CAYUGA INDEPENDENT SCHOOL DISTRICT
Tennessee Colony, Texas

ADDENDUM NO. 001 Consisting of 9 pages

REQUEST FOR QUALIFICATIONS (RFQ)
CONSTRUCTION MANAGER-AT-RISK (CMAR) SERVICES

PROJECT: Proposed New Gymnasium Facility
DATE ISSUED: November 9, 2026

ORIGINAL SUBMISSION DEADLINE:
November 19, 2026 3:00 pm

REVISED SUBMISSION DEADLINE:
No Change

PURPOSE OF THIS ADDENDUM

This Addendum No. 001 is issued by Cayuga Independent School District to provide additional information, clarifications, and/or modifications to the Request for Qualifications (RFQ) for Construction Manager-at-Risk (CMAR) Services for the Proposed New Gymnasium Facility.

All prospective respondents are hereby notified that the following items are hereby incorporated into and made part of the original RFQ documents:

ITEM 1 – REVISIONS:

1) **REMOVE AND REPLACE** PAGE 10 and 12: STEP 2 – PROJECT SCOPES, FEES, BONDS – COSTING SHEETS WITH ADDENDUM #001:
   a) The words "temporary state" shall be replaced with the words "permanent stage"
   b) The words "ICC400" shall be replaced with the words "ICC 500"
   c) The Estimated Construction Cost of $10,000,000.00 shall be replaced with $18,000,00.00- $20,00,000.00.
2) **ADD ATTACHMENT D** – PROJECT DESCRIPTION, SCHEDULE, AS REFERENCED IN TABLE OF CONTENTS (PAGES NUMBERED 24-28 OF RFQ)

ITEM 2 - GENERAL INFORMATION:

1) There is no page 11 or 19 in the RFQ

ACKNOWLEDGMENT OF ADDENDUM #001

Each Respondent shall acknowledge receipt of this Addendum by signing below and including a copy of this signed Addendum with its RFQ submission.

Failure to acknowledge receipt of all issued addenda may be grounds for determining a submission to be non-responsive.

All other provisions, requirements, terms, and conditions of the original RFQ remain unchanged and in full force and effect.

RESPONDENT ACKNOWLEDGMENT

Company Name: _____

Authorized Representative: _____

Signature: _____

Date: _____

Step 2 - Project Scopes, Fees, Bonds, - Costing Sheets

FEES, BOND, INSURANCE AND GENERAL CONDITIONS

The following fees, bonds, insurance and general conditions cost are based upon the construction of the following projects for Cayuga Independent School District, Tennessee Colony, Texas;

The project consists of a competitive gymnasium with four (4) sets of locker rooms, weight room, concession, raised bleachers system, storage rooms, permanent stage, men and women's spectator restrooms, janitorial room with area designed with ICC 500 Storm Shelter requirements.

A. Pre-Construction Services: Cost for Preconstruction Services is to be included in the CM@Risk **Contract Amount**. If, for any reason CISD decides to terminate these services with the CM prior to the beginning of construction, or if the project(s) does not proceed, the CM will be **paid the stated hourly rate for the time spent up to the not to exceed amounts listed below** for Preconstruction Services as identified in ***Section I and II***, Attachment A of this proposal.

Pre-Construction Fees: To complete, or cause to be completed preconstruction services for the projects as defined in Attachment A of this Request for Qualifications

Project	Pre-Construction Fees	Not to Exceed
I. Cayuga Competitive Gymnasium as described above		
A. Estimated Construction Cost $ 18,000,000.00 - $20,000,000.00	$ /hour	$ Total

B. Construction Manager General Conditions: To furnish all labor, materials, and equipment necessary to provide all General Conditions at a cost not to exceed the amounts listed below. Note any exceptions that you take with the itemized list on Attachment "B". Include a separate Attachment "B" for each of the projects listed below.

