

ADDENDUM NUMBER 4

Date: 04/21/2026



ARNOLD
DESIGN STUDIO

Project:

Project Location:
Harrisonburg, Virginia

Commission No:

Lineweaver Annex Renovation
Glen's Fair Price Building – Adaptive Reuse
JR Polly – Renovation

2119
2504
2505

This Addendum, in its entirety shall become part of the record set of construction documents (project description, specifications, and/or drawings). All items are indicated by the corresponding portion of the construction documents. Please provide a copy of this addendum to all pertinent contractors to which the items apply. Any questions or clarifications regarding these items shall be directed to the Architect.

The following items shall be included within this Addendum.

BIDDER QUESTIONS

1. Please provide a site demo plan for the required site demo for the Glen Fair Price addition specifically under the new addition.

AE Response

- a. **See revised Sheets AD101 and A101 for demolition and repair of pavement areas.**
- b. **In addition to the information shown on the Civil Drawings, additional demolition information is as follows:**
 - i. **Approximately 1,800 square feet of pavement milling, adding stone, and repaving for the ADA spaces**
 - ii. **Approximately 800 square feet of complete pavement replacement and regrading for the ADA spaces**
 - iii. **Approximately 150 linear feet of VDOT WP-2 pavement work for ADA spaces**
 - iv. **Approximately 160 square feet of utility pavement replacement for waterlines**
 - v. **Approximately 12 linear feet of CG-6 replacement for waterlines**
 - vi. **Approximately 100 square feet of sidewalk replacement for waterlines**

vii. **Approximately 132 linear feet of sanitary lateral upgrade to 6", which depending on existing depth, could be as much as 2,640 square feet of pavement patching (20' x 132' trench).**

c. **The Contractor is responsible for patching and repairing areas of pavement disturbed by utility and renovation work.**

2. Is it acceptable to disconnect the existing gas line at road and demo the regulator attached to Glen Fair Price building and abandon existing underground gas line in place?

AE Response - This needs to be coordinated through the gas company with Owner assistance.

3. Please provide elevations of the existing grade of Glen Fair back area and the new elevation of the concrete pad under Glen Fair Addition.

AE Response – Existing pavement is to remain except where repair areas are shown.

SPECIFICATIONS – Glens Fair Price Building – Adaptive Reuse

1. No items.

CIVIL DRAWINGS

1. No items.

ARCHITECTURAL DRAWINGS – Glen's Fair Price Building- Adaptive Reuse

1. See attached Sheets AD101 and A101.

PLUMBING DRAWINGS

1. No items.

MECHANICAL DRAWINGS

1. No items.

ELECTRICAL DRAWINGS

1. No items.

END OF ADDENDUM

GENERAL DEMOLITION NOTES:

