



STATE OF TENNESSEE
DEPARTMENT OF GENERAL SERVICES, STATE OF TENNESSEE REAL ESTATE
ASSET MANAGEMENT

**REQUEST FOR QUALIFICATIONS (“RFQ”)
AMENDMENT TWO**

**FOR THE PROJECT TITLED:
Project Manager as Agent (PMaA) for New State
Museum**

SBC Project #529/050-01-2015

DATE: June 17, 2015

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

EVENT	TIME (central time zone)	DATE (all dates are state business days)	Updated / Confirmed
1. RFQ Issued		May 27, 2015	Confirmed
2. Disability Accommodation Request Deadline		June 1, 2015	Confirmed
3. Pre-Response Conference	2:00 p.m.	June 3, 2015	Confirmed
4. Notice of Intent to Respond Deadline		June 4, 2015	Confirmed
5. Written “Questions & Comments” Deadline	2:00 p.m.	June 10, 2015	Confirmed
6. State response to written “Questions & Comments”		June 16, 2015	Confirmed
7. RFQ Technical Response Deadline	2:00 p.m.	June 23, 2015	Confirmed
8. State Completion of Technical Submittal Evaluations		June 30, 2015	Confirmed
9. State Issues Notice of Short-Listed Respondents		July 1, 2015	Confirmed
10. Interviews with Short-Listed Respondents		July 7, 2015 & July 8, 2015	Confirmed
11. Fee Proposal Deadline	2:00 p.m.	July 13, 2015	Confirmed
12. State Issues Notice of Intent to Negotiate and Commences Negotiations		July 14, 2015 – July 16, 2015	Confirmed
13. Executive Subcommittee Approval Sought		July 20, 2015	Confirmed
14. Contract Award		July 31, 2015	Confirmed

2. RFP Section 1.1. to be amended as follows (additions highlighted in yellow):

1.1. Statement of Procurement Purpose

The State of Tennessee seeks responses from qualified companies interested in providing Project Manager as Agent (“PMaA”) services for a New State Museum Project. The New State Museum is expected to be 130,000 square feet with planning for a future expansion. The anticipated opening date is to be no later than June 2018. The budget for the Project is approximately \$160,000,000.00. The State intends to utilize the services of a construction manager/general contractor for construction.

The PMaA will serve as an agent and representative of the State on the Project providing services to assist the State in achieving its goals for the Project, including, but not limited to, the following services:

- Planning support
- Design Management
- Construction Project Management
- Project Controls Services
- Administration and compliance monitoring of funds
- Transition between construction and facility operation
- Project close-out and warranty coordination (after opening)

A more detailed scope of services anticipated from the PMaA is set forth in Attachment A of the *Pro Forma* Contract included with this RFQ as Attachment H. Respondents should be companies with experience providing PMaA or owner’s representative services on similar scale and profile projects with success in ensuring projects are: delivered on time and within budget; sustainably designed and constructed; and able to be easily and cost effectively maintained.

In order to avoid any potential conflicts of interest, neither the company nor any affiliates of the company providing PMaA services will be permitted to perform any other services on the Project.

The State/Owner has engaged Lord Cultural Resources (“Lord”), as a museum consultant, and the PMaA team will not be required to provide additional museum consulting services. The State/Owner is negotiating the scope and compensation for Lord’s provision of museum consulting services throughout the project, which are expected to serve as the basis of a contract to be entered into between the PMaA and Lord for museum consultation services, the cost of which will be a pass through by the PMaA to the State/Owner.