



**REQUEST FOR QUALIFICATIONS**  
**SBC PROJECT NO.: 100/010-07-2022**  
**AMENDMENT # Four**  
**FOR Forestry Statewide Facilities Assessment and**  
**Maintenance Plan Consultant**

**DATE: 11/15/22**

**RFQ SBC Project No.: 100/010-07-2022 IS AMENDED AS FOLLOWS:**

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

EVENT	TIME (Central Time)	DATE	UPDATED / CONFIRMED
1 RFQ Issued		October 13, 2022	CONFIRMED
2 Disability Accommodation Request Deadline		October 18, 2022	CONFIRMED
3 <b>Pre-response Conference</b>	2:00 p.m.	October 24, 2022	CONFIRMED
4 Notice of Intent to Respond Deadline		October 25, 2022	CONFIRMED
5 <b>Written Questions &amp; Comments Deadline</b>	2:00 p.m.	October 31, 2022	CONFIRMED
6 State Response to Written Questions & Comments		November 15, 2022	CONFIRMED
7 <b>RFQ Response Deadline</b>	2:00 p.m.	November 21, 2022	CONFIRMED
8 State Completion of Response Evaluations		December 6, 2022	CONFIRMED
9 State Issues Evaluation Notice		December 7, 2022	CONFIRMED
10 End of 7-Day Wait Period for Consideration of Protest		December 14, 2022	CONFIRMED
11 Anticipated Bid Date		January 12, 2023	CONFIRMED
12 Anticipated Contract Start		January 26, 2023	CONFIRMED

- State responses to questions and comments in the table below amend and clarify this RFQ.**

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

QUESTION / COMMENT	STATE RESPONSE
<p>1 Among the 480 assets encompassing the facility assessment, is there an exact or approximate square footage figure you can provide?</p>	<p>The Division of Forestry is responsible for 479 assets totaling approximately 335,500 sq ft. However, that total includes fire towers and radio towers, which will not require a facilities condition assessment through this scope of work. Excluding fire towers and radio towers, there are approximately 370 assets totaling 320,000 sq ft.</p>
<p>2 During the pre-bid call, it was determined that the scope of work included a mixture of Facility Condition Assessments and Master Planning services. These are two very different scopes of work. Can the State provide more detail and explanation of its needs and desired deliverables?</p>	<p>The consultant will work in coordination with the Division of Forestry to analyze existing assets and determine which of those are strategically located to provide optimal emergency response and forest management services.</p> <p>For strategically optimal facilities where Forestry will remain, the consultant will provide recommendations based on observations from facilities conditions assessments. For example, should the facility be renovated or replaced, demolished?</p> <p>Finally, the consultant will develop an on-going maintenance budget and repair schedule prioritized by level of risk based on findings.</p> <p><b>Facility Condition Assessments</b></p> <p>Tasks:</p> <ul style="list-style-type: none"> <li>• Conduct formal kick-off meeting with project team to review scope and expected outcomes.</li> <li>• Gather and review documentation including but not limited to previous facility condition assessments, agency strategy documents, and real property data for the Division of Forestry.</li> <li>• Update facility condition assessment data</li> </ul> <p>Deliverables:</p> <ul style="list-style-type: none"> <li>• Kick-off meeting documentation</li> <li>• Data request list</li> <li>• Site visit completion</li> <li>• Facility condition assessments</li> </ul> <p><b>Strategic Real Estate Analysis and Maintenance Plan</b></p> <p>Tasks:</p> <ul style="list-style-type: none"> <li>• Conduct interviews and working sessions with key agency personnel to understand</li> </ul>

QUESTION / COMMENT	STATE RESPONSE
	<p>operating requirements, strategic objectives, growth prospectus and issues/challenges</p> <ul style="list-style-type: none"> <li>Identify key facilities that would lend themselves to consolidated service delivery based on mission, customer base, maturity, footprint, foot traffic, etc.</li> <li>Develop specific opportunities to implement consolidation strategy based on cost benefit analysis</li> </ul> <p>Deliverables:</p> <ul style="list-style-type: none"> <li>Summary of recommended actions based on cost benefit analysis</li> <li>Summary of recommendations for on-going maintenance budget and repair schedule</li> </ul>
<p>3 During the pre-bid call, it was stated that many of the sites were in poor condition and really didn't need an assessment. Without visiting each site, this can only be determined by the State. Will the list of sites be reduced based on the State's knowledge or should the vendor anticipate visiting each site?</p>	<p>The Division of Forestry will determine the list of sites to be reduced. Facilities not requiring an assessment include all fire and radio towers, and any unutilized buildings as determined by the Division of Forestry. Facilities to be assessed include those that are occupied and where business is currently being conducted.</p>
<p>4 Can a copy of a completed assessment report for a FRF building or TDEC Division of Parks and Recreation building be provided so we may understand the scope of reporting and costing desired?</p>	<p>Yes. See attached example.</p>
<p>5 Who will use the assessment reports once they are generated by the selected firm? – STREAM only? – local maintenance staff? – JLL? – several State Agencies? – all the above?</p>	<p>The Division of Forestry and STREAM.</p>
<p>6 What formats will you want the assessment reports delivered in? – PDF?, MS Word?, MS Excel? via CD? Upload to Edison? Upload to TNFITTS? How many separate reports will STREAM require, one per building, one per site, one per multiple sites?</p>	<p>Microsoft excel and pdf formats. These will need to be uploaded into our ebuilder system. The statement of procurement purpose as written in the RFQ states that an 'observation of existing facilities with necessary photos shall be included in the consultant's report of findings'. Observations from each work center are expected to be included in the report.</p>
<p>7 How many years into the future do you need the maintenance costs for each building to be</p>	<p>At least 10 years.</p>

