



September 16, 2026

ADDENDUM #1

FROM: Fredericksburg ISD

RFP Project: #2026-BOND-090202026

Project Title: CONSTRUCTION MANAGER-AT-RISK (CMAR) (ONE-STEP PROCUREMENT)
FREDERICKSBURG ISD – 2026 BOND PROJECTS

SUBJECT: RFP CLARIFICATION – ADDENDUM #1

The above referenced RFP (and any referenced Contract Documents, Technical Specifications, and/or Plans) are hereby modified as per the attached “Addendum #1” (consisting of **2 pages**).

All responders are required to use the UPDATED “Exhibit B – Price Proposal Form” attached (5 pages)

The questions submitted to FISD including answers provided are attached to this Addendum for general information purposes and provided as courtesy to all bidders (**7 pages**). The RFP and this Addendum #1 govern over any response provided to submitted questions.

PLEASE ACKNOWLEDGE RECEIPT OF THIS ADDENDUM BY SIGNING AND RETURNING WITH YOUR BID PACKAGE. **IN ADDITION, ACKNOWLEDGEMENT OF THIS ADDENDUM IS REQUIRED ON THE SUBMITTED “EXHIBIT B – PRICE PROPOSAL FORM” (ITEM D)**

District Authorization

Authorized Signer

Michael Gonzales

Name

Director of Operations

Title

9/16/2026

Date

Company Authorization and Acceptance

Authorized Signer

Name

Title

Date



Request For Proposals
For Construction Manager-at-Risk (CMAR)
RFP# 2026-BOND-090202026
Addendum #1

Addendum #1 items:

1. Instruction to Respondents – 1. General Information – Item 1 (page 3 of 30): FISD intends to award the project(s) to **one (1)** Construction Manager-at-Risk (CMAR).
2. Instruction to Respondents – 1. General Information – Item 1 (page 3 of 30) and RFP Attachment 1 (page 8 of 30): The project is clarified for the purposes of this RFP for CMAR to limit the fee basis submitted for the first two projects listed: a) **New construction/replacement of Fredericksburg High School (FHS)** and b) **New construction of a district Transportation Facility**. The fee basis is further clarified in this Addendum #1. The other projects listed are intended to highlight all potential scopes in the FISD 2026 Bond. Any CMAR involvement that may be needed for the smaller, one to one replacements, maintenance or other projects will be considered with the FHS GMP (Fall of 2027).
3. Exhibit A – Proposal Form (page 15 of 30): As noted in the RFP: *“The Proposal narrative shall not exceed twenty-five (25) pages. Tab pages without substantive content and the required forms included in Exhibits B through I do not count toward the page limitation.”* For clarification, the 25 page narrative limit does not include cover, table of contents, section dividers, nor any forms required to be submitted as listed in RFP Exhibits B – I (including any comments on the AIA agreement). Any resumes, organizational chart, project photos, and related information count as part of the 25-page narrative limit.
4. Exhibit A – Proposal Form (page 17 of 30) – Criteria 3 – Item 12: Change the first sentence to “For each project identified in Item #11”. (updated reference from “Item #9” to “Item #11”)
5. Exhibit A – Proposal Form (page 18 of 30) – Criteria 6 – Item 21: Change reference from “Loss Rate Indicator (LIR)” to “Loss Time Injury Rate (LTIR)” and use standard guidance to calculate based on loss time cases and total hours worked using the OSHA 200,000-hour base (i.e., $LTIR = \text{total number of loss time injuries} \times 200,000 / \text{total number of hours worked by all employees}$)
6. Exhibit B – Price Proposal Form – Section A-1 Construction Manager’s Fee (page 19 of 30): The fee basis is changed to require submission of Construction Manager’s Fee for the two main projects that are the focus of this RFP.
 - a) **Transportation**
 - b) **FHS**

Responders must include the attached UPDATED “Exhibit B – Price Proposal Form” including the fee table included on this revised form.
7. Exhibit B – Price Proposal Form – Section A-2 General Conditions (page 19 of 30): All references to an eight (8) month construction duration are hereby deleted. For the basis of fee calculation, the anticipated construction schedule included in “Attachment 1- Project Scope and Details” on page 9 of 30 shall govern.
 - a) **Transportation – 7 months** (approximately February 1, 2027 – August 30, 2027)
 - b) **FHS – 26 months** (approximately October 1, 2027 – December 2, 2029)

Responders must include the attached UPDATED “Exhibit B – Price Proposal Form” including the fee table included on this revised form.



