

**REQUEST FOR QUALIFICATIONS (RFQ) AMENDMENT  
FOR Middle Tennessee Mental Health Institute Energy  
Savings Generators Replacements  
SBC PROJECT NO.: 344/001-XX-2025**

**AMENDMENT # 01**

**DATE: March 12, 2025**

**RFQ SBC Project No.: 344/000-XX-2025 IS AMENDED AS FOLLOWS:**

**1. This RFQ Schedule of Events updates and confirms scheduled RFQ dates.**

**Any event, time, or date containing revised or new text is highlighted.**

<b>EVENT</b>	<b>TIME (central time zone)</b>	<b>DATE (all dates are State business days)</b>
RFQ Issued		02/24/2025
Disability Accommodation Request Deadline		02/28/2025
Pre-Response Conference	10:00 a.m.	03/04/2025
Written "Questions & Comments" Deadline	2:00 p.m.	03/11/2025
State Response to Written "Questions & Comments"		03/14/2025
Site Visit	9:00 a.m.	03/17/2025
Response Deadline	2:00 p.m.	03/28/2025
State Completion of Technical Response Evaluations		04/08/2025
Notification of Respondents Invited to Interview (if Necessary)		04/09/2025
Interviews (if necessary)	TBD	04/22/2025 - 04/24/2025
State Issues Notice of Intent to Award and RFQ Files Opened for inspection		04/25/2025
ESCO and Agency executes Investment Grade Audit (IGA) and Energy Savings Performance Contract (ESPC) Project Proposal Agreement		05/09/2025
Anticipated State Building Commission (SBC) Approval		09/11/2025
Anticipated Energy Savings Performance (ESPC) Contract Signature Deadline		11/26/2025

**2. 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
1 What are the critical loads that need to be supported by the generators during an outage (medical equipment, HVAC, lighting, etc.)?	<i>Ability to run the entire hospital, all critical systems running on the power grid including heating, cooling (chillers) air handlers and lighting for entire hospital including administrative/offices.</i>
2 What is the total power consumption of these critical loads?	<i>757 kw (max demand consumed over the past 3 years).</i>
3 Are there specific requirements or approvals from bodies like NFPA or the Joint Commission for this project?	<i>All new work will have to be up to current NFPA, State building codes, and Joint Commission requirements related to the installation of generators.</i>
4 Is this project to address additional electrical equipment – such as transfer switches or control systems?	<i>Yes, it does need to address those systems, including all related controls related to the original installation. A new room was constructed for new emergency transfer switches. Current codes do not allow the emergency power and normal power to be in the same room which is currently the case. Surge protection needed for both buildings. Above-ground fuel tanks for a minimum of 7 days of operation.</i>
5 What is the expected/desired timeline for installation and commissioning?	<i>End of 2026 is desired; however we will work with selected ESCO to develop a reasonable timeline.</i>
6 Are there any limitations on identifying other scope items to help fund the generators or would the selected ESCO have access to any and all energy/operational savings potential at the facility?	<i>If there are other energy saving opportunities, the State would like to consider those as part of this project.</i>
7 What happens if the State only receives only a few or one response to this RFQ?	<i>All ESCO's have been pre-qualified, thus there is no concern regarding the number of responses received. If only 1 response is received the State will move forward with working with that ESCO to develop the Investment Grade Audit.</i>
8 Under B.7. References, it states “Expand on the information provided in the previous section to give details on individual projects.” Does this mean that the B.7. References must be included on the B.6 table thus must have been developed and implemented within the past five years?	<i>Yes, this is correct.</i>
9 Will there be a site visit scheduled? If so, can you please provide the date and time?	<i>A site visit has been scheduled for Monday March 17, 2025, at 9:00 a.m. Local Time (Central Time). Attendees will be meeting Eric Doxy at the Main Entrance.</i>
10 Are these Back-Up/StandBy Generators? Or are they Portable Generators, Inverter Generators, Hybrid Generators, or other?	<i>These are backup/standby generators. They are not portable generators, inverter generators, hybrid generators, or other types.</i>
11 If these are Back-Up Generators, how would the project be an ESPC?	<i>The State understands that the energy savings related to back-up generators will be minimal and thus if there are other energy saving opportunities, the State would like to consider those as part of this project.</i>
12 Are the generators for emergency back-up power only?	<i>Yes</i>

QUESTION / COMMENT	STATE RESPONSE
13 Please confirm the addresses of the main hospital and forensic services buildings.	<i>The address for both is 221 Stewarts Ferry Pike, Nashville, TN. The Forensic Services Program building is located adjacent to the Stones River at the back of the property, just behind the Harold W. Jordan Habilitation Center whose address is 259 Stewarts Ferry Pike, Nashville, TN.</i>
14 Will other Energy Conservation Measures not related to the generators or automatic transfer switches be considered if they are identified during the Investment Grade Audit (IGA) phase?	<i>Yes.</i>
15 Are the main hospital and forensic services building currently served by individual, dedicated back-up generators; or do they share back-up generators?	<i>Yes, both facilities are currently served by individual, dedicated back-up generators.</i>
16 In earlier Questions and Comments for other RFQs, DGS stated the following regarding attaching an Investment Grade Audit (IGA) sample: “No points will be deducted for providing a representative sample of information and format. However, points may be deducted based on the State’s evaluation of the quality of that sample.” Our question is, would you provide a portal to upload a) the RFQ response and b) the IGA sample as a separate file VS. the email submit system so a full IGA can be submitted and fully reviewed by the evaluation committee? To even provide a representative sample is tough with a file under 8MB being delivered via email. These audit reports are typically hundreds of pages (includes Appendices with cutsheets, etc.), and this is difficult to convey our detailed approach to these audits, without someone viewing a comprehensive document.	<i>The State does not currently have a means to submit these via a portal. The State is willing to accept 2 e-mails in order to provide some level of relief until such time as the State can provide a portal.</i>  <i>See revised section 3.3 with the addition of 3.3.3. below.</i>
17 B.5 asks to describe the respondent’s proposed team’s recent expertise (within the past five years) with a similar scope of work as this project. Due to the Covid era and lack of project completions for many organizations, would you increase this to eight or ten years?	<i>The State is amenable to allowing up to eight years of recent expertise as necessary to meet this requirement.</i>
18 Are you offering a site visit for this procurement? If so, what are the details to register/attend/directions/day-time?	<i>See response to question #9 above.</i>

**3. Section 3.3 Response Format of the RFQ is amended to add 3.3.3.**

3.3.3. A Respondent must submit, via e-mail, the **sample Investment Grade Audit** as specific below. The Investment Grade Audit **MUST** be sent as an e-mail.

3.3.3.1 The Subject of the Investment Grade Audit e-mail should be:

**“SBC No. 344/001-XX-2025 Investment Grade Audit from [Respondent Legal Entity Name]**

Investment Grade Audit document with the file name”

**“SBC No. 344/001-XX-2025 Investment Grade Audit from [Respondent Legal Entity Name]**

**End of Amendment # 01**