



**REQUEST FOR Qualifications # 32701-02523
AMENDMENT # 6
Public-Private Partnership for State Park Hospitality
Operations**

DATE: October 15, 2015

RFQ # 32701-02523 IS AMENDED AS FOLLOWS:

- This RFQ Schedule of Events updates and confirms scheduled RFQ dates.** Any event, time, or date containing revised or new text is highlighted.

	EVENT	TIME (Central Time Zone)	DATE (all dates are State business days)
1.	RFQ Issued		July 23, 2015
2.	Disability Accommodation Request Deadline	2:00 p.m.	July 30, 2015
3.	Deadline to Register for Pre- Response Conference	2:00 p.m.	August 14, 2015
4.	First Deadline to Submit Written "Questions & Comments"	2:00 p.m.	August 14, 2015
5.	Pre-Response Conference	See Itinerary	Aug. 17 – 25, 2015
6.	Notice of Intent to Respond Deadline	2:00 p.m.	August 27, 2015
7.	State Response to Written "Questions & Comments" received by 2 p.m. August 14, 2015.		August 28, 2015
8.	Second Deadline to Submit Written "Questions & Comments"	2:00 p.m.	September 1, 2015
9.	State Response to Written "Questions & Comments" received by 2 p.m. September 1, 2015.		October 15, 2015 - confirmed
	Third Deadline to Submit Written "Questions & Comments"	2:00 p.m.	October 23, 2015 - confirmed
	State Response to Written "Questions & Comments" received by 2 p.m. October 23, 2015		November 24, 2015 - confirmed
10.	RFQ Technical Response and Cost Proposal Deadline	2:00 p.m.	December 11, 2015 - confirmed
11.	State Opens Technical Responses (After Submission Deadline)		December 11, 2015 - confirmed
12.	State Notice of Qualified Respondents Released		January 7, 2016 - confirmed
13.	State Opens Cost Proposals (After Notice of Qualified Respondents Released)		January 7, 2016- confirmed

14.	State Schedules Respondent Oral Presentations (ONLY Qualified Respondents)		January 8, 2016 - confirmed
15.	Respondent Oral Presentations		January 25 – 29, 2016 - confirmed
16.	RFQ Negotiations (optional)		February 3 – 19, 2016 - confirmed
17.	State Evaluation Notice Released		February 22, 2016 - confirmed
18.	Solicitation Files Opened for Public Inspection		February 23, 2016 - confirmed
19.	Respondent Letter of Commitment Signature Date	2:00 p.m.	March 7, 2016 - confirmed
20.	Respondent Contract Signature Deadline	2:00 p.m.	July 15, 2016 - confirmed
21.	Anticipated Contract Start Date (anticipated date for contract to be fully executed and Concessionaire to begin work)		August 1, 2016 - confirmed

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

Any restatement of RFQ text in the Question/Comment column shall NOT be construed as a change in the actual wording of the RFQ document.

QUESTION/COMMENT		STATE RESPONSE
1	At Montgomery Bell State Park, is the concessionaire responsible for maintaining the walkways and stairs in the assigned footprint?	Yes, maintenance of the walkways and stairs within the Land Area Assignment will be the responsibility of the Concessionaire.
2	Is there a non-compete clause in the current Harrison Bay café contract that prohibits another concessionaire from selling grab 'n go and package items from a fuel slip location?	The lease agreement for the current Harrison Bay marina café does not include a non-complete clause for other operations in the park. A copy of the lease agreement has been added to the online information portal.
3	There was discussion on the site tours regarding an IT assessment completed for specific Park locations. Please provide in the portal if available.	Information concerning the wireless internet access and network circuits at each park location has been added to the online information portal.
4	At Natchez Trace, can catering exclusivity be extended to other locations in the Park?	The current pro forma contract (RFQ Attachment G) does not include an exclusivity provision concerning catering within any park location. However as specified in Technical Response Item B.16., the State is amenable to making changes to the pro forma contract. The State will take all reasonable suggested alternative or supplemental contract language changes by Respondents under advisement during the evaluation and post award processes. Alternative or supplemental contract language must be clearly indicated by providing a

