

REQUEST FOR PROPOSALS (RFP)
AMENDMENT NO. Two
FOR TEMA New EOC and Administrative Building
Nashville, Davidson County, Tennessee

SBC PROJECT NO. 361/000-03-2025

DATE: September 1, 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		July 29, 2026
Disability Accommodation Request Deadline		July 31, 2026
Pre-response Conference	11:00 a.m.	August 17, 2026
Notice of Intent to Respond Deadline		August 18, 2026
Written "Questions & Comments" Deadline	2:00 p.m.	August 25, 2026
State Response to Written "Questions & Comments"		September 1, 2026
Response Deadline	2:00 p.m.	September 15, 2026
State Completion of Technical Response Evaluations		September 29, 2026
Notification of Respondents Invited to Interview		September 30, 2026
Interviews		October 6, 7, and 8, 2026
State Completion of Technical Response Evaluations and Final Technical Score		IMMEDIATELY FOLLOWING LAST INTERVIEW
State Opening & Scoring of Cost Proposals		IMMEDIATELY FOLLOWING LAST INTERVIEW
State Notice of Intent to Award Released <u>and</u> RFP Files Opened for Public Inspection		October 9, 2026
Protest Period Ends		October 16, 2026

EVENT	TIME (Central Time)	DATE
State Building Commission (SBC) or State Architect Approval Sought		October 19, 2026
State sends contract to Contractor for signature		October 19, 2026
Anticipated Contractor Signature Deadline		October 26, 2026

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

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 For a proposer with multiple offices that intends to provide services through an integrated team from two offices, please clarify whether relevant experience and case studies under Sections B.1 and B.2 may include projects completed by both offices when personnel and resources from both offices are formally committed to the proposed project team.	The submitting office should be the one that will primarily provide support for the four primary team members, not necessarily the office those team members are from. The case studies should represent those personnel, including the four primary team members, that will provide such support.
2 For purposes of Sections B.1 and B.2, please clarify how the State defines a project as experience of the proposing office. Is qualification based upon the office through which the original project was contracted, the office currently employing the proposed personnel who performed the work, or the office/team that will provide the services for this Project?	A project is the experience of the proposing office if the project was primarily managed and supported out of that office.
3 Where key personnel proposed for TEMA have relevant experience on projects completed while working from another company office or with a previous employer, may that individual experience be included to demonstrate the qualifications of the proposed team?	Individual experience that was acquired at a different company than the proposer is acceptable to provide relative to that individual as long as it is clearly indicated that it was while that individual was employed at a different company. Such experience should only be a part of an individual's experience, not the respondent's nor as a part of a case study.
4 For purposes of evaluating "similar scope, complexity and magnitude" under Sections B.1 and B.2, will the State consider projects demonstrating comparable characteristics such as mission critical operations, redundant infrastructure, complex MEP and technology systems, security, structured parking, commissioning, public/institutional stakeholders and similar construction value,	It is up to the proposer to make the connection of why a project is of similar scope, complexity, or magnitude. The purpose of case studies is to provide a correlation between the offices and the team's previous experience and the requesting project.

