, with 3/4" thick solid wood drawer front, may be provided in lieu of the flush door/drawer panel with breadboard edges.



3. Move location of new hydronic piping isolation valves. See revised drawing sheets MD101, MD401, M-101, and M401.
4. Add a new control point connecting the existing window reed switches to the new FCU control board: see revised Fan Coil Control Diagram, Point List, and Sequence of Operations on Sheet M-704.
5. Add a note on the Fan Coil Control Diagram specifying performance criteria for the temperature sensor unit, including that the temperature sensor shall be “Siemens Series QAA2200”, or approved equal.

Pre-bid Conference Sign-In Sheet:

A non-mandatory pre-bid conference was held at the project site at 2:00pm on April 8, 2026. A copy of the sign-in sheet from the pre-bid conference is attached.

Responses to Questions Submitted On Or Before April 13, 2026:

The following submitted questions and their corresponding answers are included in this addendum and are made part of the bid documents.

1. In the interest of saving time and resources would it be acceptable for contractors to email this bid, rather than hard-copy ship to the NNRHA?

All bids must be submitted in hard copy as indicated in the IFB.

2. The following documents either cannot be completed until award (or completion) of project or require no input from the contractor. Do these documents need to be submitted with the bid, given they cannot be completed?

- a. P&P bonds “Attachment I”
- b. Certificate of Completion and Release “Attachment J”
- c. Davis Bacon Wage Rate “Attachment K”
- d. “Attachment L” Section 3 Project Labor Hours – no hours have been worked on this project
- e. ‘Attachment M’ – Some of the HUD Forms (51000, 51001, 51002, 51003, 51004) – no work has been performed, and no materials stored, until award of project.

All attachments shall be submitted with the bid as indicated in the IFB. Bidders shall complete the forms to the extent possible or applicable with information known at the time of bid.



3. A501 (5) - With the "breadboard edges typ." - Is matching finish 1mm Edging acceptable instead of traditional breadboard style wood edging?

Veneer edge banding doesn't provide the durability NNRHA needs. Provide solid wood edging on doors and drawer fronts in the same species as the panel veneer, 1/4" to 3/8" thickness on all four edges.

4. What is the expected finish color for the doors, face frames and exposed side paneling?

Exposed surfaces and both sides of doors are specified to receive a transparent finish over solid birch or birch veneer. Stain color on the birch will be selected by the owner from the manufacturer's standard color palette. Cabinet interiors and other semi exposed surfaces are specified to have a low-pressure decorative laminate (melamine) finish. Typically, this would be a light-colored woodgrain pattern such as "Hard Rock Maple" or equivalent.

5. What is the finish being called out for?
- face frame
 - interior box
 - exterior box
 - Door

See clarification below, based on information in response to question 4 above:

- Face Frame = "exposed"*
- Interior Box = "cabinet interiors"*
- Exterior Box = "semi-exposed" except for visible end panels which are "exposed".*
- Door (both sides) = "exposed"*

6. Requesting an example picture of the door.

An example of a flush door with breadboard edges can be found at: <https://walzcraft.com/products/cabinet-doors/contemporary-cabinet-doors/veneered-mdfcore-doors/#ebtwoodhand>, style EBT601. Note that the example shows a veneered MDF panel instead of the specified plywood panel but is otherwise similar in design. See addendum item 2 for an alternate cabinet door style that may be provided.

7. Is edge banding acceptable for the edge of the door?

See response to question number 3 above.



8. The callout of "bread board", is that the design of the door or the profile of 1 edge of the door?

See response to question number 6 above.

9. Value engineering questions:

a. If there is a way to value engineer the job, may we remove the face frame and use the slab door, is that acceptable?

b. Would the architect approve going to a single substrate vs the called-out combo melamine and painted/stained wood (for value engineering purposes)?

c. Would you go from a breadboard door to slab door with hardware?

d. Going to a slab door, frameless, melamine box will provide the cleanest and lowest cost option for the project owner. Can this be considered?

The owner may consider value engineering proposals from the successful bidder as a contract negotiation post-award. Bidders are requested to prepare their bids based on the information in the contract documents.

Except as provided herein, all terms and conditions of the solicitation remain unchanged and in full force and effect.

A handwritten signature in cursive script, appearing to read 'Monique Warren', written over a horizontal line.