QUESTION/COMMENT	STATE RESPONSE
	"red-line" of the pro forma contract.
<p>5 At Natchez Trace, will TDEC consider the addition of the CCC Lodge, cabins, and the camp store to the Hospitality Portfolio?</p>	<p>As part of this RFQ Amendment 6, TDEC expanded the scope of the Portfolio to include the one bedroom cabins located at Natchez Trace. Mandatory Requirement Item A.10 (RFQ Attachment A) and the Business Opportunity document (RFQ Attachment H) have been updated to reflect this change.</p> <p>At this time, TDEC is not expanding the Portfolio to include the CCC lodge or camp store at Natchez Trace.</p>
<p>6 At Tims Ford, will TDEC consider the inclusion of the 20 cabins in the Hospitality portfolio?</p>	<p>As part of this RFQ Amendment 6, TDEC expanded the scope of the Portfolio to include the cabins located at Tims Ford. Mandatory Requirement Item A.10 (RFQ Attachment A) and the Business Opportunity document (RFQ Attachment H) have been updated to reflect this change.</p>
<p>7 Are TN state agencies expected to pay state per diem for lodging rates and meal plans when booking conferences and meetings at Park locations?</p>	<p>As stated in Section 6 of the Operating and Maintenance Plan, the Concessionaire will provide State employees conducting official business reduced rates for lodging, essential transportation, and other specified services necessary for conducting official business. The specific rates will be determined by the Concessionaire and submitted annually to the State, including information regarding how the rates are not more than other recreational facilities in the area. In order to ensure that State employees can utilize Park lodging for official business, the reduced rate must be equal to or less than the standard reimbursement rates as set by the Tennessee Department of Finance and Administration.</p>
<p>8 Please provide the top 10 revenue producing groups for the larger resort Parks?</p>	<p>Group sales information for fiscal year 2014-2015 identifying the top ten groups at each park location has been added to the online information portal.</p>
<p>9 Can the Interpretive strategy plans be shared with proposers?</p>	<p>The Interpretive Actions Plans for each park in the Portfolio are in the TDEC State Parks Plans and Surveys" folder in the online information portal.</p>
<p>10 Please provide the list of updated FF&E completed this fiscal year at each Park location, i.e. installation of flat screen TVs, etc.</p>	<p>A supplement to the Personal Property Inventory has been added to the online information portal. The documents include all inventory replaced or added in the last two fiscal years or not accounted for in the original inventory posting.</p>
<p>11 Please share a list of recycling and composting programs currently available at each Park location</p>	<p>A list of recycling and composting programs has been added to the online information portal.</p>

QUESTION/COMMENT	STATE RESPONSE
12 At Henry Horton, what is the impact on the co-op garden upon award to concessionaire?	The Henry Horton co-op garden will continue as a community project administered by Park staff, not Concessionaire staff. The garden will continue to provide to the restaurant any produce the community members do not sell at the weekly farmers market hosted at the park.
13 At Henry Horton, will TDEC consider adding the camp store to the Hospitality portfolio?	At this time, TDEC is not expanding the Portfolio to include the camp store at Henry Horton.
14 Can you please provide the number of available employee/management offices by Park location?	A listing of available employee/management office space at each Park location has been added to the online information portal.
15 Please provide a list of any available Park housing that might be made available to the concessionaire.	No on-park housing will be available for Concessionaire staff. Certain TDEC positions, such as Park Managers, Park Rangers, and Seasonal Interpretive Rangers may rent housing located on the Park.
16 If the condition of any real property does not meet code at the time of contract turnover, will the code issue be addressed prior to turnover? If the concessionaire is responsible for code violations will a grace period be extended to complete repairs, etc?	All code issues will not be addressed prior to transition of operations to the Concessionaire. TDEC recognizes that a majority of the code issues will be addressed as part of the renovations which may extend over a period of years, as will be specified in the Concessionaire's Portfolio Development Plan.
17 Please provide a list of utility meters associated with the Hospitality portfolio (covering the responsibility of the concessionaire).	An updated listing of utility meters for each Park location has been added to the online information portal.
18 What is the process of transferring the utility bills to the concessionaire at contract turnover?	Some parks are metered by the local utility district and will be billed directly to the Concessionaire following transition of operations. For parks not metered by the utility district, TDEC will attempt to place individual meters on each facility included within the Portfolio. In the event TDEC is unable to install individual meters, TDEC will bill the Concessionaire accordingly on a monthly basis. The utility rate will be a percentage of the total utility expense charged to TDEC for the shared meter. TDEC will determine the percentage of facilities utilizing the shared meter that are operated by the Concessionaire. The specific utility rates will be listed on Schedule A to the Contract.
19 Will annual safety inspections be the responsibility of concessionaire?	As stated in Section 14.2.1 of the Operating and Maintenance Plan: "The Concessionaire shall perform detailed safety inspections at least annually, documenting the inspection results in a pre-approved format, and presenting the documented findings to the Contract Director annually. Additionally, a hazard prevention, safety

