



STATE OF TENNESSEE
DEPARTMENT OF GENERAL SERVICES

REQUEST FOR PROPOSALS # 529/070-01-2013
AMENDMENT # One
FOR John Sevier Exterior Building Updates

DATE: December 21, 2015

RFP SBC NUMBER 529/070-01-2013 IS AMENDED AS FOLLOWS:

1. This RFP Schedule of Events updates and confirms scheduled RFP dates.

	EVENT	TIME (Central Time)	DATE	UPDATED / CONFIRMED
1	RFP Issued		November 25, 2015	Confirmed
2	Disability Accommodation Request Deadline		December 1, 2015	Confirmed
3	Pre-response Conference	11:00 am	December 8, 2015	Confirmed
4	Notice of Intent to Respond Deadline		December 9, 2015	Confirmed
5	Written "Questions & Comments" Deadline	11:00 am	December 14, 2015	Confirmed
6	State Response to Written "Questions & Comments"		December 21, 2015	Confirmed
7	Response Deadline	2:00 pm	January 7, 2016	Confirmed
8	State Completion of Technical Response Evaluations		January 13, 2016	Confirmed
9	State Opening & Scoring of Cost Proposals		January 14, 2016	Confirmed
10	State Notice of Intent to Award Released <u>and</u> RFP Files Opened for Public Inspection		January 15, 2016	Confirmed
11	State Building Commission (SBC) Approval Sought		February 11, 2016	Confirmed
12	State sends contract to Contractor for signature		February 11, 2016	Confirmed
13	Contractor Signature Deadline		February 18, 2016	Confirmed

2. Attachments to this RFP (posted at <http://tn.gov/generalservices/article/request-for-proposals>) have been updated to include the following:

- a. Sixth Floor Expansion
- b. Sixth Floor Expansion Study

3. State responses to questions and comments in the table below amend and clarify this RFP.

Any restatement of RFP text in the Question/Comment column shall NOT be construed as a change in the actual wording of the RFP document.

QUESTION / COMMENT	STATE RESPONSE
<p>1 Please provide a scope of work narrative related to the anticipated building expansion on the sixth floor of the building (anticipated square footage of the expansion and the anticipated construction type).</p>	<p>Information regarding the sixth floor expansion can now be found as an attachment to this project on the State website: http://tn.gov/generalservices/article/request-for-proposals</p>
<p>2 Please provide an aerial view of the building that denotes the area in which the building expansion is planned. This information would be helpful to fully address the items covered in Items C.1, C.2, and C.3.</p>	<p>Information regarding the sixth floor expansion can now be found as an attachment to this project on the State website: http://tn.gov/generalservices/article/request-for-proposals</p>
<p>3 Please indicate whether the contractor will have access to the roof level for material deliver, debris removal, and onsite personnel transportation via the existing building elevator system? If yes please confirm if the elevator system will be available to the contractor for the previously indicated purposes for the full duration of the project? Please confirm that the building's freight elevator accesses the sixth floor.</p>	<p>There is no elevator access to the sixth floor and the building does not have a freight elevator. The Contractor will have to make arrangements using pedestrian access via stair from the 5th floor to the roof level.</p>
<p>4 Please offer information on the options currently being considered related to the window restoration a. The potential removal of the existing windows, the offsite restoration of the windows, and then the re-installation of the restored windows. b. The potential removal of the existing windows and the replacement of the same with a new window system. c. Any other options that are currently being considered. (Having the above information will assist us in responding to Items C.1, C.2, and C.3 as well General Conditions Total Lump Sum Cost – Section D.</p>	<p>At this time, the State has not determined the exact method of window restoration. We are currently working with the Tennessee Historical Commission to determine the proper method.</p>
<p>5 Can you discuss the role that the historical commission will play in the design and construction of this project?</p>	<p>As this is a State owned building on the National Register of Historic Places, the Tennessee Historical Commission will review the design drawings for the work to ensure that it is being done in accordance with the provisions of the <i>Secretary of the Interior's Standards for Treatment of Historic Properties</i>.</p>
<p>6 Please discuss any phasing needs that the Owner and design team have already identified for the project?</p>	<p>At this time the State has not planned any phasing.</p>
<p>7 Have any discussions been had with Nashville Public Works regarding the ability to close lanes and or roads for material deliveries and cranes access? If yes please provide a summary of those discussions.</p>	<p>No discussions have been had at this time. It will be the requirement of the contractor to coordinate with Nashville Public Works.</p>
<p>8 Please confirm if the cost for standalone</p>	<p>The State will pay all usage charges for utilities consistent</p>

