

TO ALL PLANHOLDERS OF RECORD.

RE: Request for Proposals (RFP) – 900 Remodel – Paint and Carpet

FROM: Cari Clizbe, Project Manager 360-353-8913 cclizbe@cowlitz.org

PAGE(S): Seven (7), including this cover sheet.

DATE: January 21, 2026

Transmitted herewith is Addendum No. 2. If the Addendum is not received in full, please contact Cari Clizbe using contact information listed above. If all pages of the Addendum are received, please sign this sheet and include it in your bid package.

Company's Name

Company's Representative

Date

ADDENDUM NO. 2
January 21, 2026

Request for Quotations (RFP) – 900 Remodel – Paint and Carpet

This document forms a part of and modifies the RFP as noted below. Offerors should acknowledge their receipt of this Addendum to the street address or email address listed below with your RFP submission package. Failure to do so may subject Offerors to disqualification.

FOR: Cowlitz Indian Tribe
Public Works Department
929 Fir Street
Longview, Washington 98462
Attention: Cari Clizbe
Email: cclizbe@cowlitz.org

The following corrections, clarifications and/or deletions to the RFP are hereby made a part of said documents.

This addendum consists of seven (7) pages.

ADDENDUM NO. 2

QUESTIONS AND ANSWERS

Q. Are we painting the doors and frames? Or just walls?

A. **Doors and frames are excluded from the painting scope unless otherwise noted. Painting is limited to walls and ceilings only**

Q. Is the tile at the entrance ways (front door area, etc.) being replaced as well? If so, what do you want it replaced with? Walk off mats? Carpet Squares?

A. **Existing tile at entryways is to be removed. Replacement will be carpet tile consistent with adjacent areas and or LVP. Final product selection will be confirmed by the Owner.**

Q. How many colors of paint for the spaces? Typically, you have a wall color, door frame/door color, and then accent color (for the soffit around the atrium, for example)

A. **A maximum of three (3) paint colors total: one primary wall color, one accent color (where applicable), and one ceiling color.**

Q. Are we painting inside the light bays in the soffit around the atrium?

A. **No. Painting inside light bays is excluded from the scope.**

Q. It looks like some of the drop ceilings in the stairwells are painted. Do you want to paint these areas?

A. **No. Painted ACT ceilings and grids are excluded from the scope.**

Q. Are we carpeting all stairways? If so, what material?

A. Carpet tiles shall be installed at both stairway landings. The stair treads and risers shall receive a durable, slip-resistant rubber or safety flooring material suitable for stair applications. Final product selections and specifications will be provided by the Owner.

Q. Who will be responsible for the wall art, fixtures, etc. that are currently on the walls?

A. The Owner will remove and reinstall wall-mounted items prior to contractor work.

Q. Confirm # of paint colors and transitions.

A. Three (3) total paint colors. Transitions will occur at logical architectural breaks as directed by the Owner.

Q. Confirm Paint scope consists of repaint all existing GWB Walls and Ceilings in purple shaded areas only (no ACT, new GWB, etc.).

A. Confirmed. Scope includes repainting existing GWB walls and ceilings in designated areas only. No ACT, new GWB, or other surfaces included.

Q. Confirm if Paint scope consists of repaint for all previously painting HM Doors, Frames, & Relites only. Do any of the wood doors on the second floor require paint or re-stain?

A. HM doors, frames, and relites are excluded. Wood doors do not require painting or re-staining.

Q. Does the storefront system in the Vestibule require paint?

A. TBD

Q. Is a logistics plan required?

A. Yes. A basic logistics and phasing plan is required due to occupied conditions.

Q. The RFP requests a “Work Plan”, could you please provide clarification on what is expected to be represented on that plan?

A. The Work Plan should outline sequencing, phasing, anticipated schedule duration, coordination with building occupants, and general approach to performing work in an occupied facility.

Q. Is there a hazardous materials survey report?

A. A hazardous materials survey report is not available at this time. The Owner may evaluate the need for a survey following contractor award and prior to commencement of work, if required.

Q. The bid form has a note saying “The Bid Amount includes Tax.” Can you please confirm that is to be Washington State Sales Tax, in addition to B&O Taxes?

A. Yes. Bid amounts shall include Washington State sales tax. B&O tax is the contractor's responsibility.

Q. Will you be sending out the sign-in sheet?

A. No.

Q. Are we painting both sides of all doors/frames? (office side).

A. No. Doors and frames are excluded.

Q. Are we painting the relite frames on the 2nd floor? I believe there were (12) total.

A. No. Relite frames are excluded.

Q. Are we painting the wheelchair lift structure or leaving that as is?

A. No. Wheelchair lift structures are excluded.

Q. There is a trough just below the walkway around the second floor to hide the uplighting there, are we to paint the interior or that?

A. No. Painting inside light bays is excluded from the scope.

Q. How many colors are we using? It appeared there were some accent colors currently.

A. Three (3) total paint colors.

Q. It appeared that the ACT near the lobbies were painted to match the walls, are we to paint the grid and ceiling tiles?

A. No.

Q. Are there specifications for the carpet tile we are matching throughout?

A. Carpet tile shall match existing newer carpet tile elsewhere in the building. Final specifications will be provided by the Owner.

Q. New rubber base throughout the space?

A. Yes. New rubber base is included where new carpet tile is installed.

Q. During the walk it was noted the tile at the entry ways is going away, what will be replacing that?

A. Existing tile at entryways is to be removed. Replacement will be carpet tile consistent with adjacent areas and or LVP. Final product selection will be confirmed by the Owner.

Q. Will all wall hung accessories, artwork, etc be removed by the owner prior to our start date?

A. The Owner will remove and reinstall wall-mounted items prior to contractor work.

Q. Assuming this is to be occupied during the course of construction, are temporary barriers required?

A. Yes. Temporary barriers are required where necessary to maintain occupant safety.

Q. Will this be phased in any particular way?

A. Yes. Work will be phased to accommodate occupancy.

Q. Is there a budget or engineer's estimate available for this project?

A. No.

Q. Will dimensioned plans be made available?

A. Dimensioned plans will not be provided. Approximate total square footage for the project was provided by the Owner for reference. Bidders shall prepare their bids based on this information, observations made during the site walkthrough, and reasonable assumptions typical for this scope of work. Contractors are responsible for verifying existing conditions.

Q. Who is responsible for removing furnishings, pictures, window coverings etc.?

A. Owner.

Q. Will an abatement survey be provided?

A. No.

Q. Will the project be required to be phased? If so, what is the expectation of how many phases?

A. Yes. Number of phases will be determined by the Contractor's work plan and Owner coordination.

Q. Does the painting scope include doors and frames?

A. No.

Q. Does the painting scope stenciling door numbers on the door frames to match existing conditions?

A. No.

Q. Page 5 of the RFP under BID and CONTRACT SECURITY states professional liability insurance will be required. Section D of the insurance requirements state professional liability insurance is required to meet or exceed minimum state and federal law. Professional liability insurance is not required per state or federal law. Will professional liability insurance be required? If so, what are the terms and limits?

A. No.

Q. Please confirm per page 5 of the RFP that a bid bond and payment/performance bonds will not be required.

A. The RFP is hereby clarified and modified. A bid bond is required for this project. Each bid shall be accompanied by a bid bond in the amount of five percent (5%) of the total bid price. Payment and performance bonds are required.

Q. Please provide a spec for the carpet and rubber base.

A. 24" x 24" carpet tile and 4inch cove base.

Q. Is re-painting of the wood trim included in the painting scope?

A. No

Q. Is re-staining of the wood beams in the atrium included in the painting scope?

A. No.

Q. Is there a duration requirement for the project?

A. TBD.

Q. Please confirm the allowable work hours. Given that the work is located within common areas, JTM anticipates that construction may need to occur after hours. Is there any required phasing?

A. Work may be required after hours. Contractor to coordinate hours and phasing with the Owner.

Q. Please confirm whether the Owner will remove and relocate existing wall signage, artwork, and furniture prior to construction. Our understanding is that these items will be removed by the Owner in advance, on a phased basis. JTM will develop a phasing plan and schedule accordingly.

A. Confirmed.

Q. Please clarify building access procedures and security requirements if work is performed during evenings and/or weekends.

A. Contractor shall coordinate access and security procedures with the Owner prior to work.

Q. Please confirm the carpet tile and base specifications. It was noted that newer carpet tile exists in other areas of the building that the Owner would like to match. Please advise if the specification will be provided.

A. 24" x 24" carpet tile and 4inch cove base.

Q. Please provide paint specifications, including product requirements and color selections.

A. TBD.

Q. Please confirm the year of original construction and provide the most recent asbestos survey for the building.

A. Year built 1981, most recent asbestos report September 24, 2021

Q. The RFP includes two sets of supplemental conditions. Please clarify whether both apply, or if one supersedes the other.

A. All Supplemental Conditions apply.

Q. Given the size and scope of this project, please confirm whether submission of the full qualification package is required.

A. Yes. Proposers must submit all information outlined under the Proposal Content & Requirements and Prequalification sections of the RFP, including experience, staffing, references, work plan, and schedule.

Q. Please confirm whether the existing wood office doors and frames along the corridors (currently painted brown) are included in the scope of work for painting. If so, please clarify whether painting is required on the corridor side only or on both sides of the doors and frames. Additionally, please confirm the total number of doors included in the scope (JTM's preliminary review of the floor plans indicates approximately 73 doors).

A. **Doors and frames are excluded from the painting scope unless otherwise noted.**

END OF ADDENDUM NO. 2