QUESTION/COMMENT	STATE RESPONSE
	and health inspection shall be conducted prior to the high-visitation season(s). All safety and health issues should be thoroughly documented, and needed corrective actions implemented to mitigate them as quickly as possible.”
20 Is there a map to designate the delineation of utilities, i.e. gas, sewer, water by Park location?	TDEC does not have a map to designate the delineation of utilities in each Park location.
21 Can vending be negotiated as part of the Hospitality portfolio? If so, is this pre or post award?	Vending machines are excluded from the Portfolio. Vending machines services are managed under a separate procurement contract. Vending in the restaurants and gift shops is included in the Portfolio.
22 Please provide a manifest list of any hazardous materials stored by Park location	There is not a centralized manifest list for hazardous materials stored at each Park location. Each Park does have a binder onsite with the MSDS Safety Sheets for all stored hazardous materials in accordance with regulations.
23 Are there any grants available to the concessionaire that may be applied to the maintenance of walkways and ramps and installation of ADA accessible pathways?	TDEC is not aware of any such grants, but the maintenance and installation of ADA accessible pathways can be funded with the capital grant funds earmarked for real property improvements.
24 Please provide the inspection reports for fire suppression hoods, boilers, elevators, etc.	Available inspection reports have been added to the online information portal.
25 Is there a report that can be shared for all facilities with possible asbestos containing materials?	A listing of facilities with asbestos materials has been added to the online information portal.
26 If there is existence of hazardous building materials (asbestos/lead) will the state be responsible for remediation for proposed facilities to be renovated or demolished?	The Concessionaire will be responsible for the containment or abatement, as needed, of hazardous building materials potentially affected by renovations or demolition for all construction projects it manages. The projected demolition/renovation costs for the inns located at Paris Landing and Henry Horton took into account the potential asbestos remediation that may be required. These projected costs were utilized for the calculation of the anticipated real property investment required from the State. In regards to the inn at Fall Creek Falls, if the Concessionaire chooses to build a new facility in the village green area, TDEC will assume the demolition costs for the old inn, including responsibility for remediation of potentially hazardous building materials. If the Concessionaire elects to renovate the inn in its current location, the Concessionaire will be

