

REQUEST FOR PROPOSAL

RFP # 2026-BLD-E1

ADDENDUM 1

New Construction of Three
Type 'E' Single Family Homes For
NISQUALLY INDIAN TRIBE
Protocol Housing Development

Prepared By:
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Nisqually Project Manager Kevin Sutterliet
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PROJECT: REQUEST FOR PROPOSAL #RFP 2026-BLD-E1

ADDENDUM NO: 1

ISSUE DATE: December 29, 2025

BID DATE: 4:00 pm on January 15, 2026

TO: Public

FROM: Kevin Sutterliet, Building Department 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

1) CORRECTION TO RFP PAGE 6

A. SCOPE OF WORK – Item 6.

Bidder to provide itemized breakdown. Breakdown should be per house pricing and include (but not be limited to) plumbing, electrical, tile, cabinets, and flooring.

2) CORRECTION TO RFP PAGE 7

A. Framing

- No OSB use CDX. For sub floor use Adventech Gold.

3) CORRECTION TO RFP PAGE 9

A. Flooring, cabinets and casework.

~~JetCore Flooring~~, T&A Supply Company style overboard color 304 Essence, ~~grey color in entire house including the stairs. Use matching bull nose for the stairs.~~ (No carpet).

Bidder Questions and Observations

Questions are listed first, answers are listed as the “A”:

- 1) You chose 1.2 efficient Building envelope option and it states Windows U=.25, (R38 floor w/9.5" joists) we have dealt with this issue with requirements needing 11-7/8" joist for no compression on insulation. You being the building inspector are you ok with that? and are you doing the UA trade off to avoid Exterior Rigid insulation? If not then we will need to do Exterior rigid insulation unless you are ok with not doing that requirement.

- A. We are doing the UA trade off to avoid exterior rigid insulation. Our inspector is ok with minor compression.
- 2) You chose the 5.7 HP water heater that is requiring a split Hp Water heater that gets you 2.5 pts. The 5.6 option is the standard Tier 3 HP water heater and gets you 2 pts. Please let me know for sure which HP water heater you are wanting, the split unit is quite a bit more money
- A. We will go with the standard tier 3 HP water heater.
- 3) I did not see the site plans for Lot 22.
- A. Please see attachment for missing site plan set for lots 22-29.
- 4) Is the contractor responsible for temporary power?
- A. The owner will provide temp power poles.
- 5) Who is the cabinet manufacturer? I could not find Navy Blue Waypoint.
- A. The manufacturer is Waypoint. The color is navy blue for House E.
- 6) Can you please confirm the time for the site visit.
- A. The site visit will be 10 a.m.
- 7) Can you please confirm the flooring color is the same for all bids posted.
- A. Bid as listed. All interior and exterior color selections will be available prior to contract signing. Color selections will be within manufacturers' standard color selections.
- 8) Does prevailing wage pertain to this project?
- A. This project is not subject to prevailing wage.
- 9) Is there plans and specs for the sewer step tank and connections for this project.
- A. The owner will provide the septic, the step tank, and all connections. The contractor will leave a 2' stub out outside of the house.
- 10) Is Hardiboard Trim an acceptable substitute for Absolute Cedar.
- A. Yes
- 11) For blinds, are 2" cordless faux wood or white acceptable.
- A. Provide 2" stringless white blinds.
- 12) Do you want privacy glass for bathroom windows, should it be fogged or rain glass?
- A. Lets provide rain glass in the bathroom windows. No blinds needed in bathrooms.
- 13) If we bid on multiple projects, can they be submitted together or do we need to provide separate packages.
- A. If you choose to submit on multiple RFPs, each RFP submission (RFP 2026-BLD-SQ1, RFP 2026-BLD-E1, and RFP 2026-BLD-G1) must be a separate package and include the homes listed in that specific RFP. The Bid Form will list the price for all homes in the package and the breakdown (noted above) will list each house.
- 14) Belt or chain driven garage door opener? I usually use LED belt drive with a built-in camera from Olympia Overhead Doors.
- A. We typically use chain driven openers. No camera needed.
- 15) No heat pump water heater, just electric?
- A. Provide electric water heater.
- 16) Do we provide solid core or hollow core interior doors?
- A. Interior doors to be solid core doors by Lynden Doors, mercer style, smooth flat panel.

- 17) Is there an energy code worksheet?
- A. Not required – following 2018 energy codes
- 18) Are the permits already applied for and paid for?
- A. Permits are done through Nisqually Building Department, there is no fee. Building permits have already been received, the contractor will need to submit an application for an electrical permit. After the project is awarded, you'll work with Jen Elliott in the Building Department for all permitting and inspections.
- 19) The specs call for HVAC in the attic, but the plans show mini splits. Are HVAC specs eliminated?
- A. The SOW is correct, provide the HVAC in the attic.
- 20) Specs call for all windows to have Quartz window sills? is that correct? Is a sash below the window sill required?
- A. Provide wood sills with a sash. Paint to match interior doors / baseboards.
- 21) The specs call for Tile floors in the bathrooms, but don't show that indicated on the plans. Are the bathrooms getting tile floors?
- A. The SOW is correct, provide tile.
- 22) Is the Tub getting a tile surround, or is it a Tub and shower insert with fiberglass surround? Is it a full tile shower or a shower base with tile surround?
- A. The tub will be a fiberglass insert and have a fiberglass surround. Use Schluter or equivalent waterproofing membrane system for shower enclosures as shown on the SOW.
- 23) Per the scope of work we have interpreted that we as the contractor will perform all work from the mudsill up. All site work, utilities and concrete by others. Would this be an accurate way to proceed?
- A. Yes
- 24) All underground or above ground utilities (water, waste, electrical, etc.) will be run to the house whether below ground or above?
- A. Contractor will be responsible for getting the power and fiber from the transformer and vault to the house. Owner is responsible for water and waste, see question above.
- 25) Would we be responsible for laying the visqueen below the homes.
- A. Yes, contractor will be responsible for this.
- 26) What level of drywall are you calling out, 1-5?
- A. Provide a level 4 finish.
- 27) Is a bid or performance bond required?
- A. To be answered in Addendum 2
- 28) What is the impact of TERO?
- A. To be answered in Addendum 2

Attachments:

Site Plans – Lots 22-29

END OF ADDENDUM