

REQUEST FOR PROPOSALS (RFP)
AMENDMENT NO. One
FOR Tennessee Residence Update CM GC
SBC PROJECT NO. 529/028-01-2026

DATE: June 3, 2026

THE RFP IS AMENDED AS FOLLOWS:

1. 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
RFP Issued		May 8, 2026
Disability Accommodation Request Deadline		May 12, 2026
Pre-response Conference	10:00am	May 19, 2026
Notice of Intent to Respond Deadline		May 20, 2026
Written "Questions & Comments" Deadline	2:00pm	May 27, 2026
State Response to Written "Questions & Comments"		June 3, 2026
Response Deadline	2:00 pm	June 9, 2026
State Completion of Technical Response Evaluations		June 15, 2026
Notification of Respondents Invited to Interview		June 16, 2026
Interviews		June 29 - July 1, 2026
State Completion of Technical Response Evaluations and Final Technical Score		IMMEDIATELY FOLLOWING LAST INTERVIEW
State Opening & Scoring of Cost Proposals		IMMEDIATELY FOLLOWING THE FINAL TECHNICAL SCORE MEETING ABOVE
State Notice of Intent to Award Released <u>and</u> RFP Files Opened for Public Inspection		July 2, 2026
Protest Period Ends		July 9, 2026

EVENT	TIME (Central Time)	DATE
State Building Commission (SBC) or State Architect Approval Sought		July 13, 2026
State sends contract to Contractor for signature		July 13, 2026
Anticipated Contractor Signature Deadline		July 20, 2026

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

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

QUESTION / COMMENT	STATE RESPONSE
1 Are you seeking an over GC to run the project, or are you soliciting bids from individual trades?	The State is seeking a Construction Manager/General Contractor (CM/GC) to manage and deliver the project as the overall general contractor. The CM/GC will be responsible for soliciting individual trade bids.
2 Can you please confirm how often preconstruction meetings are expected to occur, who should attend, and whether they will be held in person or virtually?	Preconstruction meetings will occur as often as necessary to produce the design. The successful CM/GC is expected to be a fully integrated member of the design team and participate in all design-related activities, not just regular meetings.
3 Can you please confirm the anticipated budget development process during preconstruction, including expected pricing milestones, estimate updates, and review meetings?	Please refer to Attachment C, Scope of Services for a full description. Budget development is required to be continual and dynamic, meaning that estimates are always kept up to date and design options are priced as they are developed. There are no pricing milestones in this format, however the current estimate at the time of the conclusion of the SD phase and the DD phase will be turned in with the design documents. The only time allowance for estimate development is the 45 days following the conclusion of the DD phase, where the GMP will be assembled and verified from the estimate.

3. Delete RFP Section 1.9.2.2. in its entirety and replace with the following:

1.9.2.2. Notwithstanding the foregoing, Prospective Respondents may alternatively contact:

Terri.L.Breece@tn.gov is the individual designated by the State to coordinate compliance with the nondiscrimination requirements of the State of Tennessee, Title VI of the Civil Rights Act of 1964, the Americans with Disabilities Act of 1990, and associated federal regulations.

4. Replace RFP Attachment 6.1. – 6.6. with the attached. The only change is the removal of RFP Attachment 6.2., Section A.18.

5. RFP Amendment Effective Date. The revisions set forth herein shall be effective upon release. All other terms and conditions of this RFP not expressly amended herein shall remain in full force and effect.