



**Addendum No. 1
to
Request for Qualifications
for
Design-Build Services**

25-27 Roof Renewal on Various Campuses
Washington State University

June 9, 2025

Program No. 1T01529
Washington State University
Facility Services, Capital

**RFQ Addendum No. 1
6/9/2025**

**25-27 Roof Renewal on Various Campuses
Washington State University**

Proposal Deadline: June 18, 2025, 3:00 PM

1. This Addendum forms a part of the Contract Documents and modifies the original Request for Proposal dated May 23, 2025, and any prior addenda, as noted below.
2. This addendum consists of 3 total pages.

Item 1:

The Guaranteed Maximum Price (GMP) Design-Build budget for this Project is updated to be \$3,812,000.00.

Item 2:

Questions received from proposers:

Tri-Cities Campus BSEL Facility. The RFQ notes that there is 35,000 SF of Coating Restoration System with embedded 6" polyester reinforcement. I was wondering if you know what type of coating was used, and if the intent is to restore/re-coat that system. We'd like to confirm our team is familiar with the proposed system and a certified installer if that is required.

WSU Response: The existing BSEL roof is a TPO single ply membrane (no coating present). The goal is to coat as much of the roof as possible with a coating system, including embedding 6" polyester reinforcement at the seams. Design-Builder will need a certified applicator for this process.

Published WSU Design Standards (Assumed to be both current and presiding): Per the WSU design standards (downloaded from the WSU facilities website, dated Aug. 2018), the only acceptable roofing membrane is EPDM. This is found in Section 07 50 00, Part 1, attached. Given that this project is described as approximately 144,000 SF of roofing overlay, will other products/manufacturers be considered?

WSU Response: We accept EPDM or TPO membrane. The preference is EPDM membrane, we find this membrane works best in our climate. Our WSU Roofing Shop is certified to repair the manufacturers product that is listed in the standard, the manufacturers allow them to do minor repairs without voiding the warranty.

Per the same roofing specification, only three manufacturers are permitted – Carlisle, Firestone, and Johns Manville. Is this standard still exclusive to only these three manufacturers?

WSU Response: This standard is still exclusive to these three manufacturers.

GMP: How did WSU arrive at \$3.2M? Is this based on historical costs, early design guidance by another entity, or something else? Per the RFQ, the scope will encompass approximately 144,000 SF (pp 4). Historical costs.

WSU Response: The scope listed in the RFQ is only a proposed scope, it is not a final scope. WSU will work with the selected Design-Build team to define the scope of work through the initial design phase of the contract.

Will considerations be made for extraordinary market fluctuations based on the current market uncertainty if it will exceed the GMP?

WSU Response: We have a certain amount of funds allocated for the Roof Program and cannot exceed this amount for market fluctuations. WSU is looking for a Design-Build Team who will communicate early and often should market fluctuations have a potential impact to the quantity of scope that can be completed within the GMP.

All other requirements of the Request for Qualifications remain in force.

END OF ADDENDUM No. 1