QUESTION / COMMENT	STATE RESPONSE
even if the facility's specific end use differs from an emergency operations center?	
5 Recognizing the multiple components and systems included within the TEMA project, may proposers demonstrate relevant experience through case studies that collectively address the project's major characteristics, rather than requiring each individual case study to contain all characteristics of the proposed Project?	Yes. Projects presented as case studies should as closely as possible represent the scope, complexity, and magnitude of the requesting project. The level of commonality between the case studies and the requesting project is part of what is being evaluated.
6 Because the Project includes both the TEMA facility and structured parking, may a case study demonstrating substantial structured parking experience be considered relevant under B.2 even if the associated vertical facility is not similar in use to TEMA?	It is up to the proposer to make the determination of what case studies are appropriate to present that demonstrates why they should be the best evaluated proposer.
7 In the Request for Proposal, Section 1.7, it states that the date of the start of construction will be Winter 2027. In the Program Verification Narrative, under the Schedule section, it states that the Design Development Documents will be released in July/August 2027 with demolition is desired to be completed by this time. It goes on to state that Construction Document phase is expected to be completed in December 2027 where Notice to Proceed with construction is expected. Is the expectation that a Demolition early release package will be released in the Winter 2027 so that demolition will be completed prior to the DD Document release in the summer 2027 and prior to the GMP/NTP approval in December 2027?	Refer to Item 3 below with the revision to RFP Section 1.7. Also, refer to Item 4 below with the revision to the schedule language on the Program Verification document. The Program Verification document language referring to schedule and demolition is superseded by Section 1.7. The anticipated release of Design Development documents to occur Summer 2027. Once the GMP has been accepted and a fully executed construction agreement has been issued, an NTP to construction is anticipated to occur Winter 2027/2028. Any early release package will be the responsibility of the Designer and CM/GC to determine whether early release packages are viable and beneficial during the design phase.
8 item "A.7 - Builder's Risk" : The stand-alone All-Risk Builders Risk policy will be bound upon construction commencement. Will a letter from an insurance agency confirming that coverage for the estimated amount of this project can be obtained by CM suffice for this requirement?	The RFP requires confirmation that All-Risk Builder's Risk coverage will be provided for the project. While the ACORD form is the preferred documentation, we can accept a letter from the insurance agency as long as the letter explicitly confirms that coverage in the amount of the GMP Target identified in the RFP (RFP Section 1.6.) can be obtained by the CM/GC.

QUESTION / COMMENT	STATE RESPONSE
9 The RFP establishes a 24-month construction duration beginning in Winter 2027, while the Program Verification Narrative indicates that demolition is desired to be completed before the GMP is established in July or August 2027. Should respondents assume that demolition will be delivered through a separate early-release package before execution of the principal GMP?	See response to question #7 above in reference to the revision to RFP Section 1.7. No, Respondents should not assume that demolition will be delivered via an Early Release Package (ERP). Demolition may occur once the construction contract is fully executed. No work shall occur prior to establishment of GMP and the execution of construction contract.
10 If early demolition or other early-release packages are anticipated, will their durations be included within the stated 24-month construction period, or will the 24-month duration begin with the notice to proceed for the principal construction package?	All Early Release Packages (ERP) to be based on a single construction contract. Any ERP will be the responsibility of the Designer and CM/GC to determine whether ERPs are viable and beneficial during the design phase.
11 Are Add Alternate No. 1, Radio Communications Tower Replacement, and Add Alternate No. 2, New Campus Entrance and Guardhouse, included within the \$199,050,000 GMP target, or are they funded outside the stated GMP target?	No, Add Alt 1 and Add Alt 2 are not included in the GMP target. They may be considered only if the progress of design yields adequate savings to fund them
12 The Program Verification Narrative notes that a new parking study may affect the location and scope of parking improvements. For proposal and schedule-planning purposes, should respondents use the currently described 322-space, three-level garage expansion as the basis of their response?	Respondents should use the currently described 322-space, three-level garage expansion as the basis of the response.
13 The Program Verification Narrative states that responsibility for hazardous-material testing and abatement remains to be determined. Should respondents assume that the selected CM/GC will manage and contract the abatement work, or will the Owner procure this work separately?	The State will utilize a State approved vendor to conduct a hazardous material survey and any abatement activities that may be required. The CM/GC, however, will be responsible for coordinating such activities with the State consultant/vendor/contractor.
14 Several technology and communications responsibilities remain identified as "TBD," including the telephone system, distributed antenna system, and bidirectional amplifier. Should respondents assume these systems will ultimately be included in the CM/GC's construction scope when developing the project approach and schedule?	Telephone system is not required. State will be installing and cabling own network system. DAS systems are code required systems to be installed as part of the construction contract, if determined to be required. During course of design, the CM/GC and designer will develop a strategy for the implementation of DAS system. Testing for final determination of the need for such a system is