QUESTION/COMMENT	STATE RESPONSE
	responsible for costs associated with containment or abatement of hazardous building materials.
27 Would the concessionaire have any responsibilities for hazardous material testing and remediation for proposed facilities for renovations or demolition?	<p>The Concessionaire will be responsible for determining the necessity of containment or abatement of hazardous building materials prior to commencing any renovations or demolition for all construction projects it manages.</p> <p>The Concessionaire will be also responsible for completing containment or abatement, as needed, of hazardous building materials potentially affected by renovations or demolition for all construction projects it manages. As described in the response to Question 26, this would include, at a minimum, the inns at Paris Landing and Henry Horton, and may include the inn at Fall Creek Falls depending on the proposed development plan.</p>
28 Are there any facilities, which are included in the RFQ, that are listed on the historical register and required to be maintained in a manner to maintain the historical registration.	<p>Currently no facilities are listed on the historic register.</p> <p>However, the CCC cabins located at Cumberland Mountain and Natchez Trace must be managed in accordance with the Standards for the Treatment of Historic Properties as specified by the U.S. Department of Interior. More information on the Standards can be found at http://www.nps.gov/tps/standards.htm.</p>
29 Are there any sustainability requirements for design and construction of any new structures?	There are no specific sustainability requirements for design or construction of structures. However sustainable practices are an evaluation factor considered in Technical Response Item C.14.
30 Are there existing design and construction guidelines for the TN State Park facilities?	There are not existing design or construction guidelines for the facilities.
31 If any ground contamination issues or EPA violations are discovered, would the concessionaire have any responsibility in correcting these items?	TDEC is not aware of any existing environmental contamination issues. In the event environmental issues are discovered, the Concessionaire will not be liable provided they did not cause or exacerbate the contamination. If the Concessionaire causes contamination, they do face potential liability.
32 Would the state be open to alternative energy generation: ie solar, wind, hydro?	Yes. As referenced in Technical Response Item C.14, TDEC is committed to sustainable practices and features energy efficiency and conservation as one of its State Park Sustainability Goals.
33 Would proposed construction projects be subject to any state requirements for bidding, prevailing wages, procurement, etc?	The terms of the Capital Grant does require the Concessionaire utilize competitive bid procedures, where practical, and to maintain documentation regarding the basis for procurement decisions. However the Capital Grant neither specifies detailed requirements for the competitive process,

QUESTION/COMMENT	STATE RESPONSE
	<p>nor requires the Concessionaire to utilize the State's procurement/bidding process.</p> <p>The Capital Grant does not require the Concessionaire to utilize the prevailing wage rate.</p>
<p>34 Our understating is that all construction projects are subject to state fire marshal and local approvals. Are there any other jurisdictional requirements for design and construction?</p>	<p>As the comments accurately states, all construction projects are subject to state fire marshal and local building permits.</p> <p>Additionally, all designs/construction plans must be approved by the State Building Commission prior to commencement of the construction project. It is anticipated that the Concessionaire will work with the TDEC Contract Management team to submit all required construction plans to the State Building Commission on an annual basis.</p> <p>Depending on the details of the specific construction project, environmental permits may also be necessary (i.e. storm water discharge). Environmental permits are issued through TDEC's Bureau of Environment. More information on environmental permits can be found at https://www.tn.gov/environment/section/permits.</p>
<p>35 What are the tax implications to the concessionaire if the State provides the real property investment in the form of a "grant"?</p>	<p>Potential tax obligations associated with the Capital Grant may arise related to any payment for services retained by the Concessionaire. However, TDEC is not familiar with all possible tax implications and strongly recommends that potential respondents consult with their own tax professional.</p>
<p>36 Can you please provide the most recent state fire marshal and electrical inspections by building in the Hospitality portfolio?</p>	<p>Available inspection reports have been added to the online information portal.</p>
<p>37 At Paris Landing, please confirm if all cabin roofs have been replaced within the past 6 years.</p>	<p>At Paris Landing, all cabin roofs were replaced in fiscal year 2009-2010.</p>
<p>38 Will the cost of any demolition of existing structures (if warranted) be borne by TDEC?</p>	<p>The real property investment funds provided by the State in the form of a State Capital Grant can be used to cover demolition costs.</p> <p>Calculation of the anticipated real property investment required from the State took into account the potential demolition of the inns located at Paris Landing and Henry Horton, including potential asbestos abatement.</p> <p>In regards to the inn at Fall Creek Falls, if the Concessionaire chooses to build a new facility in the village green area, TDEC will assume the demolition costs for the existing structure in addition to the State's required investment in the real property improvements associated with the</p>

