



REQUEST FOR PROPOSALS
SBC PROJECT NO. 346/007-01-2022
AMENDMENT No. One
FOR New DIDD East Tennessee Regional Office Facility
Greenville, Greene County, Tennessee

DATE: October 27, 2022

RFP SBC Project No.: 346/007-01-2022 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	UPDATED / CONFIRMED
1 RFP Issued		October 20, 2022	CONFIRMED
2 Disability Accommodation Request Deadline		October 24, 2022	CONFIRMED
3 Pre-response Conference	10:00 am	October 27, 2022	CONFIRMED
4 Notice of Intent to Respond Deadline		October 28, 2022	CONFIRMED
5 Written "Questions & Comments" Deadline	2:00 pm	November 3, 2022	CONFIRMED
6 State Response to Written "Questions & Comments"		November 8, 2022	CONFIRMED
7 Response Deadline	2:00 pm	November 15, 2022	CONFIRMED
8 State Completion of Technical Response Evaluations		November 22, 2022	CONFIRMED
9 Notification of Respondents Invited to Interview		November 22, 2022	CONFIRMED
10 Interviews		December 6 – 8, 2022	CONFIRMED
11 State Completion of Technical Response Evaluations and Final Technical Score		December 8, 2022	CONFIRMED
12 State Opening & Scoring of Cost Proposals		December 8, 2022	CONFIRMED

EVENT	TIME (Central Time)	DATE	UPDATED / CONFIRMED
13 State Notice of Intent to Award Released and RFP Files Opened for Public Inspection		December 12, 2022	CONFIRMED
14 State Building Commission (SBC) Approval Sought		January 12, 2023	CONFIRMED
15 State sends contract to Contractor for signature		January 12, 2023	CONFIRMED
16 Contractor Signature Deadline		January 20, 2023	CONFIRMED

2. Immediately following this amendment is the Program Summary document to be included as part of the RFP.

PROGRAM SUMMARY FOR CM RFQ

Date: October 25, 2022

Project: New DIDD East TN Regional Office Facility
Department of Intellectual and Developmental Disabilities
Greeneville, Greene County, TN
SBC Project No. 346/007-01-2022
Phase: Program Verification Phase

INTRODUCTION

The Department of Intellectual and Developmental Disabilities (DIDD) is the state agency responsible for administering services and support to Tennesseans with intellectual and developmental disabilities. The agency is pioneering an innovative, new person-centered approach to support for persons with intellectual and developmental disabilities. This approach serves as a national model for care and includes a number of different initiatives that have not previously been explored. This is done in several ways, including Medicaid waiver Home and Community Based Services (HCBS), state operated ICF/IIDs, and the Family Support Program. DIDD administers services directly or through contracts with community providers. The shift from a more traditional, institutionalized model of care to a person-centered approach to administering support that prioritizes individuality and independence as well as community integration has clarified the space needs for this department.

DIDD currently serves the state through three (3) campuses located across Tennessee in Greeneville, Nashville and Arlington. Each of these campuses was built and previously functioned based on the former institutional model. The new East Tennessee Regional Office Facility will be one of three new facilities built across the State and will consolidate all of ETRO's staff and functions into three state-of-the-art buildings built specifically for this new approach to care.

The East Tennessee Regional Office (ETRO) and campus for DIDD currently encompasses approximately 465 acres and is located on the former Greene Valley Developmental Center along US Highway 11-E in Greeneville, Tennessee. The campus currently consists of approximately twenty (20) major buildings/structures with DIDD currently utilizing space in seven (7). In addition to the approximate 134 acres of previously developed land on this campus, the remainder of the acreage is primarily farmland that remains largely undeveloped. The previous Greene Valley Developmental Center property and the farmland property are divided by Edens Road.

The campus will consist of various buildings spread across an approximately 17-acre portion of the existing site along Andrew Johnson Highway. However, each building will work with the others to form a campus setting with a cohesive design language and outdoor amenities.

