



Spokane Tribe of Indians

P.O. Box 100 Wellpinit, WA 99040 (509) 458-6500 Fax: 509-458-6575

Kieffer Loop Ranger Station Site Restoration Addendum 1

September 28, 2026

Project site: 6800 Kieffer Loop Road

Questions due: October 1, 2026, 4:00 p.m. Proposals due: October 8, 2026, 4:00 p.m.

This addendum responds to written questions received from Kieffer's Land Management LLC. Once finalized and issued through the Purchasing/Property Department, it will apply to all proposers and become part of the solicitation.

1. Disposal at the Wellpinit dump site

Question: Will the Wellpinit dump site accept project debris, and will a discounted rate apply?

Response: No. Project debris may not be disposed of at the Wellpinit dump site. No discounted disposal rate is available there for this project. Bidders shall include lawful transportation and disposal at other authorized receiving facilities in the base bid, verify acceptance for each waste stream, and provide disposal documentation.

2. Payment terms

Question: What are the payment terms?

Response: Under the proposed fixed price Construction Agreement, the contractor submits an itemized application for payment by the fifth day of each month for work performed in the preceding calendar month, beginning with the first full month after the agreement takes effect. Applications are based on percentage completion and must include the required supporting documentation, including applicable affidavits and lien waivers. The Tribe pays 90 percent of each approved progress payment and retains 10 percent until the requirements for final payment are met. Within 45 days after receipt of a complete application, the Tribe will either approve and pay the amount properly due or give written reasons for withholding all or part of it. Final payment is subject to completion, acceptance, and the agreement's closeout requirements. These terms are subject to the executed agreement.

3. Mandatory site visit

Question: Is there a set site visit, or may bidders visit independently?

Response: The RFP requires a pre proposal site visit, but no single visit date has been set. Proposers may schedule their mandatory visit by contacting Raynee St. Pierre at Raynee.stpierre@spokanetribe.com or 509-458-6550. The Tribe will coordinate a time for a Tribal representative to meet the proposer at 6800 Kieffer Loop Road and document attendance. An unannounced visit without a Tribal representative does not satisfy the mandatory requirement. Submit questions in writing to Raynee St. Pierre at Raynee.stpierre@spokanetribe.com by October 1, 2026, at 4:00 p.m. Material clarifications will be issued to all proposers by addendum.

4. Restoration limits and subsurface drawings

Question: What area must be restored, and are slab, foundation, and footing drawings available?

Response: The attached site map identifies the approximate restoration limits around the former Ranger Station at 6800 Kieffer Loop Road. The outlined area measures approximately 11,305 square feet. This is a planning measurement, not a survey or a quantity guarantee. The RFP does not include slab, foundation, or footing drawings. The base bid shall include removal of slabs, foundations, footings, and other man made materials within the outlined limits, along with restoration of areas disturbed by the contractor, as required by the RFP. Submit any discrepancy about the visible limits by the questions deadline.

5. Water, sewer, and electrical utilities

Question: Who decides what remains, and will direction be written?

Response: The Spokane Tribe, through its designated Facilities representative and in coordination with relevant utility personnel, will determine which existing water, sewer, and electrical power infrastructure is intact and suitable to remain. Anything on the Avista side of the meter is not in this scope of work. The Tribe will identify the items to remain in writing before demolition activities that could affect them. The contractor shall verify and protect those items, notify the Tribe of discrepancies, and obtain written direction before disturbing uncertain infrastructure. Damaged, abandoned, or unusable portions shall be removed, capped, terminated, or otherwise addressed as directed by the Tribe under the RFP.

6. Unforeseen work and change orders

Question: How will additional work be authorized and paid?

Response: If the contractor encounters a condition it believes is outside the base scope, it shall stop work in the affected area where necessary for safety, protect the condition, and promptly notify the Tribe in writing with photographs, a description, proposed scope and price support, and any schedule effect. The Tribe will review the request. Article VII of the proposed Construction Agreement requires a change order for adjustments to the Contract Sum or time; oral direction does not authorize compensation. If price cannot be agreed in advance, Section 7.03 allows the Tribe to direct the work in writing, with cost established from documented reasonable expenditures for inclusion in a change order. No payment on that change is due while its cost remains undetermined. A contractor shall not proceed with claimed additional work without the Tribe's written direction, except as needed to secure an immediate hazard. The agreement provides for payment through the application process after properly authorized work is performed; it does not provide advance payment before the work. These terms are subject to the executed agreement.

Except as expressly revised by this addendum, the solicitation requirements remain in effect. Acknowledgment of this addendum shall be included with each proposal.

Attachment A Ranger Station Restoration Area

Outlined area approximately 11,305 square feet. The image is an approximate site reference and does not show subsurface conditions.

