



STATE OF TENNESSEE
DEPARTMENT OF GENERAL SERVICES

REQUEST FOR PROPOSALS # 15-01-919
AMENDMENT # ONE
FOR OFFICE SPACE IN SHELBY COUNTY, TENNESSEE

DATE: **October 13, 2015**

RFP # **15-01-919** 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)	Confirmed/Changed
1. RFP Advertised		On or shortly before publication date	Confirmed
2. RFP Published		September 29, 2015	Confirmed
3. Disability Accommodation Request Deadline		October 1, 2015	Confirmed
4. Pre-proposal Conference (if applicable)		N/A	Confirmed
5. Notice of Intent to Propose		October 5, 2015	Confirmed
6. Written "Questions & Comments" Deadline	4:00 p.m. Central Time	October 8, 2015	Confirmed
7. State Response to Written "Questions & Comments"		October 13, 2015	Confirmed
8. Proposal Deadline and Opening	4:00 p.m. Central Time	October 20, 2015	Confirmed
9. Notice to Proposers of Mandatory Pass/Fail		October 22, 2015	Confirmed
10. State Completion of Proposal Evaluations		November 13, 2015	Confirmed

11. State Notice of Intent to Award Issued / Finalization of Lease Agreement and RFP Files Opened for Public Inspection		December 3, 2015	Confirmed
12. 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)		December 21, 2015	Confirmed
13. Lease is circulated to successful Proposer for signature		December 31, 2015	Confirmed
14. Lease Signature Deadline		January 29, 2016	Confirmed
15. Construction Substantial Completion Date		July 1, 2016	Confirmed
*16. Desired Occupancy Date		August 1, 2016	Confirmed

2. 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.

1. The RFP calls for a full service lease, which shall include all utilities and janitorial. Is there a maximum annual rate per rentable square foot established, that in the event the Tenant's use of utilities shall exceed the established rate for any year of the lease, then will the Landlord be reimbursed by Tenant for any overage?	The State requests no pass throughs of any utility or janitorial services. This is one of several financial considerations that will be evaluated for each proposal.
2. Are all janitorial supplies at the expense of the Landlord?	Yes, per Exhibit A, Section E, "Landlord shall, at Landlord's expense, provide janitorial services and janitorial supplies, including break room supplies, to the Leased Premises."