QUESTION / COMMENT	STATE RESPONSE
	required to be part of construction. The cost of such system shall be a part of the construction estimate and the GMP.
15 What security clearances, background checks, badging requirements, work-hour restrictions, delivery procedures, or escort requirements should the CM/GC anticipate for construction on the active JFHQ campus?	Work Hours - Normal JFHQ Campus work hours (and the availability of campus state personnel for any assistance) are 0700-1530. That said, CM/GC presence before 0700 and after 1530 is normal within reasonable limits unless there are other events on campus with prior notice to the Construction and Facilities Management Office (CFMO) and campus security force. CM/GC will be responsible for vetting all workers on lists, ensure government provided IDs daily, facilitate and pay for background checks (if costs are associated therewith) and pay for security utilized at an alternate construction entrance. Project workers, deliveries and the like will not utilize the main front entrance on Sidco Drive. CM/GC will be responsible for establishing approved security at the denoted construction entrance for the project. CM/GC security will be responsible for checking CM/GC personnel, subcontractors, material and delivery personnel and all personnel accessing involved in project activities who utilize the prescribed entrance. CM/GC is responsible for every worker on campus going through security daily and every time reentering campus and allowing security personnel to record their names on rosters after validating IDs. A CFMO representative will attend all construction progress meetings to coordinate between the project and JFHQ. CM/GC will provide a minimum two-week lookahead for upcoming construction activities (e.g., demolition, utility disruptions, vibration, crane operations, etc.) that may reasonably be expected to impact JFHQ operations.
16 Are there maximum email or attachment-size limitations for the Technical Response and Cost Proposal submissions? If a file exceeds the limit, what State-approved delivery method should be used?	Below is from the State's IT Department: Outlook emails do have a max size that can be sent, the limit is 25MB in total per email. If multiple attachments, they could be split into separate emails, or the files could be compressed into a zip file to reduce size. If the Respondent has access to OneDrive, the file can be shared through one drive or SharePoint

QUESTION / COMMENT	STATE RESPONSE
	For one drive, the file just needs to be saved within OneDrive, and they can right click on the file and choose share, it should give a prompt to add name/email/etc. and they can enter the email address for who it is being sent to. It will send an email to the recipient with a link to access the file If they have access to the SharePoint page, they can upload the file into a folder that both parties have access too. This is the Microsoft page for OneDrive sharing that has different instructions as well if that helps - https://support.microsoft.com/en-us/onedrive/category/share-and-collaborate-with-onedrive
17 Helipad / Crane Operations: The narrative identifies the existing helipad as infrastructure that is to remain operational and undisturbed to the greatest extent possible during construction. Please provide all restrictions applicable to construction activities associated with continued helipad operations including: ○ required horizontal clearances ○ maximum crane/boom elevations ○ crane swing restrictions ○ helicopter approach/departure paths, ○ restrictions on suspended loads ○ required crane shutdown or boom-down procedures ○ notification requirements ○ anticipated frequency of helicopter operations Please also clarify the required procedure for coordination of construction activities with helipad operations.	Refer to Sidco Helicopter Operations (Exhibit 1). Required Horizontal Clearances: No height restriction is imposed if the crane is at least 250' from landing and takeoff direction centerline. No part of the crane may encroach the 25' buffer for takeoff and landing. Maximum crane/boom elevation: applicable to maximum height measured at the highest point of the crane. 2:1 ratio if within 250' of centerline (for every 2 feet of lateral distance, crane can be 1 foot tall). This restriction does not apply as long as minimum 250' from centerline is observed. If the crane is located in the takeoff and landing direction, refer to attached exhibit. Crane swing restrictions - No part of the crane may enter the takeoff and landing direction 25' buffer zone unless the height restriction is met. Helicopter approach/departure paths: Subject to prevailing winds, approach and departure paths are depicted 31 degrees and 211 degrees respectively. Restrictions on suspended loads: There are no restrictions on suspended loads. Required crane shutdown or boom-down procedures: There are no shut-down and boom-down procedures/restrictions for aviation restrictions, as long as the aforementioned requirements and setbacks are met. Notification requirements -A Notice to Air Missions (NOTAM) will be required through the FAA depending on crane height. For planning purposes, a crane that exceeds 200' tall must have a 3x3 foot