Project	**General Conditions**
I. Cayuga Competitive Gymnasium as described above	
A. Estimated Construction Cost $18,000,000.00-20,000,000.00	$ Total

C. Construction Management Fees:

To complete, or cause to be completed, all work for the projects for the percentage fees listed below:

CM Fees

I. Cayuga Competitive Gymnasium as described above

A. Estimated Construction Cost $ 18,000,000.00 - $20,000,000.00 _____%

The total contract amount will be established by adding the CM Fee(s) to the cost of the work. The CM Fee shall include small tools and consumables, non-payroll insurances, indirect job overhead, warranty, and corporate overhead including but not limited to: (i) Salaries and other compensation of the Contractor's personnel stationed at the Contractor's principal office or offices other than the Project Site office; (ii) Expenses of the Contractor's principal office and offices other than the Project Site office; (iii) Performance bonuses, similar plans paid to employees of Contractor, whether or not such employee worked on the Project; and (iv) Data Processing, Project Accounting and Project Scheduling expenses from the Contractor's principal office or offices other than the Project Site office. The CM Fee is based on the assumption that the cost of the work will be approximately the amounts listed in the schedule above.

A GMP contract amount will be established on this project and will be established as soon as feasible. This contract will include the above amount as the Construction Manager's fee percentage. CISD reserves the right to convert the percentage fee to a lump sum fee amount subsequent to establishment of the GMP.

Cost of the Work: Please define on a separate attachment which costs are to be reimbursed and considered as direct costs in determining the Cost of the Work to which the fee will be applied. Cost of the Work shall include, but is not necessarily limited to, all direct job costs, taxes, final clean and permits.

Payment & Performance Bonds: Please include the cost to provide Payment and Performance bonds for this work. Additionally, indicate the name of your bonding agent and your current bonding capacity.

Insurance Requirements:

See Attachment "C" for insurance limits.

Provide applicable adjustment rates for each $1,000 increase or decrease in construction costs for All Builders Risk and General Liability Insurance.

All Builders Risk policy furnished and paid for by CISD

General/Excess Liability Insurance: $_____/$1,000 of contract value

Labor Burdens:

Provide average percentage rates for payroll taxes, insurance, and benefits for salaried and hourly payroll costs. Itemize each component of the burden rate on a separate attachment.

Salaried Burden: _____%

Hourly Burden: _____%

Other:

A. All additions or reductions to the Scope of Work will be performed for the proposed CM Fee. Contractor will itemize the cost impact on any proposed changes in General Conditions. Additions will be considered only in the event of

ATTACHMENT "D"

CAYUGA INDEPENDENT SCHOOL DISTRICT
PROJECT DESCRIPTION, SCHEDULE

PROPOSED COMPETITIVE GYMNASIUM & ICC 500 STORM SHELTER

Tennessee Colony, Texas

May 2027 Bond Election

1. PROJECT DESCRIPTION

Project Overview

The proposed project consists of the ground-up design and construction of a new competitive gymnasium facility for Cayuga Independent School District as part of the District's proposed May 2027 Bond Election.

The facility will be designed to accommodate school athletic competitions, physical education activities, school functions, graduations, assemblies, and community events. In addition to providing a modern athletic facility, the entire building will be designed and constructed as an ICC 500-compliant storm shelter, providing protection for students, staff, and designated community occupants during severe weather events, including tornadoes and extreme wind events.

The project will include all associated architectural, structural, civil, mechanical, electrical, plumbing, fire protection, and site development improvements necessary to provide a complete and operational facility.

Proposed Facility Components

A. Competitive Gymnasium

The primary component of the project will be a full-size competitive gymnasium designed to accommodate school athletic competitions and other multipurpose activities. The gymnasium will include:

- Full-size competitive basketball court with appropriate athletic flooring and court striping.

- Volleyball court configurations and other appropriate athletic activities.
- Raised, retractable, or telescoping bleacher system providing spectator seating.
- Athletic lighting, scoreboards, sound systems, and audiovisual accommodations.
- Permanent stage system to accommodate graduations, assemblies, performances, and other school and community functions.
- Dedicated athletic equipment storage and general-purpose storage areas.

B. Athletic Locker Room Facilities

The facility will include four separate locker room suites designed to accommodate home and visiting athletic teams and other athletic programs. Each locker room suite will provide appropriate locker areas, showers, restroom facilities, and team support areas.

C. Weight Training Facility

A dedicated weight training and conditioning room will be incorporated into the facility. The space will be designed to accommodate athletic conditioning equipment, appropriate flooring, equipment clearances, ventilation, and associated storage.

D. Spectator and Public Support Facilities

The facility will include the necessary public amenities to support athletic competitions and large gatherings, including:

- Men's spectator restrooms.
- Women's spectator restrooms.
- Concession stand with associated serving, preparation, and storage areas.
- Public circulation and accessible spectator accommodations.
- Appropriate building entrances and emergency exits.

E. Building Support and Storage Areas

Additional support spaces will be incorporated to provide for the efficient operation and maintenance of the facility, including:

- Dedicated janitorial room with mop sink and cleaning equipment storage.
- Mechanical equipment room.
- Electrical equipment room.
- General-purpose storage rooms.
- Athletic equipment storage.

- Additional operational and maintenance support spaces.

ICC 500 Storm Shelter Design and Construction

The entire facility will be designed and constructed in accordance with the applicable International Building Code (IBC), ICC 500 Storm Shelter Standard, and other applicable federal, state, and local requirements.

The design will incorporate the necessary structural systems, foundations, roof and wall assemblies, impact-resistant components, storm shelter doors and hardware, emergency egress provisions, ventilation systems, and mechanical and electrical infrastructure required to achieve ICC 500 compliance.

Particular attention will be given to maintaining the integrity of the storm shelter envelope, including all building penetrations, openings, doors, glazing, and mechanical systems.

The facility will be designed to accommodate the District's designated storm shelter occupant load and applicable occupant protection requirements.

The architectural and engineering design team will coordinate all disciplines to ensure that the completed facility meets the applicable storm shelter requirements while maintaining the functionality and operational flexibility expected of a modern competitive gymnasium.

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2. PRELIMINARY PROJECT SCHEDULE

The following preliminary project schedule has been developed in consideration of Cayuga Independent School District's anticipated May 2027 Bond Election.

The schedule is intended to provide the District with an anticipated timeline for project development, architectural and engineering design, contractor procurement, construction, and final occupancy.

PHASE	PROJECT ACTIVITY	ESTIMATED DURATION
1	Facility Programming and Bond Planning	November 2026 – May 2027
2	Schematic Design	4–6 Weeks

PHASE	PROJECT ACTIVITY	ESTIMATED DURATION
3	Design Development	4–6 Weeks
4	Construction Documents	8–10 Weeks
5	District Review and Final Approvals	2 Weeks
6	Contractor Procurement / Bidding	4–6 Weeks
7	Construction and Site Development	14–18 Months
8	Substantial Completion and Inspections	3–4 Weeks
9	Final Completion and Occupancy	2 Weeks

Anticipated Project Milestones

May 2027 – Bond Election

Cayuga Independent School District anticipates presenting the proposed competitive gymnasium and ICC 500 storm shelter as part of its May 2027 Bond Election.

May–June 2027 – Bond Authorization and Project Initiation

Following successful passage of the bond election and authorization by the District, the project will proceed through final programming, design development, and architectural and engineering coordination.

Summer/Fall 2027 – Design and Construction Documentation

Completion of architectural and engineering design, preparation of construction documents, coordination of ICC 500 storm shelter requirements, and preparation for contractor procurement.

Fall 2027 – Contractor Procurement and Construction Authorization

Competitive bidding or the District's selected construction delivery process, contractor selection, contract award, and issuance of notice to proceed.

2027–2029 – Construction

Anticipated construction duration of approximately 14–18 months following issuance of the notice to proceed.

2029 – Final Completion and Occupancy

Completion of construction, final inspections, applicable storm shelter compliance documentation, commissioning, and turnover of the completed facility to Cayuga Independent School District.

Overall Project Duration

The anticipated construction duration is approximately **14–18 months**, following contractor authorization and issuance of the notice to proceed.

The overall project schedule will be refined following the May 2027 Bond Election, confirmation of the final facility program and square footage, completion of architectural and engineering documents, and establishment of the construction delivery method.

Construction Schedule Considerations

Due to the specialized requirements associated with an ICC 500 storm shelter, early coordination will be necessary for structural systems, impact-rated doors and hardware, storm shelter envelope assemblies, mechanical equipment, electrical systems, and other specialized building components.

Early identification and procurement of long-lead materials will be important to maintaining the anticipated construction schedule.

The District, architectural and engineering team, and construction contractor will work together to establish a detailed construction schedule that accommodates the specialized requirements of the storm shelter while maintaining the overall project completion objectives.