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**EOI-456  
Various Exterior Building Envelope Restoration Projects & Various Window Replacement  
Projects  
Addendum 1**

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DATE: 3/3/2026  
PROJECT: EOI-456 Various Exterior Building Envelope Restoration Projects & Various Window Replacement Projects  
LOCATION: Main Campus- Fairmont, WV  
OWNER: Fairmont State University

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This Addendum is issued to provide responses to questions received.

1. Do you require any specific format for our qualifications response? As part of our response, we will be sure to speak to the evaluation criteria and address the response specifications.

*The response should follow the structure outlined in Section 4.2 (Sections 4.2.1 – 4.2.6) and will be evaluated in accordance with the criteria identified in Section 5.1.*

2. Are any of the buildings included in the project scope listed on the National Register of Historical Places? I believe only Hardway Hall is the only building included within the scope that is listed. Please confirm.

*Yes, Hardway Hall is the only building within the scope listed on the National Register of Historic Places.*

3. Is the intent of these projects to progress concurrently under a single contract?

*No, Fairmont State does not envision the projects as a single contract. Contract composition and timeline will be discussed and planned in cooperation with the successful firm.*

4. Please confirm that hard copies are required for submission. Is there an option for digital submission?

*Yes, hard copies of the submissions are required. We require (1) original and (5) additional copies, per section 3.4. A digital copy of the submission may be included if desired, but the hard copies are mandatory.*

5. What are the associated point values for each section listed in the evaluation criteria on page 11?

*The evaluation criteria are not assigned specific numerical point values or percentage weights. Firms are evaluated and comparatively ranked based on a comprehensive review of all criteria identified in the EOI.*

6. The Scope of Work on page 7 calls out civil scope, but the individual project descriptions don't highlight what that entails. Is there any associated civil scope on these projects? If so, what does that entail?

*Based on the currently identified scope, no specific civil work is anticipated for these projects. If, during field investigation and design, civil engineering services are determined to be necessary, those services should be identified and incorporated as applicable.*

7. Several of the projects state that "under a separate contract" other services will be completed. Does this mean that each of the nine projects will be awarded as individual contracts through this RFP? How many contracts does the University intend to award through this EOI?

*Fairmont State does not envision the projects as a single contract. Contract composition and timeline will be discussed and planned in cooperation with the successful firm.*

8. For the project descriptions which list prior completed phases, which firms were incumbent for providing those services?

*The referenced past projects within the scope were completed by Thrasher Group, Paradigm Architecture, and Silling Associates.*

9. What will "post-contract services" listed in the introduction entail?

*Post-contract services would include a walkthrough of the completed project prior to the expiration of the one-year contractor's warranty.*

10. For Response Specification 4.2.4, is there a number of minimum or maximum projects that the University would prefer Offerors to include in their submission?

*A minimum or maximum number of projects is not specified – please submit all relevant projects in the specified time period of the past 2 years.*

11. The EOI states that "services shall include but not limited to Architectural Design Services, Civil, Structural, Mechanical and Electrical Engineering Services." However, within the scope of work for each building, we do not see these services needed for civil, mechanical, and electrical. Do we need to include these disciplines in our proposal?

*The need for civil, mechanical, and electrical engineering services is not anticipated at this time based on the currently identified scope. Offerors should use their professional judgment in determining the appropriate disciplines to include in their response. If, during field investigation and design, such services are determined to be necessary, the selected firm will be expected to provide or coordinate those services as applicable.*

12. Are any of the included buildings listed on the state or federal lists for historic buildings?

*Yes, Hardway Hall is on the National Register of Historic Places.*

13. Are any of the buildings known to have asbestos containing materials?

*This is unknown at the time, but will need to be addressed during design phase with sample testing as appropriate.*

14. Please clarify for the exterior doors, will secure access hardware we removed and reinstalled, or will the hardware be replaced?

*Secure access hardware will need to be removed and re-installed by contractor.*

15. Are all buildings/scopes to be assessed and designs developed simultaneously, or is there an order of priority for the projects?

*There is flexibility in the prioritization and timeline of the projects. Fairmont State will rely on the selected firm to help develop project timeline.*

16. What is the anticipated schedule for design, start of construction, and project completion?

*As these are state deferred maintenance funds, the goal is to complete as much of the projects as reasonably possible by December 2026.*

*Project schedule will be developed with input of the successful firm.*

17. Are there existing drawings available for reference during the evaluation of existing conditions?

*Yes, all existing drawings are available.*

18. Are there any maintenance reports or logs documenting any issues occurring in the building envelopes?

*Based on preventative maintenance records and capital project history, the windows and waterproofing systems of the referenced buildings have exceeded their expected life cycle.*

19. Is a cost estimate to be included as part of the services for each project scope?

*Yes, a cost estimate for each project scope should be included as part of the contract.*

***All bidders shall acknowledge receipt of this Addendum on the Bid Form. Failure to do so may result in rejection of the bid.***