



REQUEST FOR PROPOSAL

RFP # 2026-BLD-G1

ADDENDUM 2

New Construction of Two
Type 'G' Single Family Homes For
NISQUALLY INDIAN TRIBE
Protocol Housing Development

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

PROJECT: REQUEST FOR PROPOSAL #RFP 2026-BLD-G1

ADDENDUM NO: 2

ISSUE DATE: January 9, 2025

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

TO: Public

FROM: Kevin Sutterlict, 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 BID DUE DATE

A. The RFP stated the due date to be January 14, 2026. Addendum 1 listed the due date as January 15, 2026. **Bid date will be revised to January 15, 2026.**

Bidder Questions and Observations

Questions are listed first, answers are listed as the "A":

- 1) Is this a public bid opening.
 - A. This is not listed as a public opening. It will be done privately.
- 2) Is a bid or performance bond required?
 - A. The bid form references the RFP for instructions on required bonds. Page 2 of the RFP states that "To be awarded this project CONTRACTOR, of the winning bid, must be current with all taxes, insurances, bonding, and licensing. Failure to comply will result in bid rejection." You do not need to supply this information with the bid, however it will be required before your contract is awarded.
- 3) What is the impact of TERO?
 - A. We do expect bidders to acknowledge the TERO ordinance and honor the native hiring preference. There is no program currently in place and we do not have an active TERO list. It is likely that this program will be back online sometime during 2026. When a TERO officer is hired, they may do things like inspect job sites. This should have no impact on the bids at this time except for the hiring preference.
- 4) Who is setting the temp pole?
 - A. See Bidder Question 3 on Addendum 1 for response.
- 5) It looks like all of the flatwork and foundations are done.

- A. Yes. See Bidder Question 22 on Addendum 1.
- 6) Is there solar on the roof?
 - A. Not at this time, however, avoid penetrations on south facing roofs when possible. Panels may be added in the future.
- 7) Can we propose other HVAC systems than Dycon?
 - A. Use Dycon for bidding purposes. Substitutions may be considered prior to contract award.
- 8) Who pays for the PSE connection.
 - A. The owner is responsible for this.
- 9) How is the water connection working? Do we need to provide a water meter and double check valve?
 - A. See Bidder Questions 23 on Addendum 1 for response. We will provide a water meter and double check valve.
- 10) How is the sewer connection working? Do we need to stub out to a clean out?
 - A. See Bidder Question 8 on Addendum 1 for response. Stub out 2' length of a 3" black pipe. We will provide the cleanout. Note that septic tanks will not be installed under near the end of the project to avoid potential damage to the tank. Refer to electrical scope of work for alarm and pump circuit connections.
- 11) What is the contractor responsibility for electrical connections?
 - A. See Bidder Question 23 on Addendum 1 for response.
- 12) Will the corner lot be sleeved for water and sewer?
 - A. The water and sewer is the owners responsibility.
- 13) Are we using ductless HVAC systems?
 - A. We are using the minisplit system. The units may be located in the attic and ducts can be used where applicable.
- 14) How do the taxes work?
 - A. We can provide a tax exemption form to the contract awardee.
- 15) Can you provide the bidders with a checklist?
 - A. The Bid Form that was provided with the original RFP must be included with your bid and can act as a checklist. We are providing a **REVISED 1-9-26** Bid Form **R1** to include a better way to track the cost requirements noted in the RFP and Addendums. We're adding a short checklist to the end.
- 16) I missed the walk through. Was this mandatory?
 - A. The walkthrough was not mandatory.
- 17) We were wondering about the size of the hot water heater and the recirculating system per house to help save energy.
 - A. See Bidder Question 2 on Addendum 1 for response. The standard tier 3 HP water heater should be 50 gallons.
- 18) Is there a draw schedule?
 - A. The Contractor shall submit either a monthly or bi-monthly billing to the Tribe.
- 19) Insulation and gutter material spec?
 - A. Provide K style 5" seamless gutters with 2x3 downspouts, color TBD.
- 20) Contractor utility responsibility?

- A. See above for references to Addendum 1 and additional information.

21) Any cultural monitoring if excavation is required?

- A. The Nisqually Tribal Historic Preservation officer (THPO) has carefully reviewed the project site. At this time, there are no concerns. However, we do request to be informed if any inadvertent discoveries of archaeological resources or human remains during the project.

22) We were curious what you would like to do with the islands or floating cabinets in regards to electrical. I believe the NEC of 2023 made it optional to add outlets to the islands and we wanted to see what you wanted to do. If you did want them do you want pony walls or in the counter outlets or what's that going to look like?

- A. Per 2023 NEC, an outlet must be provided to islands or floating cabinets or power must be ran to a J-Box for a future circuit. A J-Box for a future circuit is the route we will take.

23) Second question I had was in regard to a question that was asked in addendum #1 that said the SOW was good for the hvac. However, I noticed the plans had red lettering on the sq house to add cadets to the bathrooms. Could you clarify where the cadets are going and what is meant by recommended cadets in the SOW for the laundry room and whether we are putting them in or not?

- A. All bathrooms and laundry rooms require a source of heat per the 2021 IRC R303.10. For bidding purposes add cadet heaters to each of these spaces. Prior to contract award we can review with winning bidder to determine if a ceiling mounted heater or a ducted return makes more sense that particular home.

24) Upon reviewing the provided specifications, I was unable to find any language indicating whether the Nisqually Indian Tribe retains sovereign immunity within the U.S. court system. If the Tribe does maintain sovereign immunity, would it be possible to include a Waiver of Sovereign Immunity upon award of the contract?

- A. The Nisqually Indian Tribe does retain sovereign immunity. This language is included in our professional and construction contracts and it is against our policy to waive that.

25) Our bonding company has requested clarification on this matter prior to issuing the bond.

- A. You must be able to be bonded, however we don't have a bond required for this project.

26) Is there a required refrigerator size?

- A. SOW calls for appliances to be Whirlpool in stainless steel with black accents. Provide an Energy Star rated, 36" wide refrigerator with French doors.

27) Can the electric range fan be included in an over the range microwave or required to be separate?

- A. This is allowed, however, we are avoiding roof penetrations on SW roof surfaces so it might not be appropriate for every home. Note that an over the range microwave requires a 20 amp service.

Attachments:

1-6-2026 Pre Bid Walk Through sign-in sheet

REVISED 1-9-26 Bid Form R1

END OF ADDENDUM

Protocol Housing Development Pre-Bid Walk Through
Jan 6, 2026 - 10 a.m.

The whole wine yards 360 810 0929
Randy Weston RDR Homes 360 918-1295
Ellis Symonds ST W CRAFTSMEN 360 505-6037
Good News Group 206-218 4842

Matison Hess Util Services 253 736 4562
David Topel Texar Homes 360-480-2703
Ray Nakajima BC STRUCTURE 253732-3530
James Goforth NL STRUCTURES 253-732-3530
Andy Gruhn/Maddie Gruhn 360-790-3183
360-791-4230
Aaron Bleiler Stetz Construction 253-405-3621
dave@jamesconstruction.com DAVE CLARK JA MORRIS CONSTR 360-999-9034
Ray Hubs Nisqually tribal construct 360-791-6328
BEN PETERSEN BER SCHAUER GROUP bids@berschauergrp.com
Jaylen Derhchner 253-439-9403
(Jaylen@ID-BUILDER.com)



Bid Form **R1**

for

RFP # 2026-BLD-G1

Protocol Housing Development Two Type 'G' Single Family Homes

Bidder Name: _____

Bidder Address: _____

Bidder Telephone: _____

To: Nisqually Indian Tribe
4820 She-Nah-Num Drive SE
Olympia WA. 98513

CERTIFICATIONS AND BASE BID

Pursuant to and in compliance with issued documents, including any of the following; Instructions to Bidders, Drawings, Specifications, and other Documents relating thereto, the undersigned Bidder, having investigated the Project and being aware of costs and conditions affecting performance of the Contract, and being familiar with Contract Documents, hereby proposes to provide material and perform Work on terms and conditions herein contained. The amount computer includes cost of Work but does not include Washington State Sales Tax.

_____ Dollars (\$ _____)
House 'G' at Lot 18

_____ Dollars (\$ _____)
House 'G' at Lot 20

The above amount may be modified by amounts indicated by Bidder in Schedule of Unit Prices and Schedule of Alternates below.



Include amount of overhead and profit in Base Bid amount.

Bidder, in submitting this Bid, understands that Owner reserves the right to reject any or all Bids, to waive any informality or irregularity in any Bid received, and to accept any Alternate(s) in any order of combination.

SALES TAX AND PERMITS

Do not include retail sales tax in Bid Sum: Other necessary fees and taxes shall be paid by the Contractor and are included in the bid. Local building department plan check fee, building permit fee, and other fees as outlined in the RFP will be paid by the Owner and shall not be included in the bid.

TIME FOR COMPLETION

The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents on a date specified in a written Notice to Proceed issued by the Nisqually Indian Tribe. NTP is anticipated for February, 2026. Project Completion shall be by November 30, 2026. Include a project schedule with this bid form.

ACKNOWLEDGEMENT OF ADDENDA

Receipt of addenda are hereby acknowledged. Note addendums may or may not have been issued. Refer to official plan holder sites for all addendum issued.

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

OVERHEAD AND PROFIT

Include overhead and profit in Bid prices above.

CONTRACT

If the undersigned is notified of the acceptance of this Bid within 45 days after time set for opening Bids, undersigned agrees to execute a Contract for the above Work for the compensation established by adjusting the Base Bid by the amount of the Alternate Bids and / or Substitute Bids selected by the Owner.

BID SECURITY

Comply with and bid security requirements as listed in the RFP.

REFERENCES

Provide project / client references as requested in the RFP as an attachment to this Bid Form.



SUBMISSION OF BID (Complete for all bids.)

Dated this _____ day of _____, 20____.

(Name of Person or Entity Submitting Bid)

(Mailing Address)

(Authorized Signature)

(City, State, Zip)

(Printed Name)

(Phone)

(Title)

(Email Address)

(WA State Contractor's License No)

(Expiration Date)

Checklist of Attachments:

- Provide Itemized Cost Breakdown per RFP and addendum notes
- Provide Project Schedule
- Provide References
- Tribal Status (if applicable)

*Proof of bonding and insurance to be provided after selection, prior to award of contract

END OF BID FORM