

REQUEST FOR PROPOSAL

RFP# 2026-VCT-P1

ADDENDUM 1

VOCATIONAL TRAINING CENTER

PHASE I

NISQUALLY INDIAN TRIBE

Prepared By:
Nisqually Building Department
4820 She-Nah-Num Drive
Olympia WA. 98513

PROJECT: REQUEST FOR PROPOSAL #RFP 2026-VCT-P1

ADDENDUM NO: 1

ISSUE DATE: October 19, 2026

BID DATE: 12:00 pm on ~~October 30, 2026~~ November 6, 2026

TO: Public

FROM: Elizabeth Glenn, Building Department Sr Project Manager

The following modifications and supplemental information are to be incorporated into qualification submittals. ACKNOWLEDGE RECEIPT OF THIS ADDENDUM ON BID FORM AND REVISE THE CONTRACT DOCUMENTS AS FOLLOWS:

Modifications to Bid Documents

PROJECT MANUAL

- 1) The project manual is missing section 007200. This section will be eliminated from the TOC in the addendum set.
- 2) The table of contents lists 003100 & 099714 when the actual sections are numbered 003132 & 099600 respectively. Revision to be included in the addendum set.

DRAWINGS

- 1) On the cover index, sheet S7.03 should be numbered S8.00. Revision to be included in the addendum set.
- 2) The reference set is missing sheet A6.51. Revision to be included in the addendum set.
- 3) The sheet index in the reference set mislabeled sheet E3.00. Electrical drawings will be reissued. Revision to the index to be included in the addendum set.
- 4) The sheet index in the reference set mislabeled sheets P5.00 - P5.02. The sheets were included in the Reference Set as P6.00-6.02. Revision to be included in the addendum set.

Bidder Questions and Observations

Questions are listed below in black, answers are indicated in red:

- 1) A request for a one-week extension from 10-30-26 to 11-06-26.
A. The requested extension will be granted. Bids will be due 11-06-26 at noon.
- 2) Are you wanting the GC's to carry the procurement and install scope for the PEMB? Or do you have a separate contract for that?

- A. The tribe has a purchase agreement in place for the Nucore structure shown in the design through Advanced Building Structures. Nisqually Tribe will pay for the design, structure, and shipment. The GC will be responsible for receiving and erecting it.
- 3) The RFP states that the Nisqually Tribe's Native American preference in contracting policy will be used to select the winning bid. Please clarify how this preference will be applied during bid evaluation. Specifically, will a percentage-based bid-price adjustment or other numerical preference be applied to qualified Native American-owned contractors? If so, please identify the applicable percentage or adjustment methodology.
- A. The Native American Preference is identified in Nisqually Indian Tribe Tribal Employment Rights Ordinance Title 42, see attachment. Essentially, there is a percentage based price adjustment on Native Owned companies, however the percentage decreases as the cost of the project increases. Our contracts department has not released that sliding scale.
- 4) The RFP states that the 1.75% TERO tax may apply to both prime contractors and subcontractors, including all subtier subcontractors. Please clarify whether the TERO tax is assessed independently on the full prime contract amount and again on each subcontract amount, resulting in multiple assessments on the same underlying work. For example, if the prime contract is \$1,000,000, including \$500,000 in subcontracted work, would the GC be responsible for a \$17,500 TERO tax while the subcontractors would collectively incur an additional \$8,750, resulting in \$26,250 in total project TERO taxes? Alternatively, are subcontracted amounts excluded from the prime contractor's taxable contract value, or is a credit provided for taxes paid by subcontractors? Please also clarify whether the same assessment methodology applies to second-tier and lower-tier subcontracts.
- A. The TERO tax will be applicable to the project, however the cost will be managed and paid for internally by the tribe. Please do not include sales tax or TERO tax on your bid form.
- 5) Please confirm that the scope of work is for Phase 1 only.
- A. Can you provide a narrative for this work. It appears that this shall include all of the site development work and just the building shell.
- i) The site development and building shell is the Phase 1 scope of work. It also includes any work penetrating the building exterior. Please refer to Description of Work on the sheet A0.03.
- B. The Project Manual is written for both Phases 1 & Phase 2. Need to know what is only required for Phase 1.
- i) The project manual is written for both phases. It is challenging to separate them, but we will try to highlight the phasing on the TOC in the final addendum set.
- C. The Phase 1 drawings show full electrical build out.
- i) These drawings will be separated into Phase 1 and Phase 2 drawings. Phase 1 will include all electrical site work and stub outs into the building. An updated electrical set is attached.
- D. There are no plumbing and HVAC drawings for Phase 1. What scope should be covered in Phase 1? The Phase 2 Reference drawings show both plumbing and HVAC.
- i) The majority of plumbing and HVAC work will be completed in Phase 2. Phase 1 work include the installation of the fans into the exterior walls, plumbing will be stubbed up to the interior of the building. The scope will be more clearly identified in the final addendum drawing set.
- 6) Can you provide us with a sample contract?
- A. Please see attachment for sample contract.
- 7) Will a bid bond be required?
- A. Nisqually is requesting performance and payment bonds as listed in the RFP, "Contractor shall furnish a performance bond for 100% of the contract price and a payment bond for 50% of the