QUESTION / COMMENT	STATE RESPONSE
<p>temporary utilities required for the construction (including usage charges) are to be included in the general conditions cost. Given the nature of the project I think utility services for construction would best be supplied from the existing building in lieu of standalone separate services.</p>	<p>with normal operation of the building. The contractor will need to provide temporary power to the site as part of its General Conditions Budget as the building does not have additional electrical capacity to support the project, other temporary utilities may connect to existing building sources.</p>
<p>9 Related to Article 6.3 of the RFQ (reference page 35 of 40) the line item that reads, "Construction Services General Conditions Budget – Monthly Cost Total _____ x Twelve (12) months". Please confirm that (12) months is the anticipated onsite construction duration or will the actual onsite duration be adjusted based upon the final scope of work determined? If the actual onsite duration is to be other than Twelve (12) months (based upon the final scope of work) please confirm that the total for the general conditions will be adjusted accordingly.</p>	<p>The current, construction duration is 12 months. The General Conditions Budget- Total Lump Sum Cost will not be adjusted if the duration changes. The General Conditions Budget- Monthly Cost is proposed on a monthly rate so that it can be paid based on the actual construction duration. Time is of the essence on this project and it is not anticipated that the construction duration will increase.</p>
<p>10 Related to Article 6.3 Section C (General Conditions Monthly Rate – Section C) – reference page 33 of 40. a. Is the monthly rental cost for onsite transportation of material and workmen (an onsite buckhoist) to be accounted for in this section? b. Is the monthly rental cost for pedestrian walkway protection to be accounted for in this section?</p>	<p>Proposers should include the cost of the transportation of material and workmen (an onsite buckhoist) and pedestrian walk way protection to be in the General Conditions Budget- Monthly Cost requested in RFP Attachment 6.3 Section C.</p>
<p>11 Related to Article 6.3 Section D (General Conditions Total Lump Sum Cost – Section D) – reference page 34 of 40. a. Related to the line item listed as "All Temporary Construction Items not included as a Monthly cost" - Please confirm if this cost is to include all costs associated with the setup and dismantling of the buckhoist? b. Related to the line item listed as "All Temporary Construction Items not included as a Monthly cost" - Please confirm if this cost is to include all costs associated with the setup and dismantling of the pedestrian walkway protection? c. Related to the line item listed as "All Temporary Construction Items not included as a Monthly cost" - Please confirm if this cost is to include all costs associated with the setup and dismantling of edge of roof protection at the area of the sixth floor building expansion?</p>	<p>Any set up and removal costs should be included in the General Conditions Budget- Total Lump Sum Cost. See responses to questions #9 and #10 above.</p>
<p>12 Related to Article 6.3 Section D (General Conditions Total Lump Sum Cost – Section D) – reference page 34 of 40. If cost is to be accounted for "general project testing" please provide the specifications related to this requirement (the testing to be performed). We think this aspect of the cost should be sought as an individual / separate bid package when the scope is better defined..... please confirm that this is acceptable.</p>	<p>The costs of general project testing should be included in the General Conditions Budget. The costs of testing associated with trade work that cannot be provided as a part of the General Conditions Budget may be bid in the trade packages.</p>