**Request For Proposals
For Construction Manager-at-Risk (CMAR)**
RFP# 2026-BOND-090202026

Addendum #1

8. Exhibit B – Price Proposal Form – Section A-2 General Conditions (page 19 and 20 of 30): All references to monthly NTE amount for General Conditions is hereby deleted. For the basis of fee calculation, the General Conditions is change to percent basis.
Responders must include the attached UPDATED “Exhibit B – Price Proposal Form” including the fee table included on this revised form.
9. Exhibit B – Price Proposal Form – Section A-3 Pre-Construction Services (page 20 of 30): The lump sum required for Pre-Construction services must be inclusive of the Transportation and FHS projects only and should NOT include any other project referenced in the RFP.
Responders must include the attached UPDATED “Exhibit B – Price Proposal Form” including the fee table included on this revised form.

EXHIBIT B
REQUIRED FORM – PRICE PROPOSAL FORM
FREDERICKSBURG ISD – 2026 BOND PROJECTS

Having examined the RFP prepared by the Owner, the following is a breakdown of the CMAR's proposed fees. (Note: Pricing evaluation will be evaluated as CRITERIA 7 in the RFP. It is worth 40 points.)

In submitting this Form, the undersigned agrees to the following:

- Hold proposal open for acceptance for a minimum of ninety (90) days.
- Accept rights of Owner to reject any or all proposals, to waive minor irregularities/formalities and to accept proposal which Owner considers most advantageous to FISC.
- By signing, the undersigned affirms that, to the best of his knowledge, this Proposal has been arrived at independently and is submitted without collusion with anyone to obtain information or gain any favoritism that would in any way limit competition or give an unfair advantage over Respondents in the award of this proposal.

A-1. CONSTRUCTION MANAGER'S FEE

For home office overhead, profit and all preconstruction services, list your proposed Construction Manager's Fee as a percentage of the Cost of the Work as defined in Article 7 of the AIA Document A133-2019 as amended by the Owner for this Project.

For each billing period, the percentage proposed for the Construction Manager's Fee will be multiplied by the actual Cost of the Work payable in the applicable Payment Application. For purposes of clarity, the Construction Manager's Fee will **not** be calculated using the "Contract Sum", the "Guaranteed Maximum Price", the "Construction Budget" or other amount but will be based on the **Actual** Cost of the Work. No Construction Manager's Fee shall be paid on the Construction Contingency until funds are allocated from the Contingency to the Cost of the Work

Respondent proposes the following percentage to be multiplied by the Cost of the Work to arrive at the Construction Manager's Fee for home office overhead and profit.

FEE:

See attached table for Transportation and FHS Projects and provide
 percent (%) fee based on the anticipated cost of work as listed.

A-2. GENERAL CONDITIONS

The amount permitted to be charged for General Conditions shall be computed each month based upon the actual allowable and documented General Conditions costs, as defined in the Agreement, ~~up to the applicable Not to Exceed ("NTE") amounts proposed herein.~~

For the proposal evaluation purposes, Respondents shall assume the construction duration per attached table.

The proposed Monthly NTE amount shall be utilized only if the Contract Time is extended by the Owner through an approved Change Order or other written modification to the Contract. Compensation for General Conditions during any approved extension shall not exceed the proposed Monthly NTE amount unless otherwise approved by the Owner.

The General Conditions costs shall include only those costs defined in Section 6.1.7 and all applicable subparts of AIA Document A133-2019, as modified by the Owner, and incorporated into the Contract Documents.

NOTE: To ensure an equitable comparison of proposals, General Conditions shall be paid based upon the Respondent's actual allowable and documented General Conditions costs, not to exceed the Total NTE amount proposed below. **RESPONDENTS SHALL NOT MODIFY, EXPAND, OR SUBSTITUTE THE DEFINITION OF GENERAL CONDITIONS OR THE OWNER'S SPECIAL CONDITIONS CONTAINED IN THE CONTRACT DOCUMENTS. IF A RESPONDENT BASES ITS PROPOSAL UPON ANY OTHER DEFINITION OF GENERAL CONDITIONS, FREDERICKSBURG ISD MAY DETERMINE THE PROPOSAL TO BE NON-RESPONSIVE.**

The Defined General Conditions shall also be utilized in establishing the Guaranteed Maximum Price. Costs included within the Defined General Conditions shall not be included as Costs of the Work or otherwise included within a "General Requirements" or similar specification division as reimbursable Costs of the Work.