- CONTRACTORS FOR THIS PROJECT HAVE BEEN SELECTED FOR THEIR SPECIAL KNOWLEDGE AND EXPERTISE IN THIS TYPE OF BUILDING CONSTRUCTION. THE DRAWINGS HAVE BEEN PREPARED AS COMPLETELY AS POSSIBLE. IT IS NOT FULLY DETAILED IN ALL RESPECTS BUT IS COMPLETE ENOUGH FOR AN EXPERT CONTRACTOR TO PRICE AND PERFORM THE WORK.
- THE CONTRACTORS PERFORMING THE FIRE PROTECTION, PLUMBING, MECHANICAL AND ELECTRICAL PORTIONS OF THE WORK ARE HERE WITH ESPECIALLY CAUTIONED THAT THEIR WORK INCLUDES A COMPLETE JOB AND THAT THEY WILL BE REQUIRED TO FURNISH AND PROVIDE ALL EQUIPMENT, MATERIALS, LABOR AND ANY OTHER ITEMS REQUIRED TO DELIVER TO THE OWNER A COMPLETED JOB.
- WHEN THE DRAWINGS AND NOTES DO NOT COVER PARTICULAR ITEMS, THE SUB-CONTRACTOR SHALL ASK THE GENERAL CONTRACTOR FOR THE METHOD AND INTENT OF PERFORMING THIS WORK. IN THE ABSENCE OF INQUIRIES, IT WILL BE ASSUMED TO SUBCONTRACTOR HAS INCLUDED A CONTINGENCY FACTOR FOR ALL NECESSARY ITEMS TO PROVIDE A COMPLETE JOB AND IN STRICT ACCORDANCE WITH ALL CODE REQUIREMENTS.
- PROTECT EXISTING CONSTRUCTION AND SYSTEMS TO REMAIN FROM DAMAGE CAUSED BY DEMOLITION, REMOVAL OR REPAIR OPERATIONS.
- ITEMS INDICATED TO BE REMOVED FOR SALVAGE AND/OR REUSE ARE TO BE DISCONNECTED AND REMOVED INTACT, IN OPERABLE CONDITION, AND WITHOUT DAMAGE
 - FOR ITEMS TO BE SALVAGED; DISCONNECTED AND REMOVED FROM PROJECT, CLEAN PACK, LOAD, TRANSPORT, DELIVER, AND UNLOAD ITEMS TO LOCATION DESIGNATED BY OWNER
 - FOR ITEMS TO BE REUSED WITHIN THE PROJECT; DISCONNECT AND REMOVE ITEMS, CLEAN, PACK, LOAD, TRANSPORT, DELIVER, UNLOAD AND RECONNECT ITEMS AT LOCATIONS INDICATED ON THE DRAWINGS. TEST OPERATION AND PROVIDE FINAL CLEANING OF EACH ITEM.
- WHERE REMOVAL OR DEMOLITION OF AN ITEM REQUIRES THE CUTTING AND REMOVAL OR DISASSEMBLY OF EXISTING CONSTRUCTION OR MATERIALS TO REMAIN, CUT THE EXISTING CONSTRUCTION OR MATERIALS TO REMAIN, CUT THE EXISTING CONSTRUCTION TO REMAIN ALONG EXISTING SEAMS, JOINTS, OR PANEL POINTS.
- RESTORE ALL SURFACES, MATERIALS, FINISHES, APPLIANCES AND EQUIPMENT DAMAGED OR DISTURBED BY DEMOLITION, REMOVAL, OR REPAIR TO ORIGINAL CONDITION.
 - MATCH FINISHES TO MATCH ADJACENT UNDISTURBED MATERIALS WITH NEW MATERIALS AND EXTEND NEW FINISHES TO THE NEAREST CORNER, BORDER, OR EDGE OF TERMINATION POINT OF EXISTING MATERIAL.
- SALVAGE AND REUSE AND/OR RECYCLE MATERIALS AS NOTED.
- VERIFY INTERIOR LOAD BEARING WALLS IN FIELD, NOTIFY ARCHITECT OF LOCATIONS.
- REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES.

GENERAL PLUMBING DEMOLITION NOTES:

- THE CONTRACTOR SHALL REMOVE OR ALTER AS NECESSARY ALL EXISTING DOMESTIC WATER, WASTE AND VENT PIPING, FIXTURES, AND APPURTENANCES ABOVE CEILING OR EXPOSED IN AREAS WHERE WALLS HAVE MOVED THAT ARE NOT REQUIRED FOR THE EXISTING SYSTEMS TO REMAIN.
- REMOVE PIPING ASSOCIATED WITH FIXTURES INDICATED TO BE REMOVED BACK AS CLOSE TO ACTIVE MAIN OR BRANCH AND CAP.
- COORDINATE REMOVAL OF PIPING WITH OTHER TRADES AND EXISTING CONDITIONS. COORDINATE REQUIRED SHUT DOWN OF UTILITIES WITH OWNER'S REPRESENTATIVE.
- CAP PIPING WITH MATERIAL SUITABLE FOR USE WITH THE PIPING SYSTEM BEING CAPPED AND INTENDED FOR THAT SPECIFIC USE.
- ALL GAS PIPING IN THE BUILDING IS TO BE REMOVED BACK TO THE METERS WHERE THEY ARE SHUT OFF AND CAPPED.