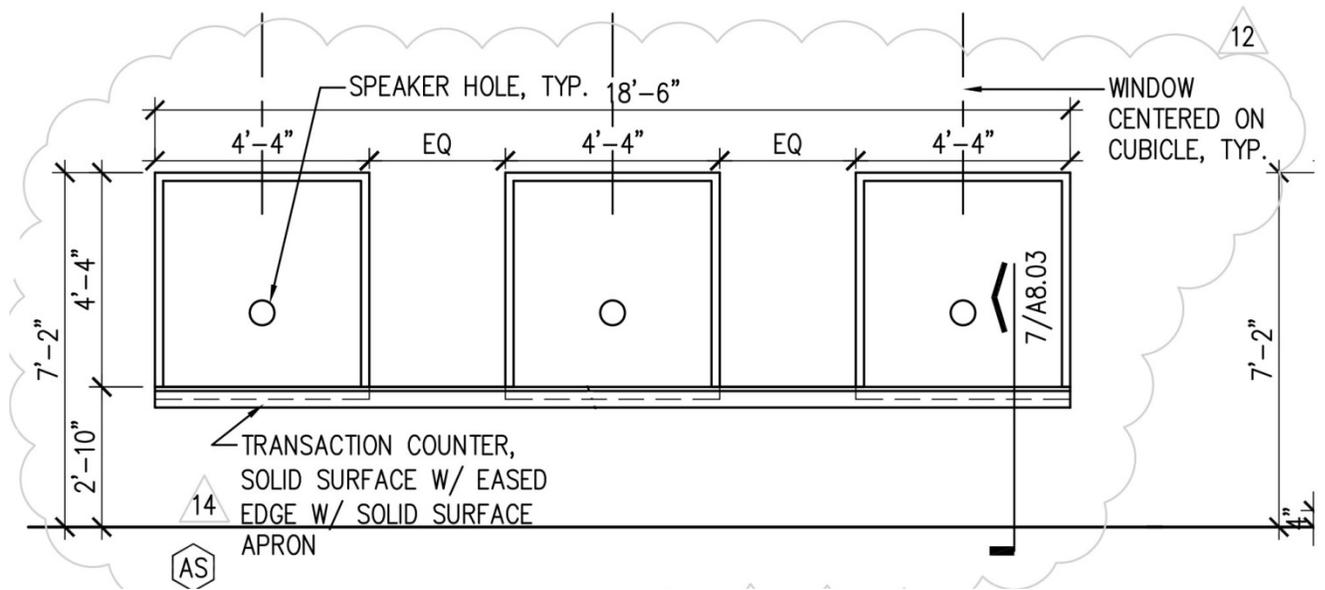
<p>3. Are restroom paper supplies at the expense of the Landlord or Tenant?</p>	<p>The State desires that restroom paper supplies be at the expense of the Landlord. Like above, Exhibit A, Section E states, "Landlord shall, at Landlord's expense, provide janitorial services and janitorial supplies, including break room supplies, to the Leased Premises." The State interprets restroom paper supplies to be a part of "janitorial supplies."</p>
<p>4. Are break room paper supplies at the expense of the Landlord or Tenant?</p>	<p>Per Exhibit A, Section E, the State requests that break room supplies be at the expense of the Landlord.</p>
<p>5. Is the dumpster expense the Landlord's or Tenants?</p>	<p>Dumpsters are to be at the Landlord's expense. Exhibit A, Section B states, the "Landlord shall also, at Landlord's expense, furnish and maintain appropriate outside trash and refuse receptacles for the disposal of trash and refuse from the Leased Premises."</p>
<p>6. RFP Attachment 5.2, Section D, Exhibit D, Interior building Specifications Item 2.c states "Provide 1 voice/data per standard workstation." Who is to install and supply the voice and data outlets and the infrastructure to support these services?</p>	<p>The State will install and supply the voice and data outlets, and the Landlord will supply the infrastructure to support these services (i.e. the electrical panel will need to have enough power and depth to service the voice and data needs; there needs to be a pathway from the phone service provider to the telecom room; and there needs to be 3" of conduit to all outlet locations.)</p>
<p>7. RFP Attachment 5.2, Section D, Exhibit D, Interior building Specifications Item 4.a states, "All office, enclave, break room, and conference room front walls shall have a 3'-0" wide sidelight with ¼" clear tempered glass in 2" welded hollow metal frame with a solid core door (match building standard), and etched film on 3'-0"w full height sidelights. Framing for glass sidelights and windows shall be integral with door frames and not separated by drywall." Does this mean the sidelight frame will be a part of the door frame?</p>	<p>Yes, the State is requesting that the sidelight frame be part of the door frame.</p>
<p>8. RFP Attachment 5.2, Section D, Exhibit D, Interior building Specifications Item 5.a states, "Interior doors shall match building standard height and finish; at a minimum, all doors shall be solid core, 7'-0" in height." Would 6'-8" x 3'-0" doors or doors of a different size be acceptable?</p>	<p>In a new building, the State requires a minimum of 7'0' high doors. In as-built buildings, it is acceptable for it to be a different size as long as it matches the building's standard door height.</p>

<p>9. Would a 6'-8" x 3'-0" door with a view window be acceptable as an alternative to the 3'-0" sidelight?</p>	<p>In new construction/buildout, doors need to have sidelights. In existing doors, the State reserves the right to accept view windows as an acceptable alternative.</p>
<p>10. RFP Attachment 5.2, Section D, Exhibit D, Interior building Specifications Item 6.a states, "Reuse doors, frames, hardware, ceiling tile and grid and lights if approved by the State." Please clarify is this allows the use of existing doors as it relates to questions 7-9 above?</p>	<p>In existing doors, the State may elect to deem view windows acceptable in lieu of sidelights. In existing buildings, door height needs to match the building standard.</p>
<p>11. RFP Attachment 5.2, Section D, Exhibit D, Interior building Specifications Item 7.a states, "Finishes: VCT floor tile in a floor pattern using 3 different colors, plastic laminate base and wall cabinets." Would stained wood cabinets be accepted as an alternative?</p>	<p>Yes, the State reserves the right to accept stained wood cabinets as an alternative.</p>
<p>12. Is there a standard for the bullet proof glass required at the reception desk?</p>	<p>Please see below (section 3 of this amendment)</p>
<p>13. RFP Attachment 5.2 Section A, Termination and Block 6 of the lease requires a 90 day notice. Is there a Termination for Convenience penalty or fee paid to the Landlord if the Tenant exercises this option?</p>	<p>The State prefers to not have a fee, but is open to receiving each landlord's best proposal. The Termination for Convenience structure is one of several financial considerations that will be evaluated for each proposal.</p>
<p>14. What is the earliest point in the Term of the Lease that the Tenant can exercise the Termination for Convenience option?</p>	<p>The State prefers to have Termination for Convenience available at any time during the lease, but is open to receiving each landlord's best proposal. The Termination for Convenience structure is one of several financial considerations that will be evaluated for each proposal.</p>