ARCHITECTURAL SUMMARY -

As noted above, this is one of three new DIDD facilities across the State of Tennessee. The campus will consist of three separate buildings on the site with shared services.

Office Building – The 2021 program includes a 25,750 SF, multi-story office building which will include various administrative functions for all ETRO departments, including ETRO, East Tennessee Homes (ETH), Employment and Community First (ECF CHOICES), Intermediate Care Facilities (ICF), Quality Assurance (QA), Administrative Services (Procurement/Trust Fund/Warehouse), Protection From Harm (PFH)/Investigations, Office of Civil Rights/Customer-Focused Services (OCR/CFS), Program Innovation/Enabling Technology Home, and STS. The office building is assumed to include masonry, glass, rainscreen metal panel systems, structural steel and concrete and utilize a single-ply membrane roof system.

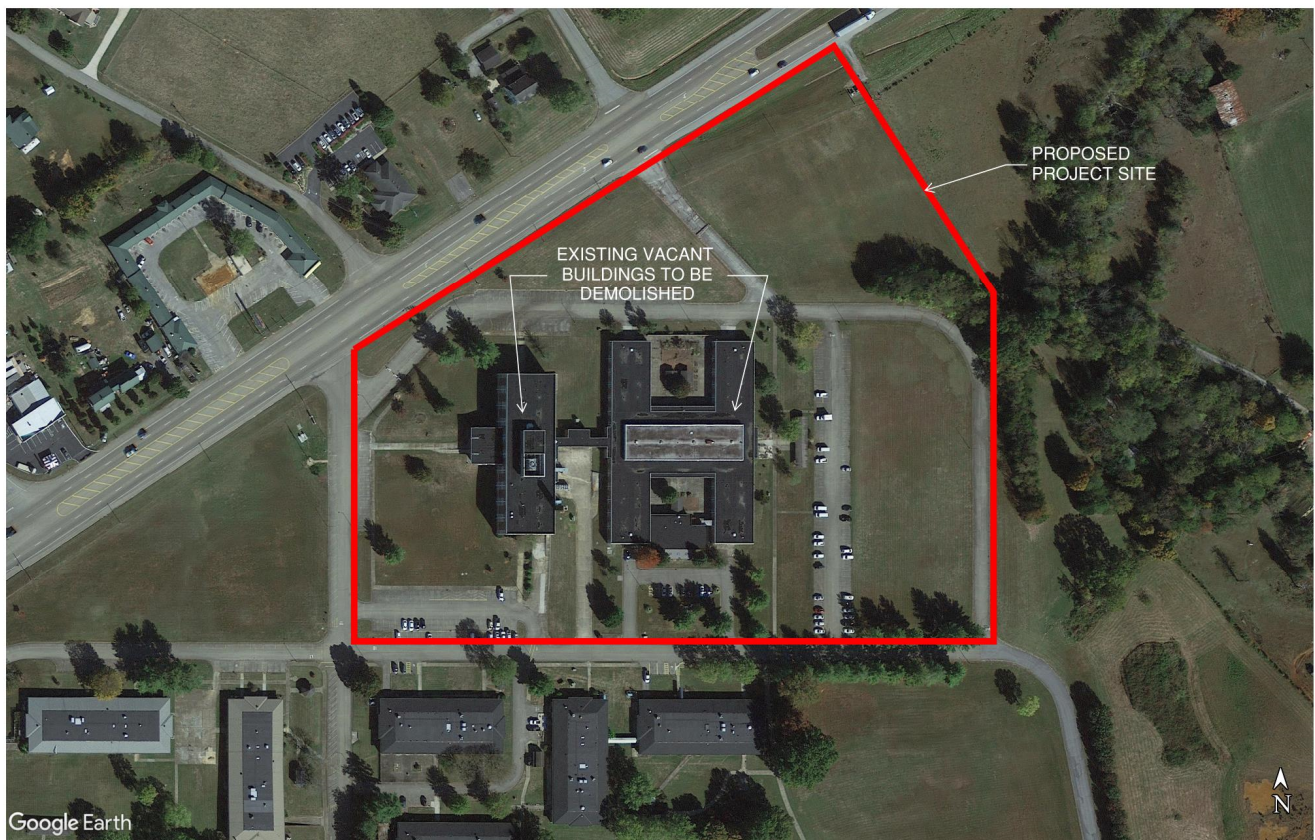
Maintenance and Warehouse Building – The 2021 program includes a maintenance facility (9,000+ SF) and a warehouse facility (10,250+ SF) which will house those functions for the campus. The maintenance and warehouse components previously listed in the program document are to be combined into one building, with materials including masonry, glass, metal wall panel systems, structural steel and concrete and utilize a single-ply membrane roof system. There is potential for this building to utilize a pre-engineer metal building system, as well.

