

TO ALL PLANHOLDERS OF RECORD.

RE: Request for Proposals (RFP) – NW 31st Ave Feasibility Study.

FROM: Tammy Quigley, Project Coordinator, tel. 360-601-8693, tfleet@cowlitz.org

PAGE(S): Five (5), including this cover sheet.

DATE: July 27th, 2026

Transmitted herewith is Addendum No. 1. If the Addendum is **not** received in full, please contact Tammy Quigley 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. 1

July 27th, 2026

Request for Quotations (RFP) – NW 31st Ave Feasibility Study.

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: Tammy Quigley
Email: tfleet@cowlitz.org

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

This addendum consists of five (5) pages.

ADDENDUM NO. 1

QUESTIONS AND ANSWERS

Q. Is there a general budget estimate for the study that can be shared?

A. There is an internal budget estimate, but not for sharing to bidders. Proposal cost estimate is part of items to be evaluated.

Q. Is there a proposal length (minimum or maximum pages) in mind?

A. There is no proposal length limit

Q. Looking at the evaluation criteria we don't see a percentage assigned to the fee. Can you confirm if a fee is required as part of our firm's response to this RFP?

A. Consultant's fee should be included as part of cost estimate

Q. We noticed references to bid bonds, as well as payment and performance bonds. These are standard for construction projects but not typical for professional services. Is CIT willing to waive these requirements for the professional services requested in the RFP? We're happy to work with you, should you select our firm, to find alternative ways to address the concerns CIT is seeking to safeguard by including these requirements

A. Yes. Because this solicitation is for professional consulting services and not a construction project, bid bonds, payment bonds, and performance bonds are not required. The selected consultant will be required to maintain the insurance coverage specified in the RFP, including professional liability insurance, as applicable.

Q. Under the heading “Bid and Contract Security, Payment and Performance Bonds” it says, “Not applicable- Professional liability Insurance will be required for Technical Services.” The section goes on to say what the amount of the payment should be and need a performance bond. Does this mean that this section is not applicable for this study, or does it mean something else? Please confirm that a security, payment, and performance bond are not required for this study.

A. That section is not applicable to this study. The references to bid security, payment bonds, and performance bonds are standard boilerplate provisions that apply to construction contracts and do not apply to this professional services procurement. No bid security, payment bond, or performance bond will be required. Professional liability insurance will be required as specified in the RFP.

Q. Under the heading "Retainage" is this applicable to technical services? If so, is the contract anticipated to be lump sum with billing on a percent complete basis?

A. No. Retainage is not anticipated for this professional services contract. Consultant compensation and invoicing will be governed by the final negotiated agreement and may be based on lumpsum, milestone, percent-complete, or time-and-materials billing, as appropriate for the scope of services. The retainage provisions are intended for construction contracts and are not applicable to this study.

Q. It is not a usual practice to ask for a 5% deposit for work proposed by Consultants. Just to clarify, Professional Liability Insurance will be accepted in lieu of deposit. Is this correct?

A. Correct. For this professional services procurement, a 5% deposit or other bid security is not required. Professional liability insurance, along with the other insurance requirements identified in the RFP, will satisfy the applicable risk management requirements for the selected consultant.

Q. In the “RFP Submittal Terms” section, the RFP states that “Proposals must be submitted on attached Bid Form, provided in Attachment B.” That form includes a base bid price. I would like to confirm that you are looking for a price for this proposal.

A. Yes

Q. Attachment B asks for a bid amount, but the evaluation criteria does not include fee, and the RFP states that “Contract negotiations will commence with the highest-ranking bidder. The contract will be awarded upon reaching an appropriate price for the work to be done.” Could you confirm whether Attachment B is required with our proposal, or just from the highest ranking bidder after negotiations conclude? If Attachment B is required with the proposal, how fee will be considered in the selection process?”

A. Yes is it required

Q. The RFP states, “Contractor is responsible to obtain all necessary permits as required.” Since the current scope appears limited to a 10% design, we assume this is a holdover from a construction contractor RFP format. We would identify anticipated permit requirements, but would not obtain the permits at this stage. Is that correct?

A. Correct. This is only for identification of anticipated applicable permits.

Q. The RFP requires a 5% bid security and 100% payment performance bonds. Are these requirements applicable to this professional services contract, or are they also holdovers from a construction contractor RFP format?

A. No. These requirements are not applicable to this professional services contract. The references to a 5% bid security and 100% payment and performance bonds are standard provisions associated with construction contracts and do not apply to this solicitation for professional consulting services. Proposers will not be required to provide bid security, payment bonds, or performance bonds. The selected consultant will be required to maintain the insurance coverage specified in the RFP, including professional liability insurance, as applicable

Q. Does the Tribe have existing traffic data for the study area, or should the proposal include traffic-data collection? From our understanding there looks to be no intent to modify motor-vehicle capacity, roadway geometry, or intersection configurations, was the tribe anticipating otherwise?

A. There is traffic data in the section of the project that is within the Cowlitz Indian Tribe Reservation and within the City of Ridgefield boundaries. There is not traffic data on the section under Clark County jurisdiction.

Q. What level of wetland investigation is expected? Should the scope include a formal wetland delineation, or only a reconnaissance-level review identifying potential wetlands and other sensitive areas?

A. The wetland investigation is only a reconnaissance-level review that identifies potential wetlands

Q. The RFP references a required A.M. Best financial strength rating of "A1 or better." Since "A1" does not appear to be a standard A.M. Best rating, did the Tribe intend to require a rating of "A-" or better?

A. Yes. An A.M. Insurance rating of A- or better will be required

END OF ADDENDUM NO. 1