

**SWEET HOME SCHOOL DISTRICT NO. 55
REQUEST FOR PROPOSALS
CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES**

SWEET HOME HIGH SCHOOL RENOVATION AND NEW CONSTRUCTION PROJECT

**RFP No. 2026-55
ADDENDUM NO. 1
October 2, 2026**

This Addendum No. 1 is issued to provide responses to questions received regarding the Request for Proposals. This Addendum is incorporated into and made part of the RFP and Contract Documents. Except as specifically clarified or modified by this Addendum, all requirements of the RFP remain unchanged.

Proposers are responsible for reviewing and acknowledging this Addendum in accordance with the RFP.

QUESTIONS AND RESPONSES

Question 1:

Is there a page limit for proposals? If so, are items such as the cover page, table of contents, section dividers, resumes, and required forms excluded from the page count?

District Response:

There is no specific overall page limit. As stated in Section 5.1, the District is seeking proposals that are clear, concise, candid, and focused on information relevant to the Project and evaluation criteria. Supporting information, including resumes, project examples, and other relevant materials, may be included as appropriate.

Question 2:

Are 11x17 pages allowed?

District Response:

Yes. 11x17 pages may be used where helpful to effectively communicate information, provided the proposal remains complete and readable in PDF format.

Question 3:

The RFP references the AIA A201 General Conditions, but we are unable to locate them in the posted materials. Will they be provided?

District Response:

The District intends to use the AIA A201–2017 General Conditions as modified for this Project. The Project-specific A201–2017 is being provided with this Addendum and will form part of the proposed Contract Documents together with the District’s Project-Specific Supplementary Conditions and other applicable Contract Documents.

Any additional clarifications or revisions to the Contract Documents will be issued by addendum.

Question 4:

Please clarify the formula that will be used to score the cost section of the proposal. Will the District use a formula under which the proposer with the lowest price receives the maximum available points and other proposers receive proportionately fewer points based on the ratio of their price to the lowest price?

District Response:

The District will evaluate the Price Proposal in accordance with Section 7 of the RFP. The proposer with the lowest Evaluated Price will receive the full 25 points. Other proposers will receive fewer points based on how their Evaluated Price compares with the lowest Evaluated Price.

Question 5:

Please clarify what is included in the \$40 million Assumed Cost of the Work. Does it include General Conditions, subcontractor default insurance, bonds, insurance, or other CM/GC costs?

District Response:

The \$40 million Assumed Cost of the Work is a standardized assumption used for proposal evaluation. It does not include General Conditions, CM/GC Fee, Project-Specific Liability Insurance, Performance and Payment Bonds, or separately identified mandatory SDI/Subguard or similar risk-program costs.

Proposers should complete Attachment E using the standardized assumptions and calculation bases stated in the RFP. For proposal evaluation, the CM/GC Fee, Project-Specific Liability Insurance, and Performance and Payment Bonds are calculated using the \$40 million Assumed Cost of the Work as provided in Attachment E. Any mandatory SDI/Subguard or similar risk-program cost must be separately identified using the proposer's applicable calculation basis.

As stated in Section 7, these assumptions are solely for proposal evaluation and do not establish the final Cost of the Work, GMP, General Conditions, insurance, bonds, construction duration, or Project scope.

END OF ADDENDUM NO. 1