Monique Warren
Procurement Manager

Acknowledged by: _____
Representative Signature

Company Name: _____

PRE-BID AND SITE VISIT SIGN IN SHEET
 APRIL 8, 2026 @ 2:00 pm
 PINECROFT-ALTERATIONS AT PINECROFT

BUSINESS NAME	NAME	PHONE	FAX	EMAIL
1. Burgess & Niple	Peter Bennett	757-615-9302		<u>peter.bennett@burgessniple.com</u>
2. NNRRHA	Janelle Brewer	757-9928		
3. Centennial Contractors	Shawbanks	703-220-8574		<u>shawbanks@cc-contracting.com</u>
4. NNRRHA	Terry Neely	928-2653		<u>terry.neely@nnrrha.org</u>
5. NNRRHA	Danielle Y. Dukes	928-2654		<u>ddukes@nnrrha.org</u>
6. NNRRHA	ED. DIAZ	703-527-0308		
7. Burgess & Niple	Tim Saunders	757-434-7699		<u>tim.saunders@burgessniple.com</u>
8. MBA	Matt Burnton	(757)644-4462		<u>mburton@mattburtonburton.com</u>
9. Centennial Contractors	Jonathan Walton	703-638-8377		<u>jwalton@cce-inc.com</u>
10. NNRRHA	M W Arp			
11. Streets Contracting	Troy Stuart	703-220-8574		<u>troy@streetcontracting.com</u>
12. Assured Climate	TYLER LEE	201-712-1327		<u>TYLERLEE@gmail.com</u>
13. Assured Climate	Allan Wood	804-386-9449		<u>Allan@AssuredClimate.org</u>
14. AMC	Matthew Pleauve			<u>m.j.pleauve@amc.com</u>
AMC	Aaron Bracke			<u>Aaron</u>



REVISIONS	
NO.	DESCRIPTION
1	8/30/26 ADDENDUM 1

PROJECT NO. 26-672
PROJECT MGR. CPM / JHB
DRAWN WPH
CHECKED JHB
DATE 8/30/26

SHEET TITLE
**COOLING TOWER PLATFORM PLAN,
DETAILS AND NOTES**

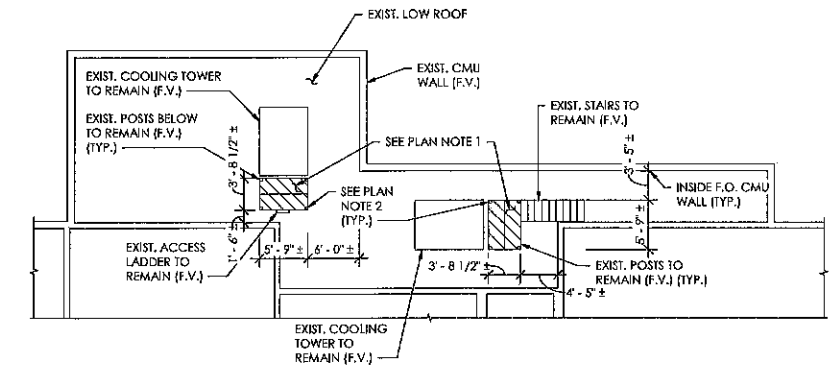
SHEET NUMBER
S1.1

GENERAL NOTES:

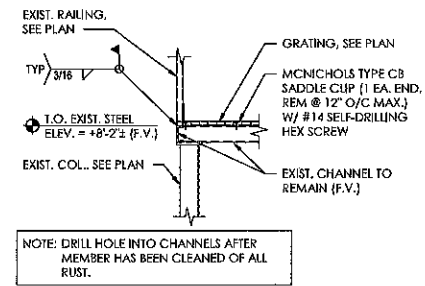
- THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS GIVEN AS A PART OF THIS SET. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO SLEEVES, CHASES, HANGERS, INSERTS, ANCHORS, HOLES, AND ADDITIONAL ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.
- THE STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE VIRGINIA CONSTRUCTION CODE, VIRGINIA EXISTING CONSTRUCTION CODE AND THE 2021 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC 2021).
- THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN ALIGNMENT UNTIL PERMANENT SUPPORTS AND LATERAL BRACING ARE IN PLACE.
- DESIGN LOADS USED IN THE DESIGN OF THIS STRUCTURE ARE AS FOLLOWS:
CLASSIFICATION OF BUILDING:
RISK CATEGORY..... II
LIVE LOADS (UNIFORM):
WALKWAYS AND ELEVATED PLATFORM..... 60 PSF
LIVE LOADS (CONCENTRATED):
GRATINGS..... 300 LBS
 NOTE: UNLESS OTHERWISE NOTED, CONCENTRATED LOADS ARE APPLIED UNIFORMLY OVER 2'-6" x 2'-6" AREA.
 TOP OF EXISTING PLATFORM ELEVATION = +8'-2"±, FIELD VERIFY.
- ALL WORK SHOWN IS NEW WORK UNLESS DENOTED AS EXISTING. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO STARTING CONSTRUCTION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING DIMENSIONS, ELEVATIONS AND OTHER REQUIREMENTS IN THE FIELD THAT ARE NECESSARY FOR THE PROPER CONSTRUCTION AND ALIGNMENT OF THE NEW PORTIONS WITH THE EXISTING. ANY DIMENSIONS AND ELEVATIONS SHOWN MUST BE CONSIDERED AS APPROXIMATE AND ADEQUATE FOR BIDDING PURPOSES ONLY. THE CONTRACTOR MUST MAKE ALL MEASUREMENTS NECESSARY FOR THE FABRICATION AND ERECTION OF THE NEW MEMBERS. DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.
- THE CONTRACTOR MUST BE SOLELY RESPONSIBLE FOR THE DESIGN AND ERECTION OF ANY SHORING OR SAFEGUARDS REQUIRED TO PROTECT THE EXISTING STRUCTURE.
- CONTRACTOR SHALL IN NO WAY DAMAGE ANY BUILDING COMPONENT TO REMAIN. IF DAMAGE OCCURS, IT SHALL BE REPAIRED OR REPLACED (TO THE SATISFACTION OF THE OWNER) AT THE CONTRACTOR'S EXPENSE.
- INDICATES NEW COOLING TOWER PLATFORM GRATING.
- CONTRACTOR MUST REMOVE ALL LOOSE RUST, SCALE AND DEBRIS FROM EXISTING STEEL COLUMNS, CHANNELS, PLATES AND ANGLES BY MECHANICAL MEANS. CLEANING MUST OBTAIN SSPC-SP3 POWER TOOL CLEANING LEVEL OR HIGHER AND MUST RECEIVE (3) THREE COATS OF COLD GALVANIZING SPRAY.

