



**AMENDMENT TO RFP ADDENDUM #1**  
Date of Addendum AMENDMENT: July 1, 2025

**NOTICE TO ALL POTENTIAL RESPONDENTS**

The Request for Proposals (RFP) is modified as set forth in this Addendum. The original RFP Documents and any previously issued addenda remain in full force and effect, except as modified by this Addendum, which is hereby made part of the RFP. Respondent shall take this Addendum into consideration when preparing and submitting its Proposal.

**1.0 – QUESTIONS AND ANSWERS**

The following questions and answers are provided as a matter of information to clarify issues raised about the RFP. To the extent that changes to the RFP are required based on the questions received, the RFP has been modified as noted above in the RFP section of this Addendum.

Item	Questions and Answers
1.1	<p>Q: Exhibit A appears to be language defining the relationship and responsibilities between Navajo Prep and Indian Affairs (IA).</p> <p>A: Yes, this is correct.</p>
1.2	<p>Q: Exhibit A references a 3<sup>rd</sup> party Construction Administrator service firm. Has this party been selected yet?</p> <p>A: Currently the school will not hire a 3<sup>rd</sup> party administrator and will inform if there are any changes.</p>
1.3	<p>Q: Exhibit A references a 3<sup>rd</sup> party Quality Assurance service firm. Has this party been selected yet?</p> <p>A: Our current facility manager will act in this capacity.</p>
1.4	<p>Q: Is there a bid form available to submit the proposal?</p> <p>A: No</p>
1.5	<p>Q: Attachment A appears to be a separate RFP for the CA service firm referenced in question, please confirm this is correct.</p> <p>A: This is correct.</p>
1.6	<p>Q: Attachment B is very broad in its description of the scope of work, will this be more defined?</p> <p>A: A more detailed scope of work will be discussed upon selection.</p>
1.7	<p>Q: It is unclear if the cost submission is going to be considered a stipulated sum, or a GMP (guaranteed maximum price) contract.</p> <p>A: Yes, a cost submission is expected.</p>

1.8	<p>Q: The existing conditions of the dorm HVAC could have a significant impact on the cost of the work. Can the record drawings be shared of the current student homes?</p> <p>A: Yes, NPS will send by the end of the week-July 4th.</p>
1.9	<p>Q: Page 20 of the RFP states that the ASHRAE 90.1 energy compliance shall be exceeded by 30%. What year of this standard is to be used?</p> <p>A: Year 2019</p>
1.10	<p>Q: Do you have an established budget for this project?</p> <p>A: At this time NPS is not sharing the budget.</p>
1.11	<p>Q: The RFP response is requiring a Cost Proposal. Please advise if the Cost Proposal is to include Design/Build fees only (similar to the recent STEAM Building RFP) or will a construction estimate also be required as part of the Cost Proposal? If an estimate is required, we would ask for additional time to submit our proposal.</p> <p>A: Yes – a Cost Proposal that includes TERO Fee’s. No time will be extended.</p> <p><b>Modifications to timeline:</b></p> <p>Answers will be distributed 7/10/2025  <i>Via Addendum, please check website</i>  <b>RFP Due Date and Time</b> 7/24/2025 @ 5:00 PM MTN</p>