



STATE OF TENNESSEE
DEPARTMENT OF GENERAL SERVICES

REQUEST FOR PROPOSALS # 13-01-925
AMENDMENT # ONE
FOR OFFICE SPACE IN LAWRENCE COUNTY,
TENNESSEE

DATE: March 26, 2015
RFP # 13-01-925 IS AMENDED AS FOLLOWS:

1. This RFP Schedule of Events updates and confirms scheduled RFP dates.

EVENT	TIME (central time zone)	DATE (all dates are state business days)	Updated/Confirmed
1. RFP Advertised		March 6, 2015	Confirmed
2. Disability Accommodation Request Deadline		March 12, 2015	Confirmed
3. Notice of Intent to Propose		March 16, 2015	Confirmed
4. Written "Questions & Comments" Deadline		March 16, 2015	Confirmed
5. State Response to Written "Questions & Comments"		March 20, 2015	Confirmed
6. Proposal Deadline	4:00 PM Central Time	April 6, 2015	Updated
7. State Opening of Proposals		April 10, 2015	Confirmed
8. State Evaluation of Proposals and Initial Negotiations		April 17, 2015	Confirmed
9. State Completion of Negotiations and Cost Proposal Evaluations		May 8, 2015	Confirmed
10. State Notice of Intent to Award Issued and RFP Files Opened for Public Inspection		May 18, 2015	Confirmed
11. Executive Sub Committee of the State Building Commission Approval Sought (If lease term is greater than 5 years or annual rent is greater than \$150,000)		June 22, 2015	Confirmed
12. Lease is circulated to successful Proposer for signature		June 29, 2015	Confirmed

13. Lease Signature Deadline		July 10, 2015	Confirmed
14. Substantial completion date and Certificate of Occupancy, if applicable		On or before August 10, 2016	Updated
15. Lease Commencement/Occupancy Date		30 days after Substantial completion and Certificate of Occupancy	Confirmed

2. Delete RFP section 1.2.5 in its entirety and insert the following in its place (Changes are highlighted):

1.2.5. TERM COMMENCEMENT

The target for substantial completion of improvements is no later than August 10, 2016. The Lease Term will commence thirty (30) days after substantial completion of the tenant improvements and a certificate of occupancy for the Premises is issued as long as the substantial completion date occurs on or before the date set forth in the schedule of events in RFP Section 2, Schedule of Events.

3. Delete RFP section 1.4.2.2 in its entirety and insert the following in its place (Changes are highlighted):

1.4.2.2. After evaluation of Proposals and during any subsequent discussions, Responsible and Responsive Proposers must direct communications to the following person designated as the State's authorized broker (the "Broker"), provided, however, that all such discussions are non-binding, and all final decisions shall be made by the State:

Jones Lang LaSalle Americas, Inc.
c/o Jimmy Armistead
William R. Snodgrass Tennessee Tower, 24nd Floor
312 Rosa L. Parks Avenue
Nashville, TN 37243
Phone: 615 253 4229
Email: jimmy.armistead@am.jll.com or TNState@JLL.com

4. 3. Delete RFP Attachment 6.4, Exhibit F (Project Specific Requirements), Sections 4, 10, and 12 in their entirety and insert the following in their place (Changes are highlighted):

4. ELECTRICAL AND COMMUNICATION

- 4.00 Provide and install conduit, conductors, pull wires, boxes, cover plates, devices, etc., for all outlets.
- 4.01 Verify the color and finish of standard devices within the building and match device standards. All devices shall be a consistent color.
- 4.02 Contractor shall be responsible for all cutting and patching required of their work.
- 4.03 Contractor shall be responsible for all coordination and final electrical connections for furniture (systems furniture, conference/training tables, etc.). Coordinate with State for specifics on wiring configurations. For general planning purposes, provide 1 circuit per every 2 standard workstations.
- 4.04 Data and voice cabling shall be provided and installed by Tenant at Tenant's cost. 1 voice/data is needed per standard workstation.
- 4.05 2 duplex power outlets and 1 voice/data are needed per standard office.
- 4.06 2 duplex power outlets and 1 voice/data are needed per enclave.
- 4.07 At minimum, all enclosed rooms (such as storage and file rooms) to have (2) convenience duplex power outlets.
- 4.08 Coordinate location and mounting height of outlets with State.
- 4.09 Lighting and controls shall be properly zoned. Separate light switches for hardwall spaces shall be provided.

10. COPY ROOMS/AREAS

10.00 Finishes: VCT flooring, plastic laminate base and wall cabinets, plastic laminate countertop.

10.01 Two (2) wall duplex outlets (one circuit) and (2) voice/data outlets are needed at 42" AFF in work area.

12. CONFERENCE ROOMS

12.00 All conference rooms that seat (8) people or more need (2) power and (2) voice/data outlets. Larger Conference rooms of greater than (18) people need (4) power and (2) voice/data outlets. Coordinate placement with furniture to minimize unsightly cable distribution.

12.01 Lighting switching shall provide flexibility for a variety of scene configurations for different presentations and meetings. Fixtures shall provide both ambient lighting to the table as well as accent wall wash lighting at the perimeter of the room.

12.02 Coordinate placement of switches, AV screens, furniture, & doors so as to avoid conflicts when components are in use.

5. Delete RFP Attachment 6.5, Interior Buildout Specifications, Sections 4, 10, and 12 in their entirety and insert the following in their place (Changes are highlighted):

4. ELECTRICAL AND COMMUNICATION

4.00 Provide and install conduit, conductors, pull wires, boxes, cover plates, devices, etc., for all outlets.

4.01 Verify the color and finish of standard devices within the building and match device standards. All devices shall be a consistent color.

4.02 Contractor shall be responsible for all cutting and patching required of their work.

4.03 Contractor shall be responsible for all coordination and final electrical connections for furniture (systems furniture, conference/training tables, etc.). Coordinate with State for specifics on wiring configurations. For general planning purposes, provide 1 circuit per every 2 standard workstations.

4.04 Data and voice cabling shall be provided and installed by Tenant at Tenant's cost. 1 voice/data is needed per standard workstation.

4.05 2 duplex power outlets and 1 voice/data are needed per standard office.

4.06 2 duplex power outlets and 1 voice/data are needed per enclave.

4.07 At minimum, all enclosed rooms (such as storage and file rooms) to have (2) convenience duplex power outlets.

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4. Delete RFP Attachment 6.4: Standard Form of Lease: Lease (pg. 24 only) in its entirety and insert the following in its place (Changes are highlighted):

Revised page 24 of RFP

AGENCY:	
ALLOTMENT CODE:	COST CENTER:

This Instrument Prepared By:
State of Tennessee

LE NO. _____

NOTE: No hand written or interlineated changes to this Lease will override the text of this Lease.

State is Tenant

This lease document is not effective or binding unless approved in printed accordance with all applicable laws.

LEASE

1. Date of this Lease: _____

Name and Address of Building:

2. Tenant: **State of Tennessee**

Landlord Name and Address:

3. Leased Premises: space in the Building as identified herein and more particularly described on Exhibit B together with all Common Areas, including, without limitation, parking.

6. Useable Square Feet _____
 Rentable Square Feet: _____

5. Term of Lease: Five (5) years and 0 month(s)
 Commencement Date of Lease Term _____
 (and of the obligations hereunder): TBD
 Expiration Date of Lease Term: _____
 If no fixed Commencement Date is inserted, the Commencement Date shall be set pursuant to Exhibit C.

6. Termination for Convenience: Tenant may terminate this Lease at any time by giving written notice to Landlord at least ninety (90) days prior to the date the termination becomes effective.

Monthly Rental Installments Table			
7. Lease Year(s)	Annual Rental	Monthly Rental Installments	Rental Rate Per Rentable Square Foot
	\$	\$	\$

8. Utilities & Services:
 All utilities are included in the Monthly Rental Installments
 The following utilities are not included in the Monthly Rental Installments: _____
 Tenant is solely responsible for payment of the following separately metered utilities: electric gas water/sewer
 Janitorial services are not included in the Monthly Rental Installments.

9. Improvements (check any that apply): Leasehold Improvement Allowance: \$ _____ per Rentable Square Foot
 A. Existing Space (New Tenant or Renewal) B. Landlord to build out space pursuant to Exhibits D, E and F

10. This Lease is a sublease pursuant to that certain _____ dated effective _____ by and between _____, as landlord, and Landlord, as tenant. If not checked, this paragraph is not applicable.

11. Attached hereto and incorporated herein for all purposes are the following additional exhibits:
 Exhibit A -- Lease Standard Terms and Conditions; Exhibit B -- Floor Plan; Other -- Exhibit C -- Commencement Date; Other -- Exhibit D -- Work Agreement, Exhibit E Landlord Delivery Requirements, Exhibit F Project Specific Requirements

LANDLORD:

By: _____
 Name: _____
 Title: _____

TENANT: STATE OF TENNESSEE

By: _____
 Robert E. Oglesby, Commissioner of Department of General Services

By: _____
 Herbert H. Slatery III, Attorney General & Reporter
 (For Form and Legality)

(Notary Acknowledgements Attached)