



October 29, 2025

Southern Ute Indian Tribe  
Construction & Project Management

RE: Addendum #1 to the Request for Proposal for A/E Services for the Southern Ute Boys & Girls Club – Peaceful Spirit Renovation

**Clarifications to RFP issued and dated Oct. 17, 2025:**

1. A/E firm shall provide Civil consulting services, including survey, as part of the design team for any site/parking improvements.
2. All required Geotech reports, testing, materials testing, and inspections will be the responsibility and contracted by the Tribe. The A/E or CMAR shall not procure these services.
3. Per the Southern Ute Utilities Department, the existing buildings water service meter is located in an external well, the exact location is not identified. The location should be addressed, and meter moved to building exterior and water service line materials replaced. The selected A/E and CMAR will be required to evaluate the feasibility and incorporate into the design and construction.

**Answers to Questions Received:**

1. Q: Could the owner please share a copy of the pre-proposal meeting sign-in sheet?

A: Attached to this Addendum #1 dated 10.29.2025.

2. Q: Will the owner provide land survey work to support the design phases, or should the architect include a surveyor within the design team?

A: A/E firm shall provide any applicable survey along with proposed Civil consultant for site/parking improvements, see RFP clarification #1 above.



3. Q: Would you prefer our proposal to be outlined according to Section IV. Submittal Requirements or Section V. Selection Criteria?

A: Section IV is adequate.

4. Q: Are there any page limit requirements for the proposal?

A: No.

5. Q: Is the TERO Compliance Plan required as part of our proposal submission, or is this a requirement for the contract holder?

A: The TERO Compliance Plan shall be completed by the selected A/E firm after contracting.

6. Q: Would the design team need to plan meetings with any stakeholder groups beyond the core project team during the design process?

A: The Tribe has distinguished two types of meetings, OAC meetings that involve the direct SUIT Project Team only and User Group Meetings which involve the building users and Project Team. There will be required user group meetings with the Boys and Girls Club Director, BGC Site Supervisor, and any staff they deem necessary for proper programming and design. The building user group shall not be involved in every meeting. The A/E firm should anticipate and propose the recommended meeting quantities and type to obtain the best information needed for design.

**Attachments to this Addendum:**

1. BGC-PS Reno Pre-Bid Walk Sign-in Sheet 10.27.2025

**END OF ADDENDUM #1**



## MEETING SIGN-IN



Date: 10/27/2025	Time: 2:00 pm	Project Name: GBC - Peaceful Spirit Renovation	Reason: Pre-Bid Walk for A/E & CMAR
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