QUESTION / COMMENT	STATE RESPONSE
determined? – ASTM standard is 10-years into the future.	
8 Would STREAM want a system that can track and update the capital renewal/maintenance and renewal/maintenance costs for any one given building for future updates and projections for the life of the contract?	This is not requested in the scope of work.
9 Would STREAM want a GIS system to map the assessed buildings and to access the generated reports via the internet?	This is not requested in the scope of work.
10 Are all building assessments to be completed within the timeframe of the current contract?	Yes.
11 Does STREAM have a specific priority order in which assessments are completed or will the successful respondent be able to determine this?	No, the consultant will work with the Division of Forestry to determine the most efficient and cost-effective schedule.
12 Would the selected consultant have access to Edison building data?	Not applicable.
13 Will maintenance records be available for review?	Yes.
14 Someone on the RFQ pre-submittal call mentioned assisting with a “needs” analysis or Master Planning. The RFQ document does not discuss master planning. If this is desired by STREAM, can more detail be provided so we may respond appropriately.	Refer to Question #2 response.
15 What are STREAM's current criteria for determining emergency response and forest management locations?	Forestry has already determined this functionality for their buildings and will provide this info upon contract execution.
16 What are the requirements each building must have to meet the Agency's Modern-day operational needs?	Must meet current codes and accessibility requirements. New construction will be under the HPBr requirements. Additional requirements to be determined on a case-by-case basis by the Division of Forestry based on assessment results.
17 Will hazardous materials surveys (i.e. asbestos, lead based paint, etc.) be included in the scope of work?	No.
18 Will the work schedule be dictated by the Department or by the Consultant? Will STREAM/DGS dictate which facilities are inspected first based on need or will the Consultant develop the schedule as the scope of work is further refined within the Contract period?	The consultant will work with the Division of Forestry to determine the most efficient and cost-effective schedule.

Portfolio	Site	Building Name	ItemID	Item Name	Discipline	Full Number	Description	Location	Area Served	Life Cycle In Years	Action Time Frame	Observ. Rem. Life	Date Inst.	Priority	Impact Of Failure	Risk Of Failure	Category	Condition	Recommendation	Critical Issues	Comments	Action Cost	
			613465	Standard Foundations	Structural	A1010	<p>Foundations are not typically visible for observation. The building contains foundations and slabs consisting primarily of:</p> <p>Assumed cast-in-place (CIP) reinforced concrete footings / foundations with reinforced CIP concrete foundation walls</p> <p>Concrete masonry unit (CMU) block walls with cast-in-place concrete footings</p> <p>4-inch thick reinforced cast-in-place concrete slab-on-grade</p> <p>Existing stone foundation constructed using rubble and:</p> <p>Stair types include:</p>	Entire Building		100	11	11			0 - No Action (11 Years and Up)	1 - High Impact	3 - Low Risk	N/A - Not Applicable	Good condition	<p>Continue periodic inspections and necessary maintenance by qualified personnel.</p> <p>Monitor for movement of structure, moisture infiltration, and material cracking of the concrete.</p>	No deficiencies or negative impact issues were observed.		\$0
			614399	Stairs	Structural	B1080	<p>Painted wood stair</p> <p>Carpeted wood stair</p> <p>Stained wood stair</p> <p>Painted metal stair</p> <p>Carpeted metal stair</p> <p>Painted concrete stair</p> <p>Carpeted concrete stair</p> <p>Tread types include:</p> <p>Non-slip vinyl tread surfacing</p> <p>Metal tread surfacing</p> <p>Railings</p> <p>Painted</p> <p>Stained</p> <p>Carpeted</p> <p>Wood</p> <p>Metal</p> <p>Concrete</p> <p>Stair railings include:</p> <p>Painted, Fabricated</p>	Entire Building		100	11	11			0 - No Action (11 Years and Up)	1 - High Impact	3 - Low Risk	N/A - Not Applicable	Good condition	<p>Continue periodic inspections and necessary maintenance by qualified personnel.</p> <p>Monitor for movement of structure, moisture infiltration, and material cracking or separation.</p>	No deficiencies or negative impact issues were observed.		\$0


