NOTE: Construction Manager-At-Risk shall provide, at a minimum, dedicated or regularly assigned project personnel appropriate for the size and complexity of the Project.

Respondent proposes the following:

See attached table for
Transportation and Fredericksburg High School
General Condition Percent (%).

See attached table for Monthly Rate for General Conditions if
Transportation and Fredericksburg High School
Projects exceed the duration listed.

A-3. NOT TO EXCEED PRICE FOR PRE-CONSTRUCTION SERVICES IF CONSTRUCTION PHASE DOES NOT COMMENCE

All costs for pre-construction phase services including cost estimating, scheduling, building systems and material cost analysis are included in the Construction Manager's Fee proposal in Item A-1, above. However, if the construction phase does not commence for any reason, payment to the Construction Manager for preconstruction services shall be:

_____ DOLLARS (\$_____)

Note: To avoid misunderstanding this Pre-Construction Services Fee Proposal will ONLY be relevant if, for any reason, the Project or Projects do not proceed to the Construction Phase, in all other cases the

Construction Manager's Fee proposed in Item 1 will be deemed to include the compensation for Preconstruction Phase Services.

A-4. SUBCONTRACTOR DEFAULT INSURANCE

- ☐ CMAR **PROPOSED TO USE** Subcontractor Default Insurance (SDI). Proposed SDI Cost will be _____ PERCENT (_____%)
- ☐ CMAR **DOES NOT PROPOSE TO USE** Subcontractor Default Insurance (SDI).

B. CONTRACT EXCEPTIONS

The Owner intends to use an AIA Document A133-2019, *Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price*, as modified by Owner, with an AIA Document A201-2017, *General Conditions of the Contract for Construction*, as modified by Owner (both of which together with any exhibits thereto consist of the "Contract"). Copies of the form of agreement are included with the RFP in a separate file for review (See **Attachment 2**).

Provide any comments or requested changes to the AIA Document A133-2019, as amended by the Owner and the AIA Document A201-2017, as amended by the Owner, and include an explanation for the change, otherwise Respondent will be deemed to have accepted the form of these contract documents.

C. REPRESENTATIONS

By executing and submitting this Proposal, the Respondent represents, warrants, and certifies to FISD as follows:

1. **Proposal Validity.** This Proposal shall remain irrevocable and open for acceptance for a period of ninety (90) calendar days following the Proposal Due Date.
2. **Authority.** The individual signing this Proposal is duly authorized to bind the Respondent to the representations, certifications, and commitments contained herein.
3. **Independent Proposal.** The Proposal has been prepared independently and without collusion, agreement, or consultation with any other Respondent or person for the purpose of restricting competition or obtaining an unfair competitive advantage.
4. **Review of Solicitation Documents.** The Respondent has carefully reviewed the Request for Proposals, the proposed Contract Documents, all Addenda, and all other solicitation documents and submits this Proposal in accordance with those documents.
5. **Site and Project Conditions.** The Respondent has examined the Project site, or has had the opportunity to do so, and has satisfied itself regarding the nature of the Project, existing conditions, access, constraints, and all other matters that may affect the performance of the Work. The Respondent has considered such matters in preparing its Proposal.
6. **Accuracy of Information.** All information submitted in response to this Request for Proposals is true, complete, and accurate to the best of the Respondent's knowledge. FISD and its authorized representatives are authorized to verify the information provided and to contact references, clients, financial institutions, and other persons or entities identified by the Respondent.
7. **Acceptance of Procurement Process.** The Respondent acknowledges that FISD reserves the right to reject any or all Proposals, waive minor informalities or irregularities, request clarifications, negotiate as permitted by law, and award a contract in the manner determined to be in the best interests of FISD.
8. **Contingencies and Savings.** The Respondent acknowledges that all unused contingencies, allowances, cost savings, rebates, discounts, refunds, and similar credits associated with the Project shall accrue solely to the benefit of FISD in accordance with the Contract Documents.

Addendum #1

9. **Claims Relating to Procurement Process.** To the fullest extent permitted by applicable law, the Respondent waives any claim against FISD, the Architect, and their respective governing board members, officers, employees, consultants, agents, and representatives arising from or relating to the administration of this procurement, including the evaluation of Proposals, the waiver of informalities, the acceptance or rejection of any Proposal, or the award of the Contract, except as otherwise provided by applicable law.
10. **Compliance with Law.** The Respondent acknowledges that the Project will be procured and administered in accordance with all applicable federal, state, and local laws, including, without limitation, Chapter 44 of the Texas Education Code and Chapter 2269 of the Texas Government Code.

D. ADDENDA (if any):

The Respondent acknowledges receipt of the following Addenda issued by Fredericksburg ISD in connection with this Request for Proposals. The Respondent shall indicate the date of each Addendum received in the space provided below. Failure to acknowledge receipt of a material Addendum may render the Proposal non-responsive.

Addendum No.	Date of Addendum	Acknowledged (Initials, Optional)
Addendum No. 1		
Addendum No. 2		
Addendum No. 3		
Addendum No. 4		

By submitting its Proposal, the Respondent certifies that it has reviewed and incorporated all Addenda issued by Fredericksburg ISD into its Proposal.

By signing below, the undersigned certifies that he or she is duly authorized to execute and submit this Proposal on behalf of the Respondent and further represents that, to the best of his or her knowledge, the information contained in this Proposal is true, complete, and accurate.

Signature of Authorized Representative: _____

Printed Name of Authorized Representative: _____

Title of Authorized Representative: _____

Full Legal Name of Company: _____

Business Address: _____

Date: _____



Request For Proposals
For Construction Manager-at-Risk (CMAR)
RFP# 2026-BOND-090202026
Addendum #1

Exhibit B – Price Proposal Form
Fee Table

Fee calculation basis

Project #:	1	2
Project:	Transportation	Fredericksburg High School
Anticipated Schedule Duration	7 months	26 months
Anticipated Schedule Dates	February 1, 2027 – August 30, 2027	October 1, 2027 – December 2, 2029
Anticipated Total GMP as listed in RFP	\$5,000,000	\$125,000,000
Cost of Work (as defined by AIA agreement - Use for fee basis and for calculation purposes)	\$4,600,000	\$117,000,000
Construction Manager's Fee - Percent % <i>(including Pre-Construction Services as listed per Exhibit B – A-3)</i>	%	%
Construction Manager's Fee – Calculation for illustrative purposes based on “Cost of Work” value listed in this table	\$	\$
General Conditions - Percent % <i>(including Pre-Construction Services as listed per Exhibit B – A-3)</i>	%	%
General Conditions – Calculation for illustrative purposes	\$	\$
General Conditions – Monthly rate if project exceeds listed duration <i>(based on conditions as listed in Exhibit B – A-2 and the AIA agreement)</i>	\$	\$

Notes:

- 1) Include the Pre-Construction Fee where indicated in Exhibit B – A-3 (page 20 of 30)
- 2) Include the Subcontractor Default Insurance where indicated in Exhibit B – A-4 (page 21 of 30)
- 3) Acknowledge the Addenda where indicated in Exhibit B – Item D (page 22 of 30)
- 4) Sign, date, and provide all information where indicated in Exhibit B (page 22 of 30)



Fredericksburg ISD

CONSTRUCTION MANAGER-AT-RISK (CMAR)
(ONE-STEP PROCUREMENT)

FREDERICKSBURG ISD – 2026 BOND PROJECTS
RFP# 2026-BOND-090202026

Questions Regarding Clarification or Interpretation of the RFP
Last Day to Submit Questions: September 14th, 2026, by 1:00pm

***** NOTE *****

Answer to questions submitted are provided herein for general information and clarification purposes only. Changes to the RFP requirements are as listed in Addendum #1. The RFP and Addendum #1 govern over answers to questions provided herein.

1. Question- 08/27/2026:

We reviewed the recent RFP posted for CMAR for 2026 Bond Projects #2026-BOND-090202026 and have a quick question. If known, what is the anticipated schedule for bidding and construction of this project?

District Response:

Project schedule can be found on page 9 of the CMAR documents.

The documents can be accessed via the following link:

<https://www.fisd.org/our-district/departments/financial-transparency>

2. Question- 8/27/2026:

We're currently reporting on the above-mentioned project, and I was hoping to get a free electronic copy of the bidding documents (plans/specs) for our planroom. Is it possible to get a set emailed or mailed to us? I also have a couple of quick questions for you.

- What is the estimated construction budget?
- Do you have Union Requirements?

District Response:

Project estimated budget can be found on page 3 of the CMAR documents. No Union Requirements are required.

The documents can be accessed via the following link:

<https://www.fisd.org/our-district/departments/financial-transparency>



Fredericksburg ISD

3. Question- 8/27/2026:

Would you please send me the RFP Documents for the (RFP) Construction Manager at Risk - 2026 Bond Projects - Fredericksburg ISD #2026-BOND-090202026 project?

District Response:

The documents can be accessed via the following link:

<https://www.fisd.org/our-district/departments/financial-transparency>

4. Question- 8/31/2026:

Would you please let me know what time the pre-proposal conference and site visit will begin on September 10? The RFP states the date but does not state a time.

District Response:

The pre-proposal conference and site visit will be at 10:00am on September 10th.

5. Question- 9/1/2026:

We are very interested in this opportunity and attending the pre bid meeting and site walk to learn more. Can you please let us know the time that the site walk will be held on 9/10? We do not see a start time listed on the RFP.

District Response:

The pre-proposal conference and site visit will be at 10:00am on September 10th.

6. Question- 9/1/2026:

I could not locate a time for the prebid/site walk on the 10th of September. Can you please provide that to me or tell me where I can find it?

District Response:

The pre-proposal conference and site visit will be at 10:00am on September 10th.

7. Question- 9/1/2026:

I did not see a time for the preproposal conference and site visit stated in the RFP. Could you please provide the time of the conference?

District Response:

The pre-proposal conference and site visit will be at 10:00am on September 10th.



Fredericksburg ISD

8. Question- 9/2/2026:

Is it the intent of the school district to award all projects to one General Contractor or will it be broken out per project? The RFP lists multiple projects on Attachment 1 but the proposal form, Exhibit B, references only one eight month project with fee and general conditions. Preconstruction services will vary greatly between the different projects as well as general conditions and fees for the type and size of the projects.

District Response:

Question 1:

Yes. The intent of the School District is to award all of the projects identified in Attachment 1 to one General Contractor.

Question 2:

Responders should provide fees for preconstruction services, general conditions, and other applicable services based on the Anticipated Bond Schedule & Project Sequencing provided in the RFP. Fee proposals should reflect the scope, sequencing, and anticipated duration of the work identified in the RFP. The reference to an eight-month construction duration will be removed from the RFP and clarified for all responders in a future addendum.

9. Question- 9/2/2026:

Has the time been set yet for the pre-proposal conference on Thursday of next week?

District Response:

The pre-proposal conference and site visit will be at 10:00am on September 10th.

10. Questions- 9/2/2026

As we review the procurement documents and prepare our response, we have a couple of clarification questions:

1. Pre-Proposal Meeting Time

The provided schedule identifies the date of the pre-proposal conference and site visit (9/10), but we were unable to locate the meeting time. Could you please confirm the start time?

2. Criteria 3 - Item 12 Reference

Item 12 states:

"For each project identified in Item #9, provide..."

However, Item 9 requests a description of the firm's approach to constructability reviews, long-lead procurement planning, and identifying cost-saving alternatives during design development, while Item 11 requests representative projects.

Could you please confirm whether the project information requested in Item 12 is intended to correspond to the representative projects identified in Item 11?



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District Response:

Response to Question 1:

The pre-proposal conference and site visit will be at 10:00am on September 10th.

Response to Question 2:

The correct reference is to the projects listed in Item 11

11. Question- 9/2/2026

The price proposal form indicates that respondents shall assume an eight (8) month construction duration in multiple locations. The anticipated project schedule indicates seven (7) months for the Transportation Building and twenty-six (26) months for the High School. Should the bid form reflect thirty-three (33) months, assuming the District-Wide Campus Improvements would occur within this same thirty-three (33) month timeframe?

District Response:

Responders should provide fees for preconstruction services, general conditions, and other applicable services based on the Anticipated Bond Schedule & Project Sequencing provided in the RFP. Fee proposals should reflect the scope, sequencing, and anticipated duration of the work identified in the RFP. The reference to an eight-month construction duration will be removed from the RFP and clarified for all responders in a future addendum.

12. Question- 9/3/2026

We're currently reporting on the above-mentioned project. And I was hoping you could answer a few questions:

- Can I get a copy of any addenda that have been released to date?
- Can I get a copy of the updated planholders list?
- May I know the estimated cost or budget for this project?

District Response:

- Addendum will be issued on September 16th and can be accessed on the district website at <https://www.fisd.org/our-district/departments/financial-transparency>
- We do not have a planholders list.
- Project estimated budget can be found on page 3 of the CMAR documents. The documents can be accessed via the following link: <https://www.fisd.org/our-district/departments/financial-transparency>



Fredericksburg ISD

13. Question- 9/8/2026

I am reaching out regarding the upcoming pre-submittal meeting for the Fredericksburg ISD project. While I was able to locate the meeting date in the solicitation documents, I was unable to find the scheduled time.

