



STATE OF TENNESSEE  
DEPARTMENT OF GENERAL SERVICES

**REQUEST FOR PROPOSALS # 15-02-903**  
**AMENDMENT # TWO**  
**FOR OFFICE SPACE IN WASHINGTON COUNTY,**  
**TENNESSEE**

DATE: **December 18, 2015**

RFP # **15-02-903** IS AMENDED AS FOLLOWS:

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

## SCHEDULE OF EVENTS

### 2.1. RFP Schedule of Events

EVENT	TIME (central time zone)	DATE (all dates are state business days)	UPDATED/CONFIRMED
1. RFP Advertised		On or shortly before publication date	CONFIRMED
2. RFP Published		November 25, 2015	CONFIRMED
3. Disability Accommodation Request Deadline		December 2, 2015	CONFIRMED
4. Pre-proposal Conference (if applicable)		N/A	CONFIRMED
5. Notice of Intent to Propose		December 4, 2015	CONFIRMED
6. Written "Questions & Comments" Deadline	4:00 p.m. Central Time	December 4, 2015	CONFIRMED
7. State Response to Written "Questions & Comments"		December 11, 2015	CONFIRMED
<b>8. Proposal Deadline and Opening</b>	4:00 p.m. Central Time	<b>January 22, 2016</b>	<b>Changed</b>
9. State Completion of Proposal Evaluations		<b>February 25, 2016</b>	<b>Changed</b>
10. State Notice of Intent to Award Issued / Finalization of Lease Agreement and RFP Files Opened for Public Inspection		March 4, 2016	CONFIRMED

11. Executive Sub Committee of the State Building Commission Approval Sought (If lease term is greater than 5 years or annual rent is greater than \$150,000)		March 21, 2016	CONFIRMED
12. Lease is circulated to successful Proposer for signature		March 30, 2016	CONFIRMED
13. Lease Signature Deadline		April 29, 2016	CONFIRMED
14. Construction Substantial Completion Date		November 1, 2016	CONFIRMED
*16. Desired Occupancy Date		December 1, 2016	CONFIRMED

**2. Insert the following into Exhibit D – Landlord Deliverables, Project Specific Requirements:**

**JOHNSON CITY ENVIRONMENTAL FIELD OFFICE NEEDS**

One-level, ground floor, contiguous office space to accommodate a total of 55 employees including laboratory and garage space.

**Hard wall changing room** - minimum 50 sf., attached to male and female staff restrooms with shower, 4-5 lockers and bench.

**Hard wall file rooms (2)** - must have enclaves with electrical outlets and voice & data outlets for wall mounted telephone.

**Hard wall break room** - base and wall cabinets, countertop and double bowl sink. Adequate electrical outlets 120V/20 amp dedicated circuits with isolated neutrals for appliances: refrigerator, microwave and coffee maker, as well as four additional outlets. Refrigerator and coffee maker require water lines.

**Hard wall large conference room** - Locate near front entrance of building. Recessed data connection and floor/ceiling electrical outlet in center of room. Data and electrical outlet on each wall. Voice outlets on two walls. Center ceiling projector mount and motorized screen. Presentation screen, dry erase board.

**Hard wall small conference room** - recessed data connection and floor/ceiling outlet in center of room. Data and electrical outlet on each wall. Voice outlets on two walls. Presentation screen, dry erase board. {SUGGESTION: Situate conference rooms side by side with a folding separating partition so that both spaces can be utilized together for very large groups. The tables should be both sturdy but mobile to allow for various room setups.}

**Hard wall telecommunications room** - must be minimum 120 sf., temperature controlled, 4 ft. door with vent grill.

**Hard wall waiting room** - 12" deep transaction countertop, lockable sliding pass-thru windows to secretaries that does not obstruct the 12" deep transaction countertop. Will need direct access to single-stall client restrooms with men's restroom to have urinal. Client and staff restrooms will be separate and will not share the same plumbing wall. Office area controlled by scanner access utilizing State ID badges.

**Secured parking area** - gated/fenced area with walk-thru pedestrian gate for 20 state-owned vehicles behind building. Fence to be eight feet tall, topped with razor or barbed wire. Must accommodate boat turnaround and state vehicle pull-through area. All access and parking areas to be asphalt paved. In-line

gate with keypad entry and automatic eye (exit) with manual override, and walk-through pedestrian gate. Egress and ingress for tractor trailer. Minimum gate opening to be 12 feet.

**Building structure**- the facility shall incorporate a methane/radon gas exhaust ready system (i.e. infrastructure).

**Equipment storage room** - minimum finished ceiling height 10 ft. Must have outside spigot near the storage room entrance. Double exit doors (without center post) leading to a covered and lighted (controlled by electronic sensor) loading area approximately 12 ft. x 20 ft., located adjacent to wet lab and secured parking area. Utility sink (18"w x 15"d), floor drain with equipment cleaning area for washing boots and cleaning equipment. Must have voice & data outlets for wall mounted telephone. 8 chain-link storage cages (approximately 9ft. x 15ft.) with two duplex outlets needed in each.

**Environmental wet laboratory** - locate adjacent to equipment storage room and staff restrooms. Will need dressing area with eye-wash station with water lines. Space for fixtures provided by the state, including two refrigerators, fume hood and fume panels, a flammables cabinet, and an ice machine. Fume hood requires outside ventilation through roof and should be mounted on or above base cabinet suitable for acid storage. Water and drain lines for fume hood and ice machine (30-amp. circuit). Commercial lab-grade chemical resistant sink (9" min. depth) with extended height faucet. Chemical resistant floor covering, base cabinets, wall cabinets and countertops. Must have a total of 70 linear feet of countertop space including microscope area. Electrical outlets above countertops spaced at 3-foot intervals. Must have voice & data outlets for wall mounted telephone. Lab/microscope area requires four workstations, 50 inches wide each with half-moon cutouts (24 inch wide and 6 inches deep and open below for chair or stool). Each microscope workstation requires direct ventilation in the center of the workstation located at the backsplash and one quad outlet. Must have capability to switch off vent fan. The countertop depth from the back of the cutout to the exhaust chase must be 18 inches minimum.

**Boat/van garage** - locate adjacent to equipment storage room. Minimum ceiling height 10 ft. Overhead fluorescent interior lighting. Double utility sink (18 inch to 24 inch deep), located next to work bench. Heat required, but not AC. Work bench to be 8ft. minimum with chemical resistant countertop, storage wall and base cabinets, 4 electrical outlets. Concrete floor with stain-resistant sealer. Boat/equipment access through secure, gated parking area. Two 10 ft. wide overhead doors with automatic opener/closer. Shelving for storage is required and hooks for storage of lie jackets and waders and other boots.