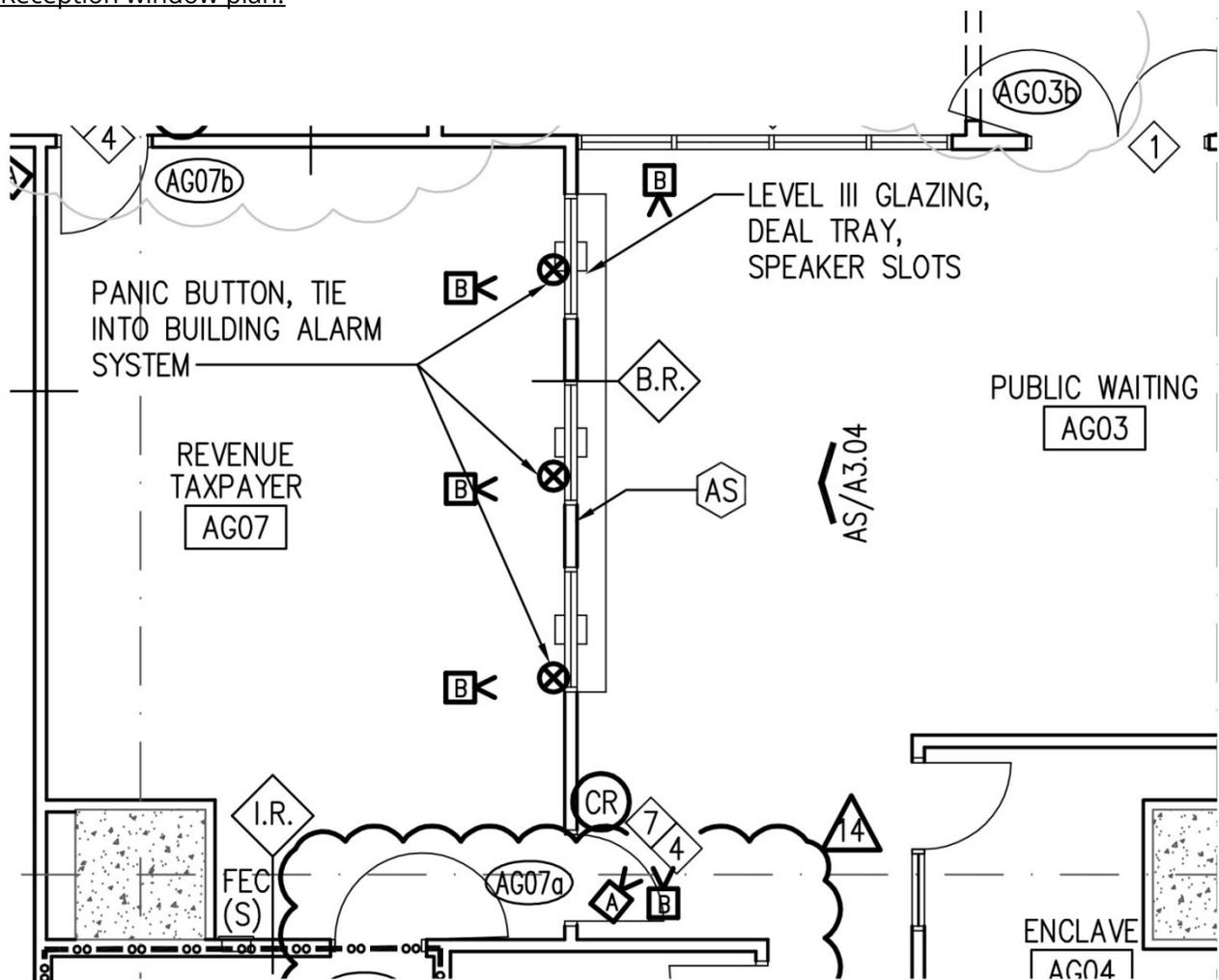
3. Revise Exhibit D, Other Project Specific Requirements. Replace the sentence that includes "bulletproof glass," to read as follows:

The agency requires glass at the reception desk to separate employees from clients. The glass needs to be at least 1.25" thick. The following renderings depict a representative example of the reception windows. Also note, the Landlord needs to provide one outlet underneath each window, in the event the State elects to install (at their expense) electronic speaker/voice boxes.

Elevation:



Reception window plan:



Elevation:

