



Addendum

SOLICITATION NAME	TVHS One Five Nine Apartment Renovations Project	ADDENDUM NUMBER	#1	DATE	8/29/23
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PART I TVHS is providing this addendum to answer questions that have been raised about this solicitation. To aid in legibility, the questions are in black and the answers are in **bold** and the answers follow immediately below.

Q1	Please clarify that the contents of the requested proposal include ONLY those items listed in section 15. Submittal Instructions from the Request for Proposals. In particular, we are looking at the inclusion of Solicitation Document C – General Instructions to Suppliers in relation to the 30 double sided pages. Does TVHS request that the 16 single-sided pages of Solicitation Document C be included in the proposal maximum of 30 double sided pages? Please advise.
	Document C does not need to be returned as part of your proposal.
Q2	Appendix 1: Service Fee Allocation: The matrix indicates that the costs for General Liability Insurance, Builders Risk, and Payment and Performance Bonds should be included in the General Conditions, but it also asks for a rate. Are you wanting us to just provide a rate for these three items or do you want the actual costs (based on a \$12M project) to be included in Cost of Services, Item 1, c, d, e, & f?
	Do not include General Liability Insurance and Bonds costs in your General Conditions. Please provide actual costs separately based on a \$12M project with a 12 month duration for Item 1: c, d, & f. We have provided a revised Solicitation Document I and Appendix 1 for your use.
Q3	The HUD Form 5369A (pages 30 & 31 of 37 in the RFP) goes from question number 7 on page 30 to question number 9 on page 31. Is there an error in numbering or was item 8 omitted?
	Question #8 has been intentionally omitted from HUD form 5369A.
Q4	On page 35 of 37, Item 2. What does the “(see paragraph 18)” reference? It seems to be a misplaced paragraph reference. Scope of work is Paragraph 13. Is it a typo?
	Correct, this is a typo, and the Scope of work is included in Paragraph 13.
Q5	Please confirm the project duration is (12) months for RFP purposes. This is required to ensure all bidders are using the same duration to calculate insurance and bond rates.
	Yes, assume a 12 month duration.
	*Continued on next page.

Q6	Who will be responsible for insuring on the existing structures? If the contractor, then what are the values of the existing structures, and can it be for the max value of the work that is being completed at one time?
	TVHS will be responsible for insuring the existing structures.
Q7	Since the work will be done in phases does the builders risk policy have to be for the full contract amount or can it be for the max value of the work that is being completed at one time?
	TVHS will carry the builders risk policy for the project. A revised Appendix 1 has been posted as part of this response. Showing Builders Risk carried by the Owner.
Q8	Please confirm the only available documents for this proposal is the package titled 2023.08.01. TVHS RFP – Final found under Open Bids & Solicitations (Construction Contractor Services) on the tvhstn.org website.
	Yes, that is correct.
Q9	Please provide the sign-in sheet for the solicitation meeting.
	Please see the attached Sign in Sheet.
Q10	Can you provide a unit count/matrix for each of the 3 developments?
	As noted in the RFP the project includes the renovation of 417 units, however the unit mix and number of units renovated is subject to change during preconstruction.

Construction Contractor Services for TVHS One Five Nine Apartments Renovations Project
Solicitation Document I: Cost of Services

Using the Service Fee Allocation Chart located in Appendix 1 provide information that explains your Cost of Services and supports your financial strength to provide the necessary bonding capacity. Include:

1. Cost Items Details (do not alter the structure below)

a	Provide the lump sum preconstruction fee.	\$
b	Provide a proposed construction management fee including overhead and profit applicable to a project construction budget of approximately \$12,000,000.	%
c	State the general conditions cost during construction (on a monthly basis).	\$
d	General Liability Insurance <u>Cost (assuming a 12 month duration)Rate</u>	\$
e	Builders Risk Rate *Builders Risk to be provided by Owner	\$
f	Performance and Payment Bond <u>Cost (assuming a 12 month duration)Rate</u>	\$

2. Provide a summary of the organization’s financial capability to ensure a payment and performance bond in an amount equal to 100% of the construction cost limitation noted above.

3. A listing of current and projected bonding capacity within the next 12 months to 24 months.

4. A demonstration of your organization's safety record by providing your Experience Modification

Rating (EMR) and corresponding man-hours of work performed for the past 5 years.

**Construction Contractor Services for TVHS One Five Nine Apartments Renovations Project
Appendix 1: Service Fee Allocation**

	General Conditions	CM Fee	Preconstruction	Paid By Owner
Personnel Expenses, Including				
Superintendent	X			
Assistant Superintendent (Indicate if required)	X			
Estimator		X	X	
Project Manager	X		X	
Project Engineer (Indicate if required)	X			
Project Assistants/Office Staff	X			
Project Accounting		X		
Project Executive		X	X	
Monthly Photos & Reports	X			
Scheduling		X	X	
As-Builts	X			
Manuals	X			
Prints, Copies, etc.			X	
Mileage	X			
Toilets, Temporary Building	X			
Cell Phone Service/Internet	X			
Equipment: Cameras, Computers, Phone, Print, Copy, Fax	X			
Safety Supplies (First Aid, Hard Hats, etc.)	X			
Testing (Pre-specified)				X
Mobilization	X			
Temporary Utilities				X
Project Signage	X			
Builders Risk				X

Pre-Proposal Meeting
One Five Nine RFP for CM Services
8/17/23 10:00 AM

Name	Company	Phone	Address	Email
Sean Gilbert	TVHS	265-755-5953		sg.gilbert@tvhs.tn.gov
Kelton Lucas	Helton's Electric	865.322.2791		Alice@heltonselectric.com
Scotty Helton	" "	" "		" "
Michael Scott	MBI	865.584.0999		michael@mbicompanies.com
Will Sherrill	Blaine	865-320-7850		Wsherrill@blainecorp.com
Jason Draine	JENKINS + STIVES	865 671 0130		jdraine@jensstives.com
Josh Russell	Complete Construction Mgmt, LLC	423-312-1179		Russell@completeconstructionmgmt.com
C.J. McCracken	Blaine	865-255-5573		cmccracken@blainecorp.com
Herdi Jones	THE PENNACLAN GROUP LLC	865 805 4941		herdijones@thepennaclandgroup.com

Pre-Proposal Meeting
One Five Nine RFP for CM Services
8/17/23 10:00 AM

John King	BESCO	845-342 0090		jkking@besco.com
STAN McLean	Gibbs & Taylor	901- 848-4953		Stan@gibbsandt.com