Date: October 25, 2022
New DIDD East TN Regional Office Facility
Department of Intellectual and Developmental Disabilities
Greeneville, Greene County, TN
SBC Project No. 346/007-01-2022
Phase: Program Verification Phase

PROGRAM SUMMARY FOR CM RFQ

Seating and Positioning Clinic – The 2021 program includes an 19,000 SF facility for ETRO's Seating and Positioning Clinic. The Seating and Positioning Clinic has both a client-facing clinic component for assessments and fittings, as well as a custom furniture/equipment fabrication shop. The clinic portion evaluates individuals who have complex seating and positioning needs in order to provide them with individualized wheelchairs, seating systems, and positioning supports to allow them more comfort, function, and independence. The fabrication shop portion is where the individualized furniture elements are constructed by the skilled custom design fabricators who have extensive experience in the areas of construction, carpentry, upholstery, and electronics. The S+P clinic is assumed to include masonry, glass, rainscreen metal panel systems, structural steel and concrete and utilize a single-ply membrane roof system.

Site architectural features – It should be noted this Program Summary varies from the original Program Document for the project. Originally showing (4) total buildings, the most recent assumption is the project will include (3) buildings as outlined above. Additionally, the site for the project has modified based on other developments on the campus since the original study was completed. The existing conditions graphic below illustrates the most recent thinking.



Included in the scope of this project is day-to-day surface parking for approximately 183 cars. It is anticipated the Office Building and Seating + Positioning Clinic will face Andrew Johnson Highway and represent the public 'face' of the ETRO with a courtyard in between buildings. Each building will require covered drop-off areas, as well as

PROGRAM SUMMARY FOR CM RFQ

other required entries. The Office building will require a separate rear entry for PFH/Investigations use. The same courtyard will extend to provide amenity spaces (outdoor patios, courtyards, pedestrian circulation, etc.) on the south side of the buildings and separate the Office and Seating + Positioning Clinic from the Maintenance/Warehouse Building and parking. The Maintenance/Warehouse Building, as well as the S+P Clinic will need access to loading dock areas. Limited parking for visitors is anticipated along the North elevation, while most staff and employee parking is anticipated to the south. The campus infrastructure package will establish the utilities, roads, and rough building pads for each facility on campus. More site information is included within the Civil Summary below.

Materials – Each of the buildings on the campus will be designed independently, but common materials used across the campus is desired by the state for campus cohesiveness. All material concepts will be discussed with the selected CM/GC and coordinated to be common across the campus as design progresses. These initial material assumptions include:

- Concrete
 - Cast-in-place concrete is being considered for all slabs on grade and foundation walls, as well as finish materials, and surfaces.
- Masonry
 - A common range of finish, sizes, textures, and colors can be agreed upon as a palette to choose from.
 - CMU is also under consideration for foundation and above-grade walls alike.
- Storefront and Curtain Wall
 - Including similar mullion profiles.
 - Low-E Glazing would be similar tint, color, and reflectivity based on building orientation.
 - Anodized/or painted finishes for the window systems are currently anticipated.
- Aluminum Composite Panels are under consideration for architectural accents.
- Roofing – TPO or EPDM, based on market, pricing, and State desires.
 - Also Standing Seam metal roofing may be utilized in specific areas/buildings.
- Lighting – LED, including common exterior site light fixtures and building interior light fixtures.
- Signage – materials and design.
- Future conversations around common interior design features and materials will also occur as design progresses.