QUESTION/COMMENT	STATE RESPONSE
	<p>RFQ Portfolio.</p> <p>If the Concessionaire elects to renovate the inn at its current location, the Concessionaire will be responsible for demolition/renovation costs, including costs associated with containment or abatement of hazardous building materials.</p>
<p>39 At Fall Creek Falls, can the boat rental operation be included as part of the Hospitality Portfolio?</p>	<p>At this time, TDEC is not expanding the Portfolio to include the boat rental operation at Fall Creek Falls.</p>
<p>40 Please share the Master Plans for each park and provide in the portal.</p>	<p>The Fall Creek Falls Village Green Master Plan has been added to the online information portal. There are no master plans for the other parks in the Portfolio. There are Business and Management Plans for each park location, which are available in the online information portal.</p>
<p>41 At Fall Creek Falls, what are the current lease terms for the Snack Bar and Gift Shop concessionaire?</p>	<p>The Camp Store is leased through March 31, 2017. The Swimming Pool Snack Bar is leased through January 1, 2017.</p> <p>The Craft Shop is leased through December 31, 2016.</p> <p>Copies of all leases have been added to the online information portal.</p>
<p>42 At Henry Horton, can the Conference Lodge be included in the Hospitality Portfolio?</p>	<p>As part of this RFQ Amendment 6, TDEC expanded the scope of the Portfolio to include the Recreation Lodge located at Henry Horton. Mandatory Requirement Item A.10 (RFQ Attachment A) and the Business Opportunity document (RFQ Attachment H) have been updated to reflect this change.</p>
<p>43 Due to the volume of questions and information in the portal and the complexity of the response, we respectfully request consideration of an extension to the RFQ 32701-02523 Technical Response and Cost proposal deadline from October 12, 2015 to October 26, 2015 or later.</p>	<p>As noted in RFQ Amendment 5, the Technical Response and Cost Proposal deadline has been extended to December 11, 2015.</p>
<p>44 Can TDEC provide a list of retail inventory on hand by location (only for gift shops included in the Hospitality portfolio)?</p>	<p>A list of sales and inventory as of July 1, 2015 for all eight gift shop locations has been added to the online information portal.</p>
<p>45 Please indicate when the last physical inventory was completed by gift shop location?</p>	<p>The last gift shop physical inventory was completed on July 1, 2015.</p>
<p>46 Can TDEC provide sales history (for the past 3 years) of the top 50 items sold in the gift shops?</p>	<p>A list of sales and inventory as of July 1, 2015 for all eight gift shop locations has been added to the online information portal. Top items sold include</p>

QUESTION/COMMENT	STATE RESPONSE
	food, beverages, logo apparel, logo hats, logo drinkware, stuffed animals, and hiking sticks.
47 Are there any “off limit” items or restrictions on products sold in the gift shops, i.e. plastic bottles, indigenous rocks/wildlife, etc?	There are no restrictions on products sold in gift shops. However, all merchandise with the Tennessee State Parks logo must conform with the Tennessee State Parks Branding Identity Guidelines, which is available on the online information portal. Please see section A.13 of Attachment G <i>Pro Forma</i> Contract.
48 Please confirm the POS system utilized in the gift shops.	Megasy is utilized in 6 parks: Fall Creek Falls, Montgomery Bell, Paris Landing, Pickwick Landing, Henry Horton, and Natchez Trace. In the past year, Itinio has been implemented for inventory management at the other park locations. All golf shops utilize the FORE! system.
49 Are the gift shops and restaurants compliant with the PCI Data Security Standard?	All credit card processing locations are PCI compliant.
50 Upon contract award, will the concessionaire be given permission to utilize previous art, images, and logos on retail products?	The Concessionaire will be given permission to utilize previous art, images, and logos. All merchandise with the Tennessee State Parks logo must conform with the Tennessee State Parks Branding Identity Guidelines, which is available on the online information portal.
51 Please provide the vendor name for bagged Ice sales in the Parks?	A listing of bagged ice vendors for each park has been added to the online information portal.
52 Is there a retail discount extended to Park employees, hospitality employees, and state workers? If so, what is the percentage?	Currently, State employees receive a 15% discount on Tennessee State Park retail purchases. TDEC employees receive a 30% discount on Tennessee State Park retail purchases.
53 At Cumberland Mountain State Park, would TDEC consider adding the 37 cabins into the Hospitality portfolio?	As part of this RFQ Amendment 6, TDEC expanded the scope of the Portfolio to include the cabins located at Cumberland Mountain. Mandatory Requirement Item A.10 (RFQ Attachment A) and the Business Opportunity document (RFQ Attachment H) have been updated to reflect this change.
54 What is the cause of the large increase of rounds and large amount of non-paid rounds from 2013 to 2014 at Pickