

ADDENDUM NO. 1
to the
REQUEST FOR PROPOSALS

Orting School District
Orting Elementary School Replacement & HS Addition

ISSUED THIS DATE: **March 04, 2026**

TO PROSPECTIVE PROPOSERS:

The attention of all proposers is directed at the additions and modifications described in this Addendum which shall be considered as part of the Request for Proposal (RFP). All proposers must acknowledge receipt of this Addendum in their RFP Cost Proposal form.

The following addendum addresses items within the RFP document issued on February 23, 2026.

1. The Attached Cost Proposal Form shall replace the form issued with RFP on February 23, 2026. The changes are as follows:
 - a. Removed "Project Executive" from pricing as their costs are included as part of "FEE" as per the Cost Responsibility Matrix
 - b. Added cost line item for "Project Safety Officer"
2. Replace Page 4 of the RFP document issued on February 23, 2026, with the attached Page 4. This removes the description of the Project Executive and inserts the Project Safety Officer.

END OF DOCUMENT

ADDENDA #1

FEE PROPOSAL AND PRECONSTRUCTION COST PROPOSAL FORM

TO:

Cliff Fries
Executive Director of Business & Operations
Orting School District
121 Whitesell St. NE
Orting, WA 98360

Pursuant to and in compliance with the **Request for Fee Proposal and Cost Responsibility Matrix** dated **February 21st, 2026**, the undersigned certifies, having carefully examined the Contract Documents and conditions affecting the work, and being familiar with the site; proposes to furnish all labor, materials, equipment, and services necessary to complete the work, as follows:

The 32-month construction duration is anticipated; however, the actual duration will be negotiated with the final GMP.

Also please keep in mind while this is all being shown as 1 project for fee calculation and scoring, we will have to track all work for High School and Elementary School separately and maybe two contracts due to OSPI funding.

Description of Proposal Item:			Total Estimated GC/CM MACC	Proposal Amount
GCCM Percent Fee (Percentage x Total Estimated GC/CM Contract)		____%	\$106,300,000	\$
Specified General Conditions*	Name of Staff Member (as listed in SOQ)			
Project Manager		32 months	\$_____/month	\$
Project Superintendent		32 months	\$_____/month	\$
Project Engineer		32 months	\$_____/month	\$
Project Safety Officer		32 months	\$_____/month	
All other Specified General Conditions Costs		32 months	\$_____/month	\$
			Total Proposal:	\$

**** Contract value as listed includes Contract value including cost escalation. The Percent Fee as quoted herein shall be applied to all Work subject to the terms of the Contract and applicable statutes. In case of a mathematical error between the listed Fee percentage and the stated Proposal Amount, the correct mathematical calculation will be used to calculate the Proposal Amount. In case of a mathematical error in the addition of the rows within the Proposal Amount column, the correct addition will be used to calculate the Total Proposal Amount.**

***Specified General Conditions shall include costs as defined in the GC Cost Responsibility Matrix and GC/CM Contract.**

Description of Proposal Item	
Preconstruction Services Hourly Rates	
<u>Staff member</u>	<u>Hourly Rate</u>
* _____	\$ _____
* _____	\$ _____
* _____	\$ _____
* _____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____

Please list any the proposed plus any additional staff you may use for Preconstruction Services with their hourly rates. These rates will be used in negotiations for Preconstruction Services agreement.

ADDENDA #1

SALES TAX

The sums stated in the foregoing do not include Washington State Sales Tax.

CONTRACT AND BOND

For the purposes of calculating the costs of bonds and insurance, the proposal shall assume a Contract Sum for the entire Project as referenced in the Request for Fee Proposals.

The undersigned agrees to execute a contract for the above work for the GMP on The Owner's GC/CM Contract form or the subsequent negotiated GMP, and to furnish bonds and evidence of insurance as required by the contract.

Proposer's Business Name:			
Type of Business: Sole Proprietorship Partnership Corporation (State of Incorporation:) Other			
Business Address:		City:	State: Zip Code:
Business Telephone Number:	Business Fax Number:	Business E-mail Address:	
State of Washington numbers for the following:			
Contractor Registration No.:	UBI No.:	Employment Security Dept. No.:	
Receipt is hereby acknowledged of Addenda No(s): _____			

REPRESENTATIVE AUTHORIZED TO SIGN FOR PROPOSER

"I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct":	
Signature:	Date:
Print Name and Title	Location or Place Executed: (City, State)

The specific staff members assigned to the project during each Component of the project shall be negotiated between The Owner and Contractor based on the needs of the project at the time and in the best interest of the project.

Minimum staffing:

- Project Executive (Principal in Charge) - primary point of contact for GCCM
- Project Manager
- Project Superintendent
- Project Engineer
- **Project Safety Officer**

2.2. The minimum qualifications for the staff members listed shall be as follows:

Project Executive (Principal in Charge) as listed in Proposer's Statement of Qualifications as the ~~Primary Point of Contact between The Owner and the Contractor. This individual shall have full authority to act on behalf of the Contractor, negotiate contract terms, and execute agreements.~~

Project Manager, as listed in the Proposer's Statement of Qualifications, shall be fully dedicated to the project with no other project commitments during the construction phase. The Project Manager must be engaged during the Pre-Construction Phase and lead the overall effort including the supervision of estimators, schedulers and others assigned and supervise all Contractor staff, subcontractors, and materials suppliers.

Project Superintendent, as listed in Proposer's Statement of Qualifications as primary director of execution for the project. This individual shall have full authority to schedule, coordinate and direct the progress of work on the site. The Project Superintendent shall be fully dedicated to the project with no other project commitments during the construction phase of the project and shall contribute to project planning on a part-time basis during the pre-construction phase.

Project Engineer, the technical support member of the Contractor's team to provide detailed interpretations of project documents, prepare submittal documents for Architect review, assist in the supervision of subcontractors and Contractor craft personnel, provide ongoing documentation of progress, prepare technical and financial analysis as needed for owner review and other tasks as assigned. The Project Engineer shall be fully dedicated to the project with no other project commitments during the construction phase.

Project Safety Officer, the technical support member of the Contractor's team to provide safety input and oversight from the planning preconstruction phase throughout the construction phase into closeout.

2.3 Staff members listed above shall be the same staff as shown in the Proposer's Statement of Qualifications and shall be fully committed throughout the construction process. Should a staff member listed above need to be replaced for reasons out of the GC/CM's control or the level of staffing required change during the project, The Owner and selected GC/CM will negotiate changes to the Specified General Conditions sum within any component (phase) of the project. The monthly rates listed in the Fee Proposal form will be used as a basis for compensation to the Contractor when negotiating GMP Amendments. The Owner reserves the right to review qualifications and experience of individuals proposed to replace key staff members listed above and further, to reject proposed changes to key staff listed above based on qualifications and experience relative to that of the original staff member being replaced. The Owner reserves the right to terminate the contract if a staff replacement acceptable to The Owner cannot be negotiated.