GENERAL MECHANICAL DEMOLITION NOTES:

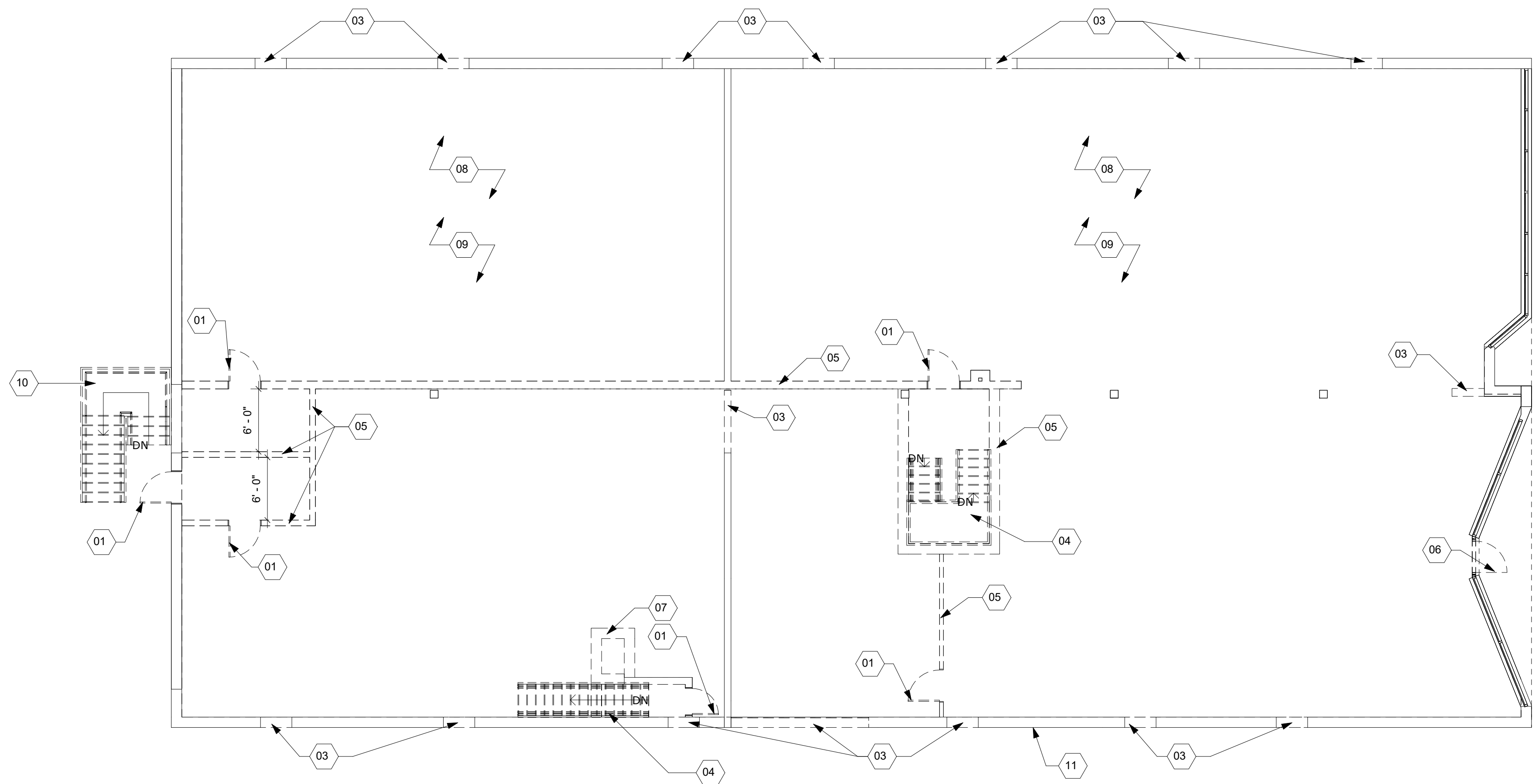
- THE CONTRACTOR SHALL REMOVE ALL EXISTING PIPING, EQUIPMENT, EQUIPMENT FOUNDATIONS, DUCTWORK, AND APPURTENANCES WITHIN THE BUILDING. ALL ITEMS REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND REMOVED FROM THE PREMISES. THE CONTRACTORS SHALL VISIT THE SITE TO DETERMINE THE SCOPE OF THIS WORK AND VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS.
- STORM PIPING TO BE LEFT IN PLACE AND PROTECTED SO THAT THE BUILDING CAN STILL DRAIN PROPERLY DURING DEMOLITION AND CONSTRUCTION. NEW DRAIN BODIES AS PART OF ROOF REPLACEMENT TO BE CONNECTED INTO EXISTING PIPING.
- THE CONTRACTOR SHALL SECURE COVERS WITH REQUIRED LOAD RATINGS OVER ALL ROOF OPENINGS AND MAKE WEATHER TIGHT.

