



**ADDENDUM NO. 1**  
**TO REQUEST FOR PROPOSALS**  
**FOR CONSTRUCTION MANAGER-AT-RISK**  
**(ONE-STEP PROCUREMENT)**  
**FOR CTE/NEW GYM/FINE ARTS SPACES, ECC CAMPUS ADDITION,**  
**AND STADIUM PROJECTS - RFP# 2025-004**

This addendum forms part of the Request for Proposals (“RFP”) issued by Flour Bluff Independent School District (“District”) for Construction Manager at Risk (“CMAR”) Services for CTE/New Gym/Fine Arts Spaces, ECC Campus Addition, and Stadium Projects. This First Addendum (“Addendum No. 1”) is issued pursuant to Texas Government Code, Chapter 2269, and modifies, clarifies, or supplements the RFP documents. Except as specifically modified herein, all other provisions of the RFP remain in full force and effect. Please note that Respondents are required to acknowledge receipt of this Addendum on their proposal form. Failure to do so may result in the proposal being considered non-responsive.

The RFP is amended as follows:

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Builder’s Risk Insurance shall not be calculated as part of the General Conditions, or as part of the Cost of Work. It shall be a direct reimbursable expense by the Owner.

In your proposals, please do not include Builder’s Risk Insurance as part of the General Conditions or Cost of Work. Neither the Construction Manager’s Fee, nor the General Conditions Fee shall be calculated on the reimbursable expense for Builder’s Risk Insurance.

The AIA contract will be revised accordingly during contract negotiations.

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All provisions of the original RFP not specifically modified by this Addendum No. 2 or other addenda shall remain unchanged. Proposers must consider this Addendum No. 2 in preparing and submitting their proposals.

**ISSUED BY: Flour Bluff Independent School District**

*Name: Arti Bhakta*

*Title: Purchasing Agent*

*Date: August 25, 2025*