Architectural materials are assumed to be consistent amongst all three facility locations across the State.

Demolition – Demolition of the existing vacant buildings on the project site will be required and included as part of the construction contract but would not preclude simultaneous commencement of new building construction in other portions of the project site. It is assumed demolition will require temporary utility and data provisions in order to maintain operability for the remainder of the site. There is potential for a separate demolition package to allow this scope of work to proceed while the remainder of the project design is in development.

Miscellaneous – The project will follow all requirements of the State of Tennessee STREAM Designers Manual and include all Division 00 and 01 STREAM provided Project Manual sections. The CM/GC will be expected to follow all current STREAM requirements of CM/GC project procurement.

The State Fire Marshal's Office will have plans review and certificate of occupancy jurisdiction for the building, but the Town of Greeneville Building Codes, Tennessee Department of Environment and Conservation (TDEC), among others will also have to be included for permitting.

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PROGRAM SUMMARY FOR CM RFQ

State of Tennessee High Performance Building Requirements (HPBr) will be followed. Checklists will be included and further defined throughout design and included in the final Project Manual. Commissioning will be done by SSRcx through their contract with the State of Tennessee.

State of Tennessee BIM Requirements are expected to be followed by the design and construction teams.

The project is currently in the Program Verification phase. The design team is currently working with the agency to finalize the space needs and counts, with the intent to submit a final Program Verification document later in November 2022. The intent is to move into the Schematic Design phase in late 2022 during the CM/GC Selection Process. The Construction Document phase is expected to be completed in March 2024 with construction completion by the end of 2026.

CIVIL SUMMARY

Site Description - The existing site proposed for this facility currently houses the East Tennessee Regional Office (ETRO) and the campus for the Department of Intellectual and Developmental Disabilities (DIDD) on approximately 465-acres. The 134-acre campus consists of approximately twenty major buildings/structures with DIDD utilizing space in seven of the structures, the ETRO utilizing three buildings for office functions and storage, and the remaining structures being unused. The remaining 331-acres consists of primarily undeveloped farmland.

The project area consists of the area of campus bounded by Andrew Johnson Highway to the North, the property line to the East, East Main Street to the West, and Lakeview Drive to the South. The project area's land cover consists of turf grass, landscaping, sidewalks, approximately 2 large structures/buildings, asphalt roadways and asphalt parking areas. Selective demolition of existing structures to accommodate the new facilities is proposed.

Site Layout - The proposed site improvements are anticipated to encompass approximately 17 acres. This includes approximately 64,000 square feet for DIDD's East Tennessee Regional Office, approximately 26,000 square feet for housing programs, approximately 18,000 square feet for the Seating and Positioning Clinic, and approximately 20,000 square feet for warehouse space and maintenance functions. The project will also include all necessary site improvements related to utilities, parking, and circulation for vehicles and pedestrians.

Grading & Drainage – The existing site topography is considered developed with mild to moderate slopes with the highest portion of the site located at the existing entrance to the Administration Building and East Main Street. The majority of the surface runoff from the project site flows from the Administration Building in an easterly direction toward Sinking Creek, with the remaining runoff flowing from the entrance area of the Administration Building flowing to the northwest toward US Route 11 and to the west of East Main Street. The proposed site grades are anticipated to follow the same flow patterns with some excess material that will need to be removed from the site.

At the time of this summary, the details of any existing stormwater system are unknown. In accordance with TDEC requirements, stormwater water quantity and quality will need to be assessed as part of the design due to the anticipated land disturbances being over 1-acre.

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PROGRAM SUMMARY FOR CM RFQ

UTILITIES

Water – At the time of this summary, the details of any existing water system are unknown. It is anticipated that portions of the existing system would remain in place and other portions will be modified to meet the needs of new buildings, fire protection and any proposed irrigation system. Private fire hydrant(s) may be added or adjusted to satisfy the fire protection requirements related to hydrant coverage and relationship to the fire department connection point. Once the demands are known, coordination with the Greeneville Water Commission will be required to determine that service demands can be satisfied.

Sanitary Sewer – At the time of this summary, the details of any existing sanitary sewer system are unknown. It is anticipated that portions of the existing system will remain in place and other portions will be modified to meet the needs of the new buildings. The system will be assessed to determine if grease traps will be required for any maintenance or dining facilities. Any updates to the capacity fees will be determined by the Greeneville Water Commission.

Electric – At the time of this summary, the details of any existing electrical infrastructure are unknown. The existing system appears to consist of an underground system from images accessed in Google's Street View and any proposed modifications/updates to the system will also be underground. Service details including routing, transformer locations etc. will be determined by the electrical engineer in conjunction with Greeneville Light and Power.

Gas & Communications - At the time of this summary, the details of any existing gas and communications infrastructure are unknown. Coordination with the respective utility services for any modifications or additions shall be performed as necessary.

LANDSCAPE SUMMARY

The scope of the project is the design for planting improvements for the entire project area. The scope also includes planting, irrigation, courtyard/plaza, and entry hardscape improvements for the "High Visibility" areas at the new State of Tennessee DIDD East TN Facility in Greeneville, TN. Ross/Fowler will support Thompson & Litton with the development of the design concepts and construction documents and deliverables. This initial task will set the tone and understanding of the future phases of work with materials, connectivity, and outdoor gathering spaces. We understand that these spaces will be the primary focus of attention when arriving at the facilities, so attention to materiality both for the hardscape and landscape that compliments the architectural style and narrative will be of primary importance. In addition to the arrival experience, informal plazas and open spaces will be strategically placed to be used throughout the year.

BUILDING SYSTEMS SUMMARY

Mechanical Systems

The mechanical system (Office and Seating and Positioning Clinic Buildings) shall be to provide an energy efficient, cost-effective solution that is easy to maintain. The basis of design for the cooling/heating system is water-source heat pumps (WSHP) with room-direct outdoor air. Each WSHP shall have Hot Gas Reheat, 2-stage cooling, ECM motors, and minimum cooling efficiency of 15 EER. Outdoor air will be provided room-direct from rooftop dedicated outdoor air systems (DOAS). Computer Rooms will be served by dedicated computer room air conditioning units.

All Ductwork construction will be in accordance with SMACNA standards and ASHRAE Standard 90.1. All air distribution systems will be designed with primary consideration for energy efficiency and acoustic performance.

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SBC Project No. 346/007-01-2022
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PROGRAM SUMMARY FOR CM RFQ

The source for the heating/cooling for the water source heat pumps is a condensing water system. The method of conditioning the condenser loop will be a cooling tower/boiler plant. Loop piping shall have an air and dirt separator, expansion tank, and bypass piping and valves to allow system to be flushed and purged. Inside the building piping shall be steel or copper.

HVAC systems will be controlled by a BACNET direct digital control (DDC) system. Local control modules shall be provided with spare point's capacity and shall be equipped with battery backup and automatic memory reloading features. HVAC systems shall be capable of being controlled by the local control modules which shall allow for standalone operation in the event of a communication failure. The DDC system will allow monitoring and control of all major equipment, including piping systems, pumps, WSHP units, DOAS units, and exhaust fans.

The Maintenance and Warehouse building will be heated and ventilated. Heat will be provided by radiant heaters and ventilation by wall or roof mounted exhaust fans with interlocked intake louvers equipped with motorized dampers. Office and associated areas will be conditioned with split system DX units.

Electrical Systems

Electrical systems include; power distribution, emergency power, lighting, lightning protection and fire alarm system. Technology systems that will be provided power and rough-in (boxes and conduits) by the contractor with Strategic Technology Solutions (STS) providing the devices and cabling design and installation include: structured cabling, communications, security, and access control. A full AV system design will be provided with the complete system provided by the contractor.

The electrical service for the facility shall originate from existing underground primary electrical services operated and owned by the state. All primary conduits, conductors, switches, transformers and transformer pads shall be by the contractor. All secondary conduits and conductors shall be provided by the contractor. The secondary electrical service for each building shall be fed from the new pad mounted transformer. An emergency power generation system including a diesel generator and automatic transfer switch(s) shall be designed to support both the Life Safety Electrical System, Legally Required System, and Optional Stand-by Power Systems. The emergency generation system will be provided separately for each building, including a 24hr sub-base fuel tank.

Site lighting will be provided to a security level per IESNA recommendations. Site lighting will consist of building mounted lights, sidewalk pole lights and parking lot pole mounted lights. Lighting controls will be provided with a combinational photocell and programable time clock.

Plumbing Systems

Plumbing systems include domestic cold and hot water, sanitary sewer, plumbing fixtures, storm drainage, and fuel gas systems.

Fire Protection System

All new construction will be provided with a complete combination horizontal standpipe/automatic sprinkler system providing 100 percent building coverage. All system pipe sizing to be hydraulically calculated. All requirements of the insurance underwriter will be met.

A preliminary flow test of the municipal water service must be performed to determine the requirement for a fire pump. All sprinkler heads shall be quick response type. Fire protection system shall conform to all requirements of NFPA 10, 13, 14, 20, and 24; International Fire Code and International Building Code. All fire extinguishers to be 10 pound, ABC with UL listings appropriate for the space they are installed.

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PROGRAM SUMMARY FOR CM RFQ

STRUCTURAL SUMMARY

The design team will explore systems that are appropriate for the building type and economical in this market. The assumed basis of design is currently structural steel framing and masonry walls, supported on shallow concrete foundations. Concrete slabs-on-grade will be constructed on vapor barrier and 4" thick, free-draining stone base. Concrete elevated slabs will be constructed on steel form deck and framing, including beams and bar joists. There will possibly be portions of pitched roof, but most of the framing will be for low-sloped roofs. Roof framing will be steel beams and bar joists.

Building columns will be supported on individual spread footings. Masonry walls will be supported with either continuous strip footings or thickened slabs. Exterior non-loadbearing walls may be supported by turned-down slabs. Miscellaneous steel and masonry beams are anticipated above openings in exterior walls. The lateral load resisting systems will likely consist of steel deck diaphragms and masonry shear walls, or in the case of a pre-engineered metal building system, rigid frames and steel bracing.

STRUCTURAL DESIGN CRITERIA

Structural design criteria for the buildings will be determined in accordance with the International Building Code (IBC), as required by the State of Tennessee. The State currently requires compliance with the 2012 Edition of the IBC, but adoption of a newer version of the IBC is anticipated in 2023. Various design loads will be defined as the design progresses. A qualified structural testing and inspection agency, provided by the CM/GC, shall perform traditional construction materials testing and inspections, as well as special inspections per chapter 17 of the International Building Code.

EXISTING CONDITIONS SURVEY

The field work for the existing conditions site survey is complete with the full survey anticipated to be complete in January 2023.

GEOTECHNICAL REPORT

A geotechnical report will be required to establish criteria for foundation design and is in the process of being completed.

STRUCTURAL SUPPORT OF ARCHITECTURAL, MECHANICAL, AND ELECTRICAL COMPONENTS

Architectural, mechanical, and electrical components shall be properly anchored or braced to resist seismic and wind forces, as required by the International Building Code. GC may be required to provide and install slotted channel strut framing support systems (Unistrut or equivalent) for the support of owner-furnished equipment. Slotted channel strut framing support systems shall be designed, detailed, and sealed by a structural engineer licensed in the project state and hired by the material supplier.

CONSTRUCTION MEANS AND METHODS

The contractor shall be solely responsible for, and have control over, construction means, methods, techniques, sequencing, and procedures. This will include all engineering services required to carry out the contractor's services, such as formwork, crane foundations and ties, temporary erection bracing, etc. The contractor is responsible for coordinating all portions of the work under the contract.