GENERAL ELECTRICAL DEMOLITION NOTES:

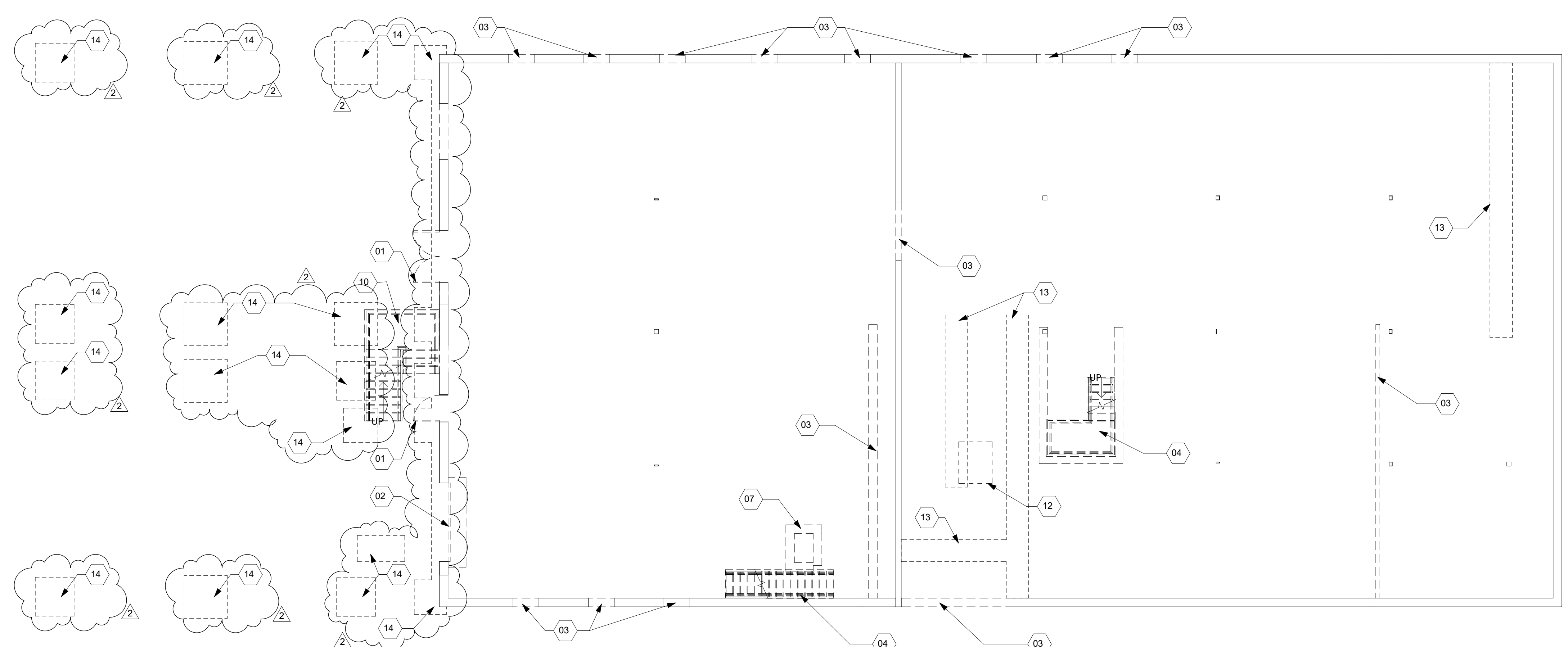
- SCOPE: THE SCOPE OF THE ELECTRICAL DEMOLITION IS DEFINED IN THE FOLLOWING NOTES AND IN LIMITED FASHION ON THE DRAWINGS; THE DRAWINGS ARE ONLY INTENDED TO BE A PARTIAL REPRESENTATION OF THE ACTUAL DEMOLITION WORK REQUIRED. THESE NOTES ONLY APPLY TO THE AREAS OF RENOVATION. IN GENERAL, THE DEMOLITION SCOPE IS THE REMOVAL OF ALL EXISTING ELECTRICAL SYSTEMS IN THE AREAS OF RENOVATION, EXCEPT AS NOTED OTHERWISE IN THESE NOTES AND ON THE DRAWINGS.
- RECEPTACLES AND SWITCHES: EXCEPT WHERE INDICATED OTHERWISE, EXISTING RECEPTACLES AND SWITCHES AND CIRCUITS SHALL BE REMOVED. WHERE SURFACE MOUNTED SWITCHES AND RECEPTACLES TO BE REMOVED OCCUR ON EXISTING WALLS TO REMAIN, ALSO REMOVE ASSOCIATED EXPOSED BOXES, CONDUIT AND SURFACE RACEWAY. FOR FLOOR OUTLETS, REMOVE DEVICE AND CUT WIRES, PATCH AND REPAIR AND FINISH TO MATCH FLOOR SURFACE.
- COMMUNICATION OUTLETS: EXISTING COMMUNICATION OUTLETS SHALL BE REMOVED, EXCEPT WHERE INDICATED OTHERWISE. WHERE SURFACE MOUNTED BOXES INDICATED TO BE REMOVED OCCURS ON EXISTING WALLS TO REMAIN, ALSO REMOVE ASSOCIATED EXPOSED BOXES, CONDUIT AND SURFACE RACEWAY. REMOVE ALL EXISTING LOW-VOLTAGE WIRING, EXCEPT WHERE INDICATED OTHERWISE.
- FIRE ALARM SYSTEM: REMOVE EXISTING FIRE ALARM SYSTEM. PROVIDE TEMPORARY FIRE ALARM SYSTEM FOR THE DURATION OF DEMOLITION AND CONSTRUCTION PHASES OF THE WORK.
- SOUND AND VIDEO SYSTEMS: REMOVE ALL EXISTING LOCAL SOUND AND VIDEO SYSTEMS AND CABLING, EXCEPT WHERE SPECIFICALLY INDICATED OTHERWISE.