COOLING TOWER PLATFORM - PLAN NOTES:

- PROVIDE MCNICHOLS GW-100 BAR GRATING AT PLATFORM. SEE TYPICAL GRATING ATTACHMENT TO STEEL FRAMING DETAIL ON THIS SHEET FOR ADDITIONAL INFORMATION.
- CUT EXISTING RAILING AT BASE AND REINSTALL AFTER EXISTING GRATING IS REMOVED.



COOLING TOWER PLATFORM PLAN
1/8" = 1'-0"



TYPICAL GRATING ATTACHMENT TO STEEL FRAMING DETAIL
NOT TO SCALE

LEGEND/ABBREVIATIONS

		(STRUCTURAL SHEETS ONLY)	
A.S.	ANCHOR BOLT	EL. ELEV.	ELEVATION
A.S.C.E.	AMERICAN SOCIETY OF CIVIL ENGINEERS	EMBED.	EMBEDMENT
ABV.	ABOVE	EQ.	EQUAL
ADD'L.	ADDITIONAL	EXIST.	EXISTING
ARCH.	ARCHITECTURAL	EXP.	EXPANSION
B.F.	BRACED FRAME	F.V.	FIELD VERIFY
B.S.	BOTH SIZES	FIN.	FINISH
B.L.D.G.	BUILDING	FTG.	FOOTING
BOTT.	BOTTOM	GA.	GAGE
BRG.	BEARING	GAUV.	GALVANIZED
C.I.P.	CAST IN PLACE	H.S.	HIGH STRENGTH
C.J.	CONSTRUCTION JOINT	HK.	HOOK
C.M.U.	CONCRETE MASONRY UNIT	HORIZ.	HORIZONTAL
C.	CENTERLINE	I.D.	INSIDE DIAMETER
CLE.	CLEAR	INFO.	INFORMATION
COL.	COLUMN	INSUL.	INSULATION
CONC.	CONCRETE	LLK.	LONG LEG HORIZONTAL
CONN.	CONNECTION	LLV.	LONG LEG VERTICAL
CONJ.	CONJUNCTION	LSH.	LONG SIDE HORIZONTAL
CONT'D.	CONTINUED	LSV.	LONG SIDE VERTICAL
CONTR.	CONTRACTOR	LOC.	LOCATION
COORD.	COORDINATE	LONG.	LONGITUDINAL
COOR.	CORRUGATED	M.E.P.	MECHANICAL, ELECTRICAL AND PLUMBING
C.J.	CONCRETE JOINT	M.O.	MASONRY OPENING
D.M.O.	DEVELOPER	M.P.H.	MEAS PER HOUR
DET.	DETAIL	MANUF.	MANUFACTURER
DIAM.	DIAMETER	MAS.	MASONRY
DRAW.	DRAWINGS	MATL.	MATERIAL
E.F.	EACH FACE	MAX.	MAXIMUM
E.P.	EMULSIFIED	MECH.	MECHANICAL
E.W.	EACH WAY	MIN.	MINIMUM
EA.	EACH	NOM.	NOMINAL
		O.D.	OUTSIDE DIAMETER
		O.S.H.A.	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
		O/C	ON CENTER
		OPNG.	OPENING
		OPP.	OPPOSITE
		O.W.I.	OPEN WEB IRRIS
		P.E.L.	PREFORMED EXPANSION JOINT
		P.S.F.	POUNDS PER SQUARE FOOT
		P.S.I.	POUNDS PER SQUARE INCH
		PL.	PLATE
		R.D.	ROOT DRAIN
		REIN.	REINFORCEMENT, REINFORCED
		REQ'D.	REQUIRES
		SCHED.	SCHEDULE
		SECT.	SECTION
		SHT.	SHEET
		SH.	SIMILAR
		SPA.	SPACES
		SPEC(S)	SPECIFICATION(S)
		SQ.	SQUARE
		STD.	STANDARD
		T & B	TOP AND BOTTOM
		T.O.S.	TOP OF STEEL
		TUBE STEEL	TUBE STEEL
		TEMP.	TEMPERATURE
		THK.	THICK
		TRANS.	TRANSVERSE
		TYP.	TYPICAL
		U.O.N.	UNLESS OTHERWISE NOTED
		W.W.F.	WELDED WIRE FABRIC
		W/.	WITH

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