



REQUEST FOR PROPOSALS
SBC PROJECT NO. 344/015-01-2023
AMENDMENT No. One
FOR Western Mental Health Institute New
Replacement Facility Phase Two
Bolivar, Hardeman, Tennessee

DATE: May 24, 2024

RFP SBC Project No.: 344/015-01-2023 IS AMENDED AS FOLLOWS:

- This RFP Schedule of Events updates and confirms scheduled RFP dates. Any event, time, or date containing revised or new text is highlighted.**

	EVENT	TIME (Central Time)	DATE	UPDATED / CONFIRMED
1	RFP Issued		May 6, 2024	CONFIRMED
2	Disability Accommodation Request Deadline		May 9, 2024	CONFIRMED
3	Pre-response Conference	11:00 am	May 15, 2024	CONFIRMED
4	Notice of Intent to Respond Deadline		May 16, 2024	CONFIRMED
5	Written "Questions & Comments" Deadline	2:00 pm	May 21, 2024	CONFIRMED
6	State Response to Written "Questions & Comments"		May 24, 2024	CONFIRMED
7	Response Deadline	2:00 pm	May 30, 2024	CONFIRMED
8	State Completion of Technical Response Evaluations		June 5, 2024	CONFIRMED
9	Notification of Respondents Invited to Interview		June 6, 2024	CONFIRMED
10	Interviews		June 18 – 20, 2024	CONFIRMED
11	State Completion of Technical Response Evaluations and Final Technical Score		June 20, 2024	CONFIRMED
12	State Opening & Scoring of Cost Proposals		June 20, 2024	CONFIRMED

	EVENT	TIME (Central Time)	DATE	UPDATED / CONFIRMED
13	State Notice of Intent to Award Released <u>and</u> RFP Files Opened for Public Inspection		June 24, 2024	CONFIRMED
14	Protest Period Ends		July 1, 2024	CONFIRMED
15	State Building Commission (SBC) or State Architect Approval Sought		July 5, 2024	CONFIRMED
16	State sends contract to Contractor for signature		July 5, 2024	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.

	QUESTION / COMMENT	STATE RESPONSE
1	Is a site visit possible to coordinate? As the project is an addition, existing facilities should not have to be distributed. A look at existing plant operations would be helpful to understanding the needs of the RFP.	Contractors may visit the site on their own, but please keep in mind that there is nothing to see with regards to the design, because there is no design at this point.
2	In the Program Narrative it is stated that seismic will be as required by the IBC. Per 2024 standards (assumed design criteria as noted in the RFP) the site borders classification D0 and D1. Is the design team able to clarify any further at this time as to the classification of the site?	We are currently in the program verification phase and there is no design to apply to the zone. The civil engineer and structural engineer will determine the parameters during the actual design. It will be part of the collaborative design with the CM GC after they come on board.
3	On page 5 under section 1.7 it indicates that start of construction will be June 25, 2024. Was the intent to start construction on June 25, 2025? Please clarify.	Yes, this should have read on June 25, 2025 . Please refer to item #3 below.
4	What are the general resources required after construction is completed and before joint commission review is completed?	Joint Commissions should only have concerns for the operations of the facility after the project is completed. Substantial completion and punch list are the only expected areas to be of concern for completion.
5	Is Tennessee Department of Health involved in the life safety plan review and plans review?	No, any life safety plans would be under the jurisdiction of the State Fire Marshal. It is anticipated that the Department of Health will only be involved in the kitchen space.

QUESTION / COMMENT	STATE RESPONSE
6 Do state records indicate what construction firm built the 2010 facility?	The State records do indicate that Turner Construction was over the project in 2010.

3. Delete RFP Section 1.7. in its entirety and replace with the following. Changes are highlighted in yellow:

1.7. Scope of Service, Contract Period, & Required Terms and Conditions

Pro Forma Contract (attached as RFP Attachment 6.6.), details the State’s requirements and the scope of services and deliverables to be provided by the CM/GC.

The *Pro Forma* Contract substantially represents the contract document that the successful Respondent will be required to sign.

It is anticipated that the date for the start of construction will be June 25, 2025. All costs given in response to this RFP must be provided in reference to this date.

GMP MONTHS – 24 Months

If the Project is not substantially complete within the time period set forth in the construction contract, the liquidated damage amount will be \$1,000 per day, until final substantial completion is achieved.