- MECHANICAL EQUIPMENT: DISCONNECT EXISTING MECHANICAL EQUIPMENT THAT IS BEING REMOVED AND REMOVE ALL ASSOCIATED DISCONNECTS. REMOVE ALL CONDUCTORS AND ABANDON CONDUITS CONCEALED IN EXISTING WALLS TO REMAIN. WHERE CONDUIT COMES UP FROM FLOOR, CUT CONDUIT FLUSH WITH FLOOR, PATCH AND REPAIR AND FINISH TO MATCH FLOOR SURFACE. REMOVE CONDUITS AND CONDUCTORS EXPOSED, CONCEALED ABOVE CEILING, AND EXTERIOR EXPOSED. CONDUIT AND CONDUCTORS TO REMOVED MECHANICAL EQUIPMENT SHALL BE REUSED ONLY WHERE SPECIFICALLY INDICATED OTHERWISE. UNLESS SPECIFICALLY INDICATED OTHERWISE, EXISTING WIRING TO EXISTING-TO-REMAIN EQUIPMENT SHALL REMAIN.
- ELECTRICAL SERVICE: REMOVE EXISTING BRANCH LOAD CENTERS, PANELBOARDS AND ASSOCIATED CONDUIT AND WIRING BACK TO ELECTRICAL SERVICE EQUIPMENT. PLUG HOLES IN THE SERVICE EQUIPMENT USING PLUGS APPROVED BY THE MANUFACTURER TO CLOSE THE HOLE LEFT BY THE CIRCUIT.
- INTERIOR LIGHTING: REMOVE ALL EXISTING INTERIOR LIGHTING FIXTURES AND CONTROLS, EXCEPT WHERE SPECIFICALLY INDICATED OTHERWISE.
- EMERGENCY LIGHTING: EXCEPT WHERE SPECIFICALLY INDICATED OTHERWISE, REMOVE ALL EXISTING EXIT SIGNS, EMERGENCY LIGHTING HEADS AND EMERGENCY BATTERY PACKS. PROVIDE BLANK COVER PLATES AS NECESSARY.
- WHERE DEMOLITION EXPOSES CONDUIT, IF THE CONDUIT SERVES EQUIPMENT THAT IS EXISTING TO REMAIN, THE CONDUIT SHALL BE REROUTED AS NECESSARY TO CLEAR THE DEMOLISHED AREA. IF THE CONDUIT SERVES EQUIPMENT THAT IS EXISTING TO BE REMOVED, THE CONDUIT SHALL BE DEMOLISHED AS FAR AS ACCESSIBLE. COORDINATE WITH THE OWNER/ARCHITECT FOR REQUIRED OUTAGES TO RELOCATE CONDUIT.
- WIRING: ALL WIRING TO DEMOLISHED DEVICES AND EQUIPMENT SHALL BE REMOVED, UNLESS NOTED OTHERWISE. ALL EXISTING WIRING TO EXISTING-TO-REMAIN DEVICES AND EQUIPMENT SHALL REMAIN, UNLESS NOTED OTHERWISE. ALL ACCESSIBLE UNUSED WIRING SHALL BE REMOVED; ALL INACCESSIBLE UNUSED WIRING SHALL BE ABANDONED. ALL WIRING TO NEW DEVICES AND EQUIPMENT SHALL BE NEW, UNLESS NOTED OTHERWISE.
- MAINTAIN CIRCUIT CONTINUITY AS NECESSARY IN ALL DEMOLITION WORK.
- INFORMATION ON DEMOLITION DRAWINGS DOES NOT INDICATE ALL THE EXISTING EQUIPMENT AND DEVICES. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO THE SUBMITTING BID AND SHALL VERIFY ALL THE DEMOLITION REQUIRED. ADDITIONAL COMPENSATION WILL NOT BE ALLOWED FOR DEMOLITION DUE TO CONTRACTOR NOT VISITING SITE AND DETERMINING FULL SCOPE OF DEMOLITION REQUIRED.
- SEE THE DEMOLITION FLOOR PLANS FOR ADDITIONAL DEMOLITION REQUIREMENTS. ON THE DEMOLITION FLOOR PLANS AND RISERS, ALL DASHED ITEMS SHALL BE REMOVED AND ALL SOLID ITEMS SHALL REMAIN, UNLESS NOTED OTHERWISE. SOME DEMOLITION ITEMS ARE AFFECTED BY ADD ALTERNATES, AS INDICATED IN THE FLOOR PLANS. NEW WORK FLOOR PLANS MAY CONTAIN ADDITIONAL DEMOLITION INFORMATION IN SOME LOCATIONS.
- CONTRACTOR SHALL INSTALL TEMPORARY LIGHTING THROUGHOUT THE BUILDING IN ACCORDANCE WITH OSHA STANDARDS.
- CONTRACTOR SHALL INSTALL TEMPORARY RECEPTACLES FOR CONSTRUCTION USE.

GENERAL DEMOLITION NOTES	
DEMO NUMBER	DESCRIPTION
01	REMOVE ALL PLUMBING FIXTURES AND ASSOCIATED WORK
02	REMOVE ALL MECHANICAL EQUIPMENT AND ASSOCIATED APPURTANCES
03	REMOVE ALL ELECTRICAL EQUIPMENT AND ASSOCIATED APPURTANCES

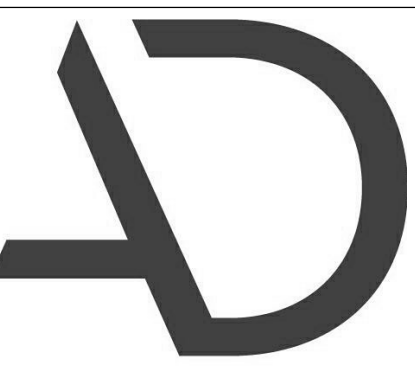
DEMOLITION NOTES	
DEMO NUMBER	DESCRIPTION
01	REMOVE EXISTING DOOR AND FRAME
02	REMOVE EXISTING OVERHEAD DOOR
03	REMOVE PORTION OF EXISTING MASONRY WALL
04	REMOVE EXISTING STAIR
05	REMOVE PORTION OF EXISTING WALL
06	REMOVE EXISTING STOREFRONT DOOR
07	REMOVE EXISTING MASONRY CHIMNEY
08	REMOVE EXISTING CEILING ASSEMBLIES
09	REMOVE EXISTING FLOORING
10	REMOVE EXISTING METAL STAIRS
11	REMOVE LETTER SIGNAGE
12	REMOVE PORTION OF CONCRETE SLAB - COORD W/ PLATFORM LIFT MFR
13	REMOVE PORTION OF CONCRETE SLAB FOR FOOTING - SEE STRUCT.
14	REMOVE PORTION OF EXISTING PAVEMENT TO ACCOMMODATE NEW CONCRETE FOOTING



2 FIRST FLOOR DEMOLITION PLAN
AD101 1/8" = 1'-0"



1 LOWER LEVEL DEMOLITION PLAN
AD101 1/8" = 1'-0"



**ARNOLD
DESIGN STUDIO**

930 Cambria Street NE
Christiansburg, VA 24073
Ph: 540.239.2671

**GLEN'S FAIR PRICE BUILDING - ADAPTIVE
REUSE**
**227 N MAIN STREET
HARRISONBURG, VIRGINIA**

REV	DATE	DESCRIPTION
2	04/21/2026	ADDENDUM 4

BID SET

NOT FOR
CONSTRUCTION

DESIGNED	THE STUDIO
DRAWN	THE STUDIO
CHECKED	CMA
APPROVED	CMA
DATE	02/20/2026
COMM#	2504

SHEET NAME

**DEMOLITION
FLOOR PLANS**

SHEET

AD101



**ARNOLD
DESIGN STUDIO**

930 Cambria Street NE
Christiansburg, VA 24073
Ph: 540.239.2671

- EXISTING WALL
- NEW WALL
- 2X WALL BLOCKING

GLEN'S FAIR PRICE BUILDING - ADAPTIVE
REUSE
227 N MAIN STREET
HARRISONBURG, VIRGINIA

REV	DATE	DESCRIPTION
2	04/21/2026	ADDENDUM 4

-
-
-
-

BID SET

NOT FOR
CONSTRUCTION

DESIGNED	THE STUDIO
DRAWN	THE STUDIO
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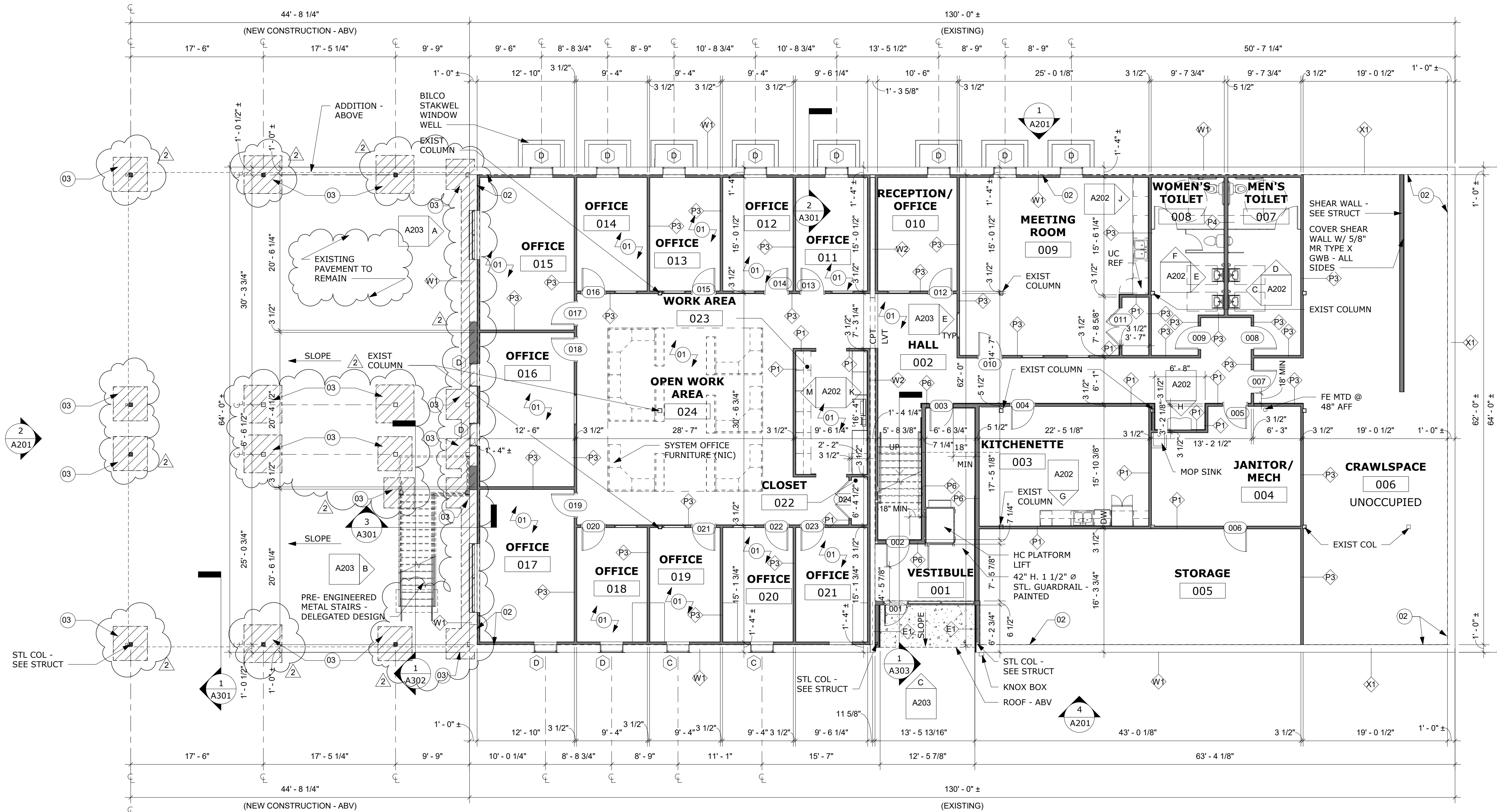
SHEET NAME

**LOWER LEVEL
FLOOR PLAN**

SHEET

A101

REPAIR NOTES	
REPAIR NOTE	REPAIR NOTE DESCRIPTION
01	CONCRETE OVERLAYMENT TO LEVEL FLOOR - SEE STRUCT
02	NEW WATERPROOFING MEMBRANE W/ SUMP PUMP - DELEGATED DESIGN BY 58 FOUNDATIONS - WWW.58FOUNDATIONS.COM
03	PATCH PORTION OF PAVEMENT TO COVER NEW FOOTINGS - SEE STANDARD CIVIL DETAIL 1A/C9.03



1 LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"