Could you please confirm the meeting time and any related meeting details when convenient?

District Response:

The pre-proposal conference and site visit will be at 10:00am on September 10th.

14. Question- 9/9/2026

In the RFP for the 2026 Bond projects there is a pre-bid meeting scheduled for tomorrow, 9/10, but I didn't see a specific time is listed in the RFP. Can you confirm the time of that meeting?

District Response:

The pre-proposal conference and site visit will be at 10:00am on September 10th.

15. Question- 9/9/2026

May I acquire the time for the pre-proposal conference and site walk dated for tomorrow 09/10/26.
- RFP# 2026-BOND-090202026.

District Response:

The pre-proposal conference and site visit will be at 10:00am on September 10th.

16. Question- 9/9/2026

Regarding the pre-bid meeting, what time will it be held?

District Response:

The pre-proposal conference and site visit will be at 10:00am on September 10th.

17. Question- 9/9/2026

What project(s) we are to base the 8-month construction schedule on to build the General Conditions costs?

District Response:

Responders should provide fees for preconstruction services, general conditions, and other applicable services based on the Anticipated Bond Schedule & Project Sequencing provided in the



FredericksburgISD

RFP. Fee proposals should reflect the scope, sequencing, and anticipated duration of the work identified in the RFP. The reference to an eight-month construction duration will be removed from the RFP and clarified for all responders in a future addendum.

18. Question- 9/14/2026

I saw that Fisd was soliciting firms for the 2026 Bond Construction. Would you mind pointing me in the right direction of the solicitation documents?

District Response:

The documents can be accessed via the following link:

<https://www.fisd.org/our-district/departments/financial-transparency>

19. Question- 9/14/2026

See the following RFIs:

1. "Exhibit B, A-2, assumes an 8-month construction schedule but the anticipated bond schedule has longer construction durations." Please confirm the duration GC is to bid for general conditions.
2. "Exhibit B, A-2, 1, General conditions are a monthly not-to-exceed general conditions amount. A133 6.1.7 states general conditions are a percentage of cost of work. A133 11.1.7.1.5 pays general conditions monthly as cost of work times a percent. A133 11.2.4.2, reconciles general conditions at closeout on actual expended general conditions costs.
3. Due to the limited amount of project information at this time, can we put the following GCs as cost of work and not be included in the general conditions costs that are listed in the A133 6.1.7. Temporary fencing, hoisting, temporary irrigation, partitions, temporary streets/road, dust control, temporary safety covered pedestrian walkways, building entry protection, street and sidewalk barricades, traffic control, and related safety measures, erosion control, SWPPP, edge railing and tow boards, removal of debris from site, dumpsters, period cleaning, and final cleaning.
4. Does the cover, table of contents, Exhibit A General Information form, résumés, org chart, and project photographs count against the 25 pages?

District Response:

Response to Question 1:

Responders should provide fees for preconstruction services, general conditions, and other applicable services based on the Anticipated Bond Schedule & Project Sequencing provided in the RFP. Fee proposals should reflect the scope, sequencing, and anticipated duration of the work identified in the RFP. The reference to an eight-month construction duration will be removed from the RFP and clarified for all responders in a future addendum.



FredericksburgISD

Response to Question 2:

The reference general conditions as lump sum or not to exceed will be change to percentage basis (%) in a future addendum to align with AIA draft agreement.

Response to Question 3:

The reference general conditions in the AIA draft agreement must include all items as listed.

Response to Question 4:

As noted in the RFP: *"The Proposal narrative shall not exceed twenty-five (25) pages. Tab pages without substantive content and the required forms included in Exhibits B through I do not count toward the page limitation."* For clarification, the 25 page narrative limit does not include cover, table of contents, section dividers, nor any forms required to be submitted as listed in RFP Exhibits B – I (including any comments on the AIA agreement). Any resumes, organizational chart, project photos, and related information count as part of the 25-page narrative limit.

20. Question- 9/14/2026

Can you please specify the LIR formula? Do we need to provide the loss ratio on all policies or just comp?

District Response:

Please use the standard guidance to calculate based on loss time cases and total hours worked using the OSHA 200,000-hour base (i.e., $LTIR = \text{total number of loss time injuries} \times 200,000 / \text{total number of hours worked by all employees}$).



09/10/2026, 10:00 A.M (CT)

[illegible]