QUESTION / COMMENT	STATE RESPONSE
	orange and white checkered flag visible on the top and at the end of the boom. If the crane is taller than 200' and required to stay set up at night, it must also have blinking red lights at the same locations where flags are required. Anticipated frequency of helicopter operations: FM radios are utilized on military band are utilized. Construction activities that may occur within the helipad operational area: All construction activities that may occur within the helipad operational area must be communicated and coordinated in advance.
18 Campus Access / MVSA: Please confirm the MVSA will be available to the/GC for construction trailers, laydown and contractor parking for the duration of construction, identify any limitations on its use, and confirm whether closure of the Sam Wallace Road parking garage is anticipated or permitted.	CM/GC will have access to MVSA but will need to coordinate with CFMO, as a portion will be reserved for Department of Military use. Road closures and temporary disruption of parking structures are project dependent and will require CM/GC coordination and advanced notification if construction activity dictates such. Road closures and any disruption to parking structures may only occur on a temporary basis and not for the duration of the project.
19 Building 110 Demolition / Existing Operations: Please provide the operational requirements, temporary protection requirements, allowable work hours, vibration/noise/dust limits, shutdown restrictions, access requirements, and required separation between demolition activities and the approximately 23,424 SF of Building 110 that is required to remain active and usable during demolition.	Building 110 - The portion that is to remain (most notably the Gym) sees usage from 0600-1700, with a higher percentage of use in the early morning and late afternoon. All utilities servicing or passing through that portion are to remain active. The Contractor shall provide dust controls appropriate to the scope of adjacent demolition that high vibration activities shall occur in the early morning or late afternoon. Temporary reasonable shutdowns are possible with prior notice to the CFMO and campus security force.
20 Utility Company Scope / Schedule: Please identify the current coordination status with NES and other utility providers and any anticipated Owner or utility-company scope, fees, lead times or service upgrades. Please clarify treatment of schedule impacts caused by utility-provider work outside the CM/GC's control.	Utility coordination, scope and schedule will be developed via CM/GC and the design team. CM/GC will be responsible for coordinating activities and required work with utility providers. The construction agreement and the provisions within provide recourse for "force majeure" matters that may arise during the project.
21 Will this project receive any Federal funding, or is it purely State funded?	State funds are currently programmed for this project. Federal funding is not known at this time. If Federal funding is obtained, it will apply to the demolition scope only.

QUESTION / COMMENT	STATE RESPONSE
22 00 72 13 - Hazardous Materials and Substances: Why was Article 10.3.3 struck while article 3.7.5 remains? Article 10.3.3 is standard AIA A201 language. Will the State indemnify the Contractor if unforeseen pre-existing hazardous materials and/or substances are found on the site?	The State will utilize a State approved vendor to conduct a hazardous material survey and any abatement activities that may be required. The CM/GC, however, will be responsible for coordinating such activities with the State consultant and contractor.
23 Is the Greenspace actively used by the National Guard? If so, what constraints would apply to construction operations adjacent those areas?	Construction fence to be interior of exercise trail to ensure it remains open and operational. Any CM/GC activities adjacent to "Greenspace" must be communicated and coordinated in order to minimize impact and disruption.
24 How will daily access for construction trades be coordinated with security?	CM/GC will be responsible for establishing approved security at denoted construction entrance for the project. CM/GC security will be responsible for checking CM/GC personnel, subcontractors, material and delivery personnel and all personnel accessing involved in project activities who utilize the prescribed entrance.
25 On average, how frequently is the helipad utilized?	On average the helipad may be used several times per month, which may increase depending on operational needs and any scheduled activities.
26 Section C, item C.4 Project Schedule, of the RFP states, "Include the Respondents experience with cost loaded scheduling....". Question: Please advise if the schedule is required to be cost loaded for this project.	Requirements for schedule are in scope of services section G, while not required to be cost loaded they are required to be connected to the work breakdown structure.
27 RFP Section 3.1.1.2 states the Technical Response "shall not exceed 75 pages (including all required forms and documents)." Please confirm whether section divider/tab pages inserted for organizational purposes (containing no narrative content) count toward this 75-page limit, or whether they are treated similarly to oversize exhibits and excluded from the page count.	Please do not include superfluous pages such as section divider or tab pages for organization purposes, as section dividers and tab pages do count to the 75-page limit.
28 RFP Section 3.1.1.2 requires the Technical Response to be written in 12-point font. Please confirm whether this requirement applies strictly to narrative text, or whether graphics, charts, tables, and organizational diagrams may use a smaller font size for labels and data within those visual elements.	As long as the graphic, image or other is not answering a question or providing information intending to be read and digested by evaluator, then the font size is not regulated. Please do not use smaller font sizes as a means of adding more information to the response

QUESTION / COMMENT	STATE RESPONSE
29 Can we get a better understanding of the site require security protocols and expectations, particularly regarding site access (including inside the existing building)?	Refer to DOM Project Procedures -- SECTION 01 35 13.28 (Exhibit 2).
30 Can we get a breakdown of the how the facility (on the related end of the site) functions in the event of an emergency and during normal day-to-day operation?	Threat conditions, Force Protection Condition (FPCON), are posted daily at the facility entrances. Should posted FPCON be elevated during the progression of the Work, Contractor Personnel may be requested to leave the property based upon evolving threats to the facility. Any incidents or emergencies are situational dependent and vary widely in terms of operational responses and activities. Normal day-to-day operations are described in response to question #15.
31 Does the facility have a notice request policy as pertains to critical site activities and/or deliveries?	Deliveries for the project to the MVSA to be controlled and coordinated via CM/GC and CM/GC security. Any material deliveries or transport to project area to be coordinated via OAC meetings and 2-week look-ahead activity reports.
32 Is there a document detailing specific site response expectations for certain scenarios?	Any site-specific response expectations shall be communicated via OAC meetings. This will include any Department of Military exercises/operations and TEMA activities that may impact the project.

3. Please delete RFP Section 1.7. in its entirety and replace with the following (revisions 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 Winter 2027/**2028**. All costs given in response to this RFP must be provided in reference to this date.

GMP CONSTRUCTION DURATION (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 \$2500.00 per day, until final substantial completion is achieved.

4. Please replace the Schedule language on page 14 of the Program Verification document referenced in RFP Section 1.3 as follows (changes highlighted in yellow):

SCHEDULE

The project is currently in the Program Verification phase. The design team is working with the State and TEMA to finalize the space needs and counts, with the intent of submitting a final Program Verification document in July 2026. The intent is to move into the Schematic Design phase in August 2026, with the successful CM/GC joining the team as SD is proceeding in September 2026.

Per STREAM CM/GC standards, the GMP is expected to be established from the Design Development documents in July/August of 2027. ~~Demolition is desired to be completed by this time.~~

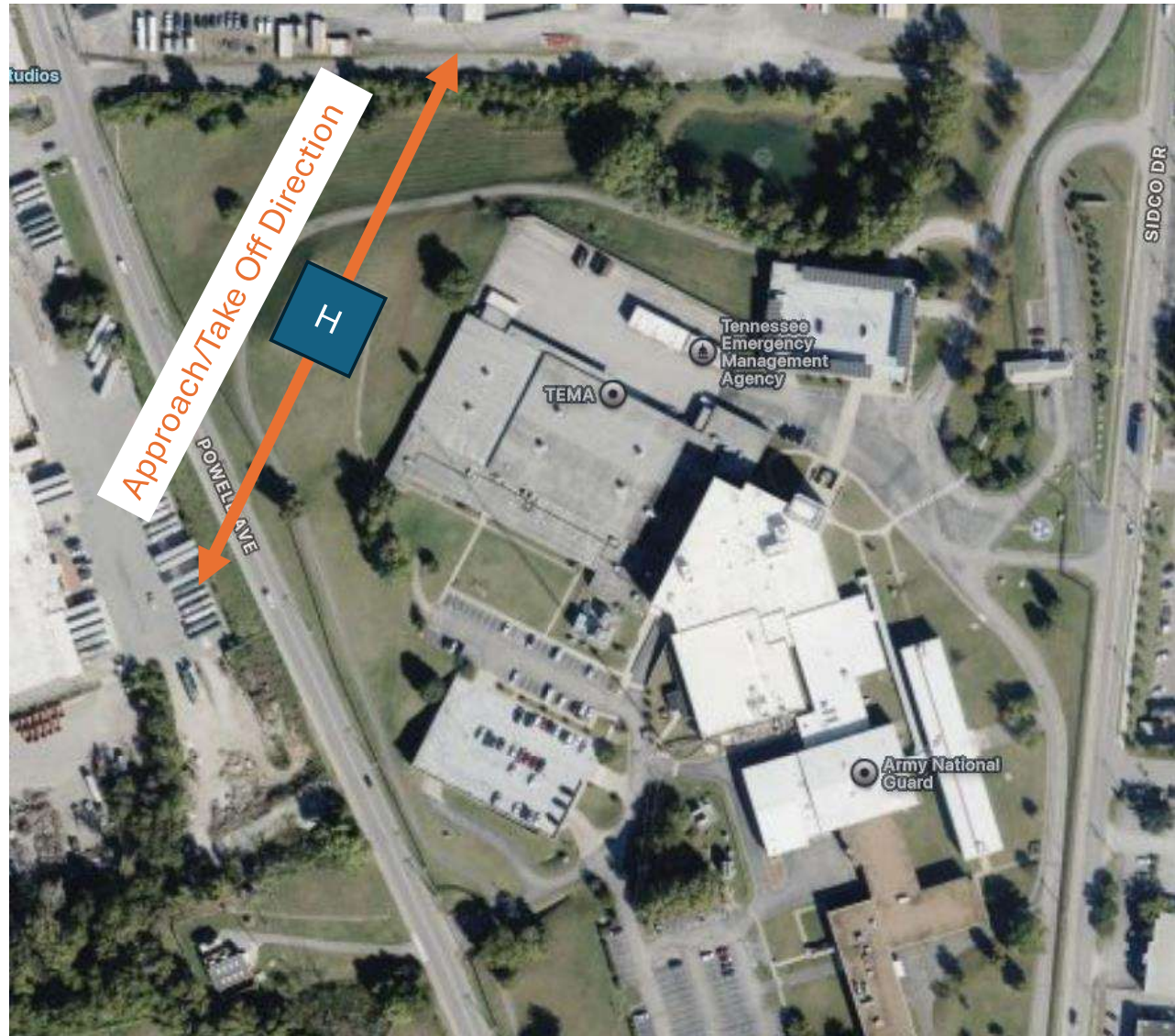
The Construction Document phase is expected to be completed in Winter 2027/2028 where Notice to Proceed with construction is expected once the GMP has been accepted and a fully executed construction agreement has been issued.

Regulatory Guidance:

- 14 CFR Part 77
- DOD UFC 3-260-01

The Absolute Minimum Distance: The physical edge of the crane's maximum reach (the swing radius of the boom/jib) must remain entirely outside the **Primary Surface** of the helipad . Under **14 CFR § 77.23**, the Primary Surface coincides directly with the size and shape of the designated Take-Off and Landing Area (TLOF/FATO) . Further expanded on the next slide.

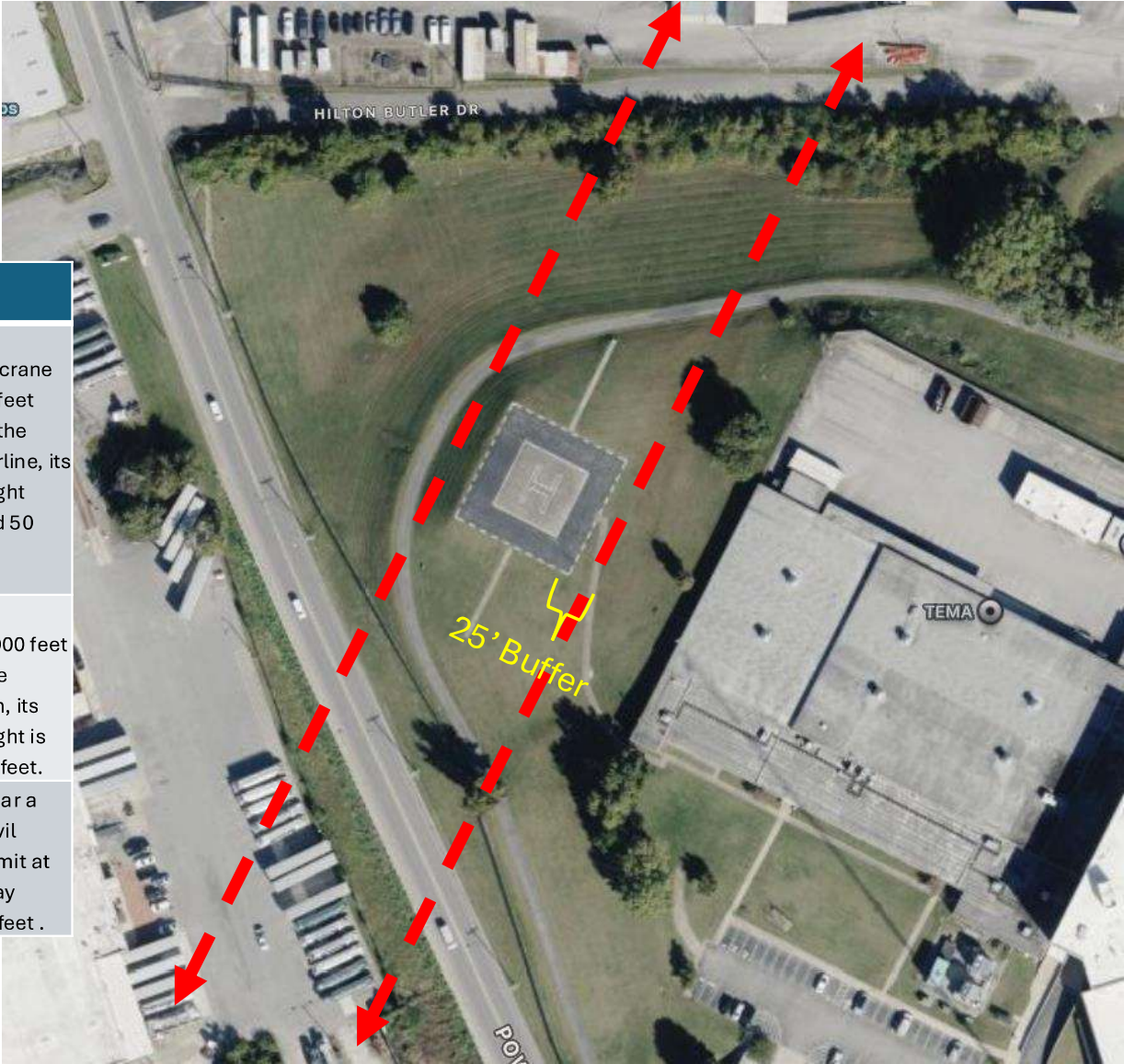
Safety Area Buffer: For operations under DOD guidelines, an additional **Safety Area** (extending at least 20 feet or 0.5 times the rotor diameter of the design helicopter beyond the FATO) must be kept entirely free of mobile obstacles like cranes. Further expanded on the next slide.



Approach/Departure Paths: If a crane is operating within the designated flight paths (which extend outward 4,000 feet for visual operations), it must not penetrate the sloped clearance plane .

Surface Type	Slope / Ratio	Horizontal Distance	Rule Detail
Transitional Surface (Sides)	2:1 (2 ft horizontal for every 1 ft vertical)	Up to 250 feet from centerline, after 250 feet, rule does not apply.	*Example-If a crane is parked 100 feet laterally from the helipad centerline, its maximum height cannot exceed 50 feet.
Military Approach Surface	10:1 (10 ft horizontal for every 1 ft vertical)	Up to 4,000 feet along flight path	If a crane is positioned 1,000 feet away along the approach path, its maximum height is limited to 100 feet.
Civil Approach Surface	8:1 (8 ft horizontal for every 1 ft vertical)	Up to 4,000 feet along flight path	If operating near a joint-use or civil helipad, the limit at 1,000 feet away would be 125 feet .

***Recommend using Civil Approach/Departure Surface rules due to local EMS aircraft in the area.**



SECTION 01 35 13.28
DEPARTMENT OF MILITARY PROJECT PROCEDURES

PART 1- GENERAL

1.01 SECTION INCLUDES

General restrictions regarding access to, and use of, site, surroundings, and security procedures for Contractor personnel at Department of Military facilities.

1.02 SITE SECURITY

A. Access, General Protection, and Site Use

Contractor, including but not limited to all associated subcontractors, employees, consultants, laborers, technicians, operators, supervisors, and delivery personnel (collectively hereinafter "Contractor Personnel") shall comply with applicable installation, facility access and local security policies and procedures (provided by Department of Military representative or Facility Point-Of-Contact (FPOC)). The Contractor shall also provide all information required to the Department of Military's security office for background checks to meet installation access requirements. Contractor workforce must comply with all personal identity verification requirements as directed by the Department of Military's representative. Site use is restricted to the specific area(s) of the Work. No access to other areas of the property is permitted except as specifically approved by the FPOC.

B. Searches

The Project is located on government property and as such, Contractor Personnel and vehicles, owned and/or operated by the same within the property, shall be subject to search upon entering or attempting to enter the property. All prohibited items or contraband discovered are subject to seizure. Persons discovered with prohibited items are subject to removal from the site or detention by site security personnel. Persons discovered with prohibited items are subject to arrest by local, state, and/or federal law enforcement.

C. Identification

All Contractor Personnel, employed in the Work of the Project, shall present valid government issued photo identification at the point of entry to the site. Any individual not presenting valid identification upon request shall be denied access to the site. At the option of site security personnel, workers may be issued a temporary Visitor identification badge or Contractor identification badge and may be required to temporarily surrender their driver's license until the visitor's badge is returned. The badge may limit the areas of access and may require escort by government personnel between areas. Access badges may be issued for part of or the duration of the Project at the discretion of the FPOC or local security personnel. Badges will be surrendered upon request of the FPOC or security office.

D. Prohibited Items

Prohibited items include, but are not limited to, firearms, ammunition for firearms, knives or swords (other than considered essential for the work to be accomplished), electric stun guns, chemical sprays for the purpose of disabling (mace, pepper spray, etc.), and explosives or chemicals which could be combined to make explosives. Conceal and Carry Weapons (CCW) permit holders are not authorized to carry weapons onto the facility grounds.

E. Contractor Personnel Rosters

At the start of each week, or as Contractor Personnel changes, present to site security personnel a list of Contractor Personnel anticipated to be on the site the following day(s) or week. Should unanticipated personnel attempt to gain site access, the Contractor, or his supervisory representative shall verify the necessity of said person prior to admittance. Provide a point of contact and telephone number to site security personnel for the purpose of Contractor Personnel identification verification and/or other Project-related purposes.

01 35 13.28

F. Threat Level Changes

Threat conditions, Force Protection Condition (FPCON), are posted daily at the facility entrances. Should posted FPCON be elevated during the progression of the Work, Contractor Personnel may be requested to leave the property based upon evolving threats to the facility. In this event, and if the progress of the Work is delayed, the contract time will be extended appropriately upon request if the Contractor demonstrates a credible impact on the completion of the Work.

END OF SECTION