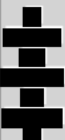












			632147	Cooling Systems - Water Cooled Chiller System	Mechanical	D3030	Water-cooled chiller system consists of: water-cooled, high pressure chiller water-cooled, low pressure chiller	Entire Building	20	11	11	0 - No Action (11 Years and Up)	1 - High Impact	3 - Low Risk	N/A - Not Applicable	Good condition	None	No deficiencies or negative impact issues were observed.	\$0
			633081	Fire Suppression - Wet System	Fire Protection	D4010	Fire Protection - wet System consists of: welded, threaded, and/or grooved steel mains with welded, threaded and/or Victaulic distribution piping sprinkler heads - quick response sprinkler heads - standard response fire hose connections double detector check valve post indicator valve fire department connection  Fire protection - wet system also contains a pre-action system with: air compressor and pneumatic piping electronic fire alarm system (under	Entire Building	20	11	11	0 - No Action (11 Years and Up)	1 - High Impact	3 - Low Risk	N/A - Not Applicable	Good condition	None	No deficiencies or negative impact issues were observed.	\$0



			637755	Voice Communications	Communications	D6020	Voice Communications consist of Phone and wiring	Entire Building		10	1	1		1 - Currently Critical (1 Year)	1 - High Impact	3 - Low Risk	N/A - Not Applicable	Poor condition	INSTALL UPDATED DATA/VOICE COMMUNICATION LINES	SIGNS OF AGE AND CONTINUED OUTAGE		\$3,075
		Stone Door Ranger Station	624674	Ceiling Finishes	Architectural	C2050	PAINTED GYPSUM/STAINED WOOD	Entire Building		20	2	2		2 - Potentially Critical (2 Years)	1 - High Impact	3 - Low Risk	N/A - Not Applicable	Poor condition	REFINISH	SIGNS OF AGE		\$4,613
			630279	Heating Systems - Boilers	Mechanical	D3020	STANDARD WATER HEATER	Entire Building		30	2	2		2 - Potentially Critical (2 Years)	1 - High Impact	3 - Low Risk	N/A - Not Applicable	Poor condition	REPLACE	REACHING END OF LIFE		\$2,860
			635886	Light Fixtures	Electrical	D5040	STANDARD COMMERCIAL/RESIDENTIAL LIGHTING	Entire Building		30	2	3		2 - Potentially Critical (2 Years)	1 - High Impact	3 - Low Risk	N/A - Not Applicable	Poor condition	REPLACE	SIGNS OF AGE		\$5,566
			640560	Parking Lots	Civil	G2020	GRAVEL AND PAVEMENT (ALL MEASUREMENTS are in sqft)	Entire Building		10	2	1		2 - Potentially Critical (2 Years)	1 - High Impact	3 - Low Risk	N/A - Not Applicable	Poor condition	PAVE (REPAVE) THE PARKING AREA	PITTING AND/OR POTHOLES		\$14,945
			615334	Exterior Walls	Architectural	B2010	PAINTED MASONRY/WOOD/VINYL	Entire Building		50	4	3		3 - Necessary - Not Yet Critical (3-5 Years)	1 - High Impact	3 - Low Risk	N/A - Not Applicable	Fair condition	RESTAIN/PAINT	SIGNS OF AGE		\$25,599
			616268	Exterior Windows	Architectural	B2020	DUAL PANE FIXED	Entire Building		30	4	2		3 - Necessary - Not Yet Critical (3-5 Years)	1 - High Impact	3 - Low Risk	N/A - Not Applicable	Fair condition	RESEAL OR REPLACE	SIGNS OF AGE		\$6,596
			617202	Exterior Doors And Grilles	Architectural	B2050	WOOD SOLID CORE/METAL INSULATED CORE	Entire Building		15	4	3		3 - Necessary - Not Yet Critical (3-5 Years)	1 - High Impact	3 - Low Risk	N/A - Not Applicable	Fair condition	REFINISH/REPLACE	SIGNS OF AGE		\$8,200

			621872	Wall Finishes	Architectural	C2010	PAINTED MASONRY/STAINED WOOD/PAINTED GYPSUM	Entire Building		10	4	2		3 - Necessary - Not Yet Critical (3 - 5 Years)	1 - High Impact	3 - Low Risk	N/A - Not Applicable	Fair condition	REPAINT/ RESTAIN	SIGNS OF AGE		\$3,998
			628411	Plumbing Fixtures	Plumbing	D2080	STANDARD PLUMBING FIXTURES FOR BATHROOMS AND KITCHENS	Entire Building		20	4	3		3 - Necessary - Not Yet Critical (3 - 5 Years)	1 - High Impact	3 - Low Risk	N/A - Not Applicable	Fair condition	REPLACE	SIGNS OF AGE		\$738
			634950	Electrical Service And Distribution	Electrical	D5020	Electrical Service And Distribution	Entire Building		30	4	4		3 - Necessary - Not Yet Critical (3 - 5 Years)	1 - High Impact	3 - Low Risk	N/A - Not Applicable	Fair condition	UPGRADE	SIGNS OF AGE		\$4,305
			639624	Fixed Furnishings	Architectural	E2010	WOOD CABINERY/ COUNTERS/SHELVES	Entire Building		15	4	4		3 - Necessary - Not Yet Critical (3 - 5 Years)	1 - High Impact	3 - Low Risk	N/A - Not Applicable	Fair condition	REFINISH OR REPLACE	SIGNS OF AGE		\$6,273