

JDMA ARCHITECTS

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Addendum No.: 001

To: All Prospective Proposers

Project Name: Ropes ISD 2025 Bond Projects

Project No.: J22522

RFQ/RFP No.: 26-001

Date: June 4, 2026

Bid Date and Time: Monday, June 15, 2026, at 3:00 P.M., local time



June 4, 2026

All Proposers are asked to note the following changes, additions, omissions and/or corrections to the original Procurement Documents. Instructions issued in this Addendum shall become a part of the Contract Documents, and Proposers are asked to adjust their proposals accordingly. Acknowledge receipt of this Addendum in the space provided on the Proposal Form.

Amendment Items:

Item 1: **Form A (REVISED)**

- A. Because the specific design details and durations for each project phase or component have not yet been finalized, proposers must discard the original Form A (Page 24) and use the attached **Form A (REVISED)** to ensure a fair and consistent evaluation.
- B. Proposers must use the revised form in its entirety and include it with their Step Two cost submittal.

Clarification Items:

Item 1: **Clarification Regarding Project Timeline and Phase Overlap**

- A. Because the baseline schedule will be developed collaboratively with the selected CMAR firm during preconstruction, proposers should use **Exhibit H – Estimated Milestone Guide** as a general reference for preliminary logistics, sequencing, and staffing assumptions:
 1. **Immediate Project Launch:** Proposers should anticipate that the Phase One (High School Classrooms) design package is sufficiently advanced to proceed to GMP negotiation and preparation immediately upon contract award and execution.
 2. **Broad Phasing Sequence:** Proposers should expect subsequent phases to progress generally in sequence from design release through construction milestones, as outlined in Exhibit H.
 3. **Strategic Concurrent Overlap:** To maximize the benefits of the Construction Manager-at-Risk delivery method, proposers should anticipate a reasonable degree of overlap between project phases to help optimize the schedule.

4. **Targeted Efficiency Window:** This overlap is expected primarily during the final stages of design, preconstruction budgeting, and early procurement or permitting for subsequent components to maintain project momentum.

Item 2: Estimated Project Duration & General Conditions

- A. To support proposers and provide a consistent basis for evaluation, **Exhibit H – Estimated Milestone Guide** includes a preliminary construction schedule for reference. Proposers to reference these parameters when developing their overall project approach and pricing.
 1. **Baseline Framework:** Proposers must use the provided estimated scope of work and the baseline construction cost of **\$17,000,000.00** as the standard basis for proposal scoring.
 2. **Professional Estimating:** Proposers are expected to rely on their team's expertise, current West Texas market conditions, and experience with K-12 educational projects of similar scale to estimate reasonable project durations.
 3. **Staffing & Fixed Costs:** The proposed Fixed General Conditions total must be based on a comprehensive schedule, sequencing plan, and staffing approach that your firm determines are necessary to safely and successfully deliver the full project scope, assuming approximately **24–26 months** of continuous construction management.

Item 3: Reminder of Upcoming Deadlines

- A. **Deadline for Written Questions:** Monday, June 8, 2026, at 5:00 P.M.
- B. **Proposal Submission Deadline (Step One & Step Two):** Monday, June 15, 2026, at 3:00 P.M.

Attachments:

Item 1: Form A (REVISED) and Exhibit H – Estimated Milestone Guide.

End of Addendum No. 001

RFQ/RFP 26-001 | FORM A (REVISED)

PROPOSAL FORM & FEE SUBMITTAL

For CMAR for Ropes ISD 2025 Bond Projects

ROPES INDEPENDENT SCHOOL DISTRICT

Submitted by: _____

Date: _____ Phone No.: _____

IMPORTANT SUBMITTAL INSTRUCTION:

THIS FORM AND THE REQUIRED 5% PROPOSAL BOND MUST BE SUBMITTED IN A SEPARATE, SEALED ENVELOPE MARKED: "STEP TWO: FEE PROPOSAL & BOND – RFQ/RFP 26-001" DO NOT INCLUDE THIS FORM IN THE STEP ONE QUALIFICATIONS PACKAGE.

To:

Ropes Independent School District
Attn: **Dade Cosby, Superintendent**
304 Ranch Road
Ropesville, Texas 79358

Having examined the documents for RFQ/RFP 26-001 prepared by JDMA Architects and Ropes Independent School District, and having examined site conditions, the undersigned proposes to perform all work as CMAR for the 2025 Bond Projects. Upon an agreed-upon GMP, the undersigned proposes to furnish all labor, equipment, and materials to complete the projects as phased below.

SUBMISSION OF PROPOSAL

As required by Section 1.4 of the Proposal Instructions, the undersigned CMAR has attached a Proposal Security in the form of a Bid Bond or Cashier's Check made payable to Ropes Independent School District.

1. **SECURITY AMOUNT:** Five percent (5%) of the Estimated Construction Budget Amount (\$17,000,000.00).
2. **PURPOSE:** This serves as a guarantee that the CMAR will enter into a Contract and execute required Performance and Payment Bonds within ten (10) days of execution of the Contract.

PROPOSED FEES

Based on your company's plan to complete this Project, indicate your proposed fees and prices for the Scope of Work for this Project. Base the computed fees below strictly on the comprehensive estimated budget as stated in this Proposal.

1. **PRE-CONSTRUCTION SERVICES FEE**

For all pre-construction phase services, including cost estimating, value engineering, scheduling coordination, budgeting, and constructability reviews for all Phases as detailed in the procurement documents, the Proposer proposes the following lump-sum fee.

Total Pre-Construction Fee: \$_____ (figures)

_____ (words)

2. **REVISED CONSTRUCTION SERVICES FEES (OVERALL BOND PROGRAM)**

Per Addendum No. 1, Item 1, detailed phase-by-phase design details and durations are not finalized. Proposers are instructed to **leave the individual phase rows blank** (or enter "Included in Total") and **must provide a single, comprehensive entry in the Totals row below** based on the overall project scope.

All fee percentages and operational costs shall be based on the comprehensive **Estimated Construction Budget baseline of \$17,000,000.00 (which explicitly excludes Owner soft costs such as architectural/engineering fees, testing/commissioning, and Owner contingencies).**

Project Component	Estimated Construction Budget	Construction Fee (%)	General Conditions (Fixed \$)
PHASE ONE	Not Finalized Individually	_____ %	\$ _____
Project A: HS Classrooms Addition			
Project B: Elementary Classrooms Addition			
Project C: Band Hall Renovation and Addition			
PHASE TWO	Not Finalized Individually	_____ %	\$ _____

Project D:
AG Shop & CTE
Expansion

PHASE THREE Not Finalized _____ % \$ _____
Individually

Project E:
New
Gymnasium

COMPREHENSIVE
TOTALS **\$17,000,000.00** _____ % \$ _____
(Blended) (Total Fixed Cost)

Note: Proposers are required to attach a detailed, itemized breakdown of categories within their comprehensive General Conditions calculations as noted on Page 26. Component and phase-specific fee allocations will be collaboratively finalized with the selected CMAR during the Pre-Construction phase as detailed construction documents and individual schedules are established.

3. OTHER COSTS & SAVINGS

Other Costs (If any, specify):

1. _____ \$ _____
2. _____ \$ _____

Savings Split: CMAR: _____ % | Owner: _____ %

4. ACKNOWLEDGEMENT OF ATTACHMENTS

Acknowledge by initialing that the following are attached to this Proposal:

- **5% Proposal Security**(Bid Bond or Cashier's Check) _____
- **Form B:** Felony Conviction Notice _____
- **Form C:** Non-Collusion Affidavit _____
- **Form D:** Conflict of Interest Questionnaire (CIQ) _____
- **AIA – A305:** Contractor's Statement of Qualifications _____
- **General Conditions:** Detailed Itemization of Fixed Costs _____

5. **ADDENDUM ACKNOWLEDGEMENT**

The Proposer hereby acknowledges receipt of the following Addenda issued for this procurement process. Failure to acknowledge all addenda may cause the proposal to be considered non-responsive.

- **Addendum No. 1** – Date Acknowledged _____
- **Addendum No. 2** – Date Acknowledged _____
- **Addendum No. 3** – Date Acknowledged _____

6. **ACKNOWLEDGEMENT OF PROPOSAL**

It is understood that the Owner reserves the right to reject any or all Proposals or waive any informalities in the Process.

Authorized Signature: _____

Title: _____
(Seal, if a Corporation)

Company: _____
(State whether Corporation, Partnership or Individual)

Address: _____

Telephone: _____

THIS PROPOSAL FORM MUST BE SUBMITTED BY 3:00 PM, June 15, 2026.

ESTIMATED MILESTONE GUIDE

For Reference and General Conditions Modeling Purposes Only

To support proposers and provide a consistent basis for evaluation, Exhibit H includes a preliminary construction schedule for reference. Proposers should use these parameters when developing their overall project approach and pricing.

1. REFERENCE COMPONENT CONSTRUCTION TIME FRAMES

- PHASE ONE (Launches immediately upon Award & Execution)
 - **Project A: High School Classrooms Addition** — Anticipated **6 to 8 Months**
 - **Project B: Elementary Classrooms Addition** — Anticipated **10 to 12 Months**
 - **Project C: Band Hall Renovation & Addition** — Anticipated **7 to 9 Months**
 - Phase 1 Program Planning Note: Utilizing standard concurrent site management across the three active campus areas, the total construction duration for Phase 1 is anticipated to be approximately **12 to 14 months**.
- PHASE TWO (Sequenced/Overlapped via Pre-Construction Master Schedule)
 - **Project D: AG Shop & CTE Expansion** — Anticipated **8 to 10 Months**
- PHASE THREE (Sequenced/Overlapped via Pre-Construction Master Schedule)
 - **Project E: New Gymnasium** — Anticipated **12 to 14 Months**

2. REFERENCE PROGRAM MANAGEMENT FOOTPRINT

By strategically overlapping subsequent phases (e.g., procurement, mobilization, and groundbreaking activities for Phases 2 and 3 occurring concurrently with mid-stage construction of Phase 1), Proposers may consider a total program duration of approximately **24 to 26 months** of continuous, active field construction management for purposes of their General Conditions submittal.

*Disclaimer: This guidance is provided solely as a reference to support proposal development and evaluation. Proposers should rely on their team's experience, current West Texas market conditions, and familiarity with K-12 projects of similar size and complexity to establish appropriate durations. Final project milestones, critical path activities, and phase durations will be collaboratively refined, adjusted, and contractually established as part of the Component Guaranteed Maximum Price (GMP) during the Pre-Construction phase.