Hailey Elementary School

Paradigm Owners Rep Services

Addendum No. 1

Project	Hailey Elementary School Replacement Project, CM/GC Request for Qualifications
Owner	Blaine County School District
Addendum No.	1
Issue date	Monday, November 2, 2026
Issued by	Paradigm of Idaho, Owner's Representative (Kian@paradigm-ors.biz)
SOQ due date	Monday, November 9, 2026, 2:00 p.m. MT (unchanged)

General

This addendum modifies the RFQ and is part of it. Where this addendum conflicts with the RFQ, this addendum governs. All other terms of the RFQ remain unchanged.

Per Section 6.4, proposers must acknowledge receipt of this addendum on Attachment A. Questions below are shared without naming the firm that asked, as described in Section 6.3.

Revisions to the RFQ

Section 5.5, Interviews. Section 5.5 is revised. Interviews will be held on November 12, 2026 only. Proposers are released from holding November 13.

Questions and Responses

Question 1

Would the District allow a scheduled site walk before the submission deadline?

Response: The District will not hold a site walk during the RFQ phase. Proposers may view the campus from the public right-of-way as described in Section 6.5 and should refer to Attachment D. Proposers should not enter school buildings or grounds, photograph students, or contact District or school staff about the Project. Per the RFQ, all communication regarding the Project is limited to Paradigm. Site access for the selected CM/GC will be coordinated after selection.

Question 2

Are three owner references and two architect references the minimum or maximum required?

Response: Three owner references and two architect references are the maximum. Firms may not submit more than three owner references or more than two architect references. If more are submitted, only the first three owner references and the first two architect references listed will be considered. As noted in Tab 8, the Committee may also contact owners and architects not listed.

Question 3

Can one individual serve as both the Preconstruction Manager and Lead Estimator?

Response: Yes. One individual may fill both roles. The organization chart and Tab 3 should show the person in both roles, with the percent of time committed to each role in each phase, so the Committee can evaluate capacity. Combining roles will not by itself affect scoring. The Committee will evaluate each role on the experience and time commitment shown.

Question 4

Are there any preliminary site design drawings that show the new facility in relationship to the existing buildings, playgrounds and bus drop-off area?

Response: No site option has been selected. Three preliminary site plan options presented at the October 28, 2026 community meeting are attached for reference only. They are not a design and do not indicate a District preference. A site option will be selected by the District Board after SOQs are due, and the final location of the new school will be confirmed through design. Proposers may address phasing and logistics for any or all of the options in Tab 5. The option or options a proposer chooses to address will not affect scoring.

Question 5

Is FFE, IT, and permanent campus security anticipated to be owner supplied and installed, or owner supplied and GC installed?

Response: The procurement and installation approach for furniture, fixtures and equipment, technology and low-voltage systems, and permanent security systems has not been determined. It will be defined during design and in the CM/GC agreement. Proposers may describe their experience with owner-furnished, contractor-installed scope, and with coordinating owner-furnished, owner-installed scope during construction, in Tab 4 or Tab 6.

Question 6

Does the District have a committee established for a Vote-Yes Levy? If yes, what is their anticipated meeting times and frequency? If not, will Paradigm be assisting in establishing a committee with the District?

Response: A response to this question will be issued by separate addendum on or before Monday, November 9, 2026.

Question 7

Is there or has there previously been a hazardous material survey completed on the existing elementary school?

Response: A 2021 building conditions evaluation was completed for the existing school. A comprehensive hazardous materials survey of the existing buildings has not been completed and is anticipated during design. Given the age of the buildings, proposers should assume asbestos-containing and lead-containing materials are present.

Question 8

Can you provide a current bussing schedule and pickup and dropoff locations at the school? Parent pickup and dropoff locations? Current EMS egress and ingress locations across campus?

Response: For student safety, the District will not publish bus schedules or emergency access routes. For context, the school currently operates seven buses and uses two parent drop-off areas, and the Hailey Fire/EMT station is a neighbor of the campus, as noted in Section 3.1. Current circulation can be observed from the public right-of-way as described in Section 6.5, without entering school grounds or photographing students. Detailed schedules, circulation and emergency access information will be provided to the selected CM/GC during preconstruction.

Question 9

How much of the ball field area will be allowed for construction staging? What fields will remain in use for school and other programs during construction?

Response: Construction staging and laydown areas have not been determined. They will depend on the site option selected by the Board and will be developed with the CM/GC during preconstruction. As noted in Section 3.1, reconfiguring the fields is expected to be part of the Project. The fields are currently used for school recess, high school athletics and community recreation programs. Proposers should assume the District will want to keep as much field use as practical during construction and should describe in Tab 5 how they would plan staging and phasing to limit the impact on school and community use. Refer to the preliminary site plan options attached in response to Question 4.

Attachments

1. Preliminary Site Plan Options 1, 2 and 3, as presented at the October 28, 2026 community meeting (for reference only; see Question 4)

End of Addendum No. 1