- contract price to the Tribe as security for the faithful performance and payment of all obligations prior to starting work.”
- 8) There’s a full set of pre-engineered metal building (PEMB) drawings by Nucor and ABS Advanced Building Systems.
- A. Will ABS be contracted to answer questions during construction?
 - i) Yes, ABS will facilitate questions during the material install/erect.
 - B. Will ABS be responsible for any missing parts?
 - i) Yes, ABS will facilitate any shortages/misfabs during install/erect. It is responsibility of Owner/Prime to inventory materials when received/offloaded from the provided Nucor BOL/truck load manifests. And notify ABS of any missing or damaged parts at same time. This should be noted on each truck load paperwork as record.
 - C. Did they include all of the PEMB insulation?
 - i) Yes, ABS has the building shell metal building insulation.
 - D. Has ABS been contracted by NIT to erect the building?
 - i) No, Nisqually Tribe will pay for the structure and the shipment. The GC will be responsible for receiving and erecting it
- 9) Is there a projected project estimate value \$
- A. We are anticipating \$2.75M +/-.
- 10) Part 1 of the project manual does not have a copy of 007200 General Conditions of the Contract. Is the reference to the AIA A201 – current edition intended for contractor to seek out this document for reference.
- A. Nisqually’s standard contract template for professional services is attached. An AIA 201 will not be used.
- 11) Will the project owner carry property insurance or is this a requirement for Contractor. If Contractor is to carry this, will you please provide specifics.
- A. Nisqually’s insurance requirements are listed in the RFP, “The Contractor shall purchase and maintain insurance for protection from claims under worker’s compensation laws, disability benefits laws or other similar employee benefit laws; for damages due to injury, occupational disease, or death of employees; from personal injury claims; and from property damage claims, including loss of use resulting therefrom -- any and all of which may arise out of or result from the Contractor’s operations under the Contract. Minimum Levels of Insurance a. Commercial General Liability: \$1,000,000 per occurrence/ \$2,000,000 aggregate for bodily injury, personal injury and property damage. b. Workers’ Compensation and Employer’s Liability: \$500,000 per injury, \$500,000 per occurrence, and \$500,000 per occupational disease. c. Automobile Liability: \$500,000 Combined Single Limit.”
- 12) Regarding the Alternates
- A. Alternate 1 – Main Entry Canopy: South: Not shown on Phase 1 drawings. What should we bid?
 - i) The canopy will be an alternate for Phase 1, additional information regarding structures will be issued in Addendum 2.
 - B. Alternate 2 – Main Entry Canopy: North: Not shown on Phase 1 drawings. What should we bid?
 - i) The canopy will be an alternate for Phase 1, additional information regarding structures will be issued in Addendum 2.
 - C. Alternate 5 – Elevator System: Please provide narrative for this work. Phase 1 has no walls for the elevator shaft.
 - i) The elevator pit, sump pit, and elevator shaft will be constructed as part of Phase 1. The remaining elevator-related work, including installation of the elevator equipment itself, will be completed as part of Phase 2. Additional information regarding structures will be issued in Addendum 2.

- 13) Plumbing drawings are included in Phase 2 drawings. Shouldn't the underslab portion of the plumbing system be part of Phase 1 so the slab will not have to be sawcut?
A. Yes, clarification will be shown in revised drawings, issued in Addendum 2
- 14) What phase should the fire sprinkler system be, 1, 2, or both? Please advise.
A. This work will be Phase 2.
- 15) Would you be able to let me know if the concrete base for the monument sign is existing, or if fabrication of the base is also required? Will the building address be the only characters on the monument?
A. There seems to be some conflicting information. Sheet SP-01 calls out the monument sign to be by others, this is correct. The Tribe will provide and install this sign at a later date. There is no scope related to the monument sign for Phase 1. The building mounted signage shown on the elevations will be done during Phase 2.
- 16) There is a note on the Electrical site plan that references sheet E3.10 for Vault details for the Comm Vaults. There is no sheet E3.10 that I can find anywhere. Please advise / provide sheet E3.10.
A. This is included in the revised set.
- 17) Wanted to clarify what the source of funding on this project is and whether this has domestic requirements that need to be met - Buy America, BABA, Etc.
A. This is a Washington State Department of Commerce Grant. The BABA does not apply for this one.
- 18) Please request water flow information for the site regarding water pressure for the fire sprinkler system. At least a static pressure would be helpful.
A. The system operates at a constant pressure of 68 to 72 psi.
- 19) Is AISC certification required for steel fabrication?
A. To be answered in Addendum 2.
- 20) Is there a deadline for questions?
A. Please submit all questions by Monday, October 26th. The final addendum will be issued by EOD on October 30th. The final addendum drawing set will be issued by EOD on October 30th.

Attachments:

Nisqually Indian Tribe Tribal Employment Rights Ordinance Title 42 (19 pages)

Contract for Professional Services (6 pages)

Electrical Bid Set (13 pages)

Electrical Reference Set (19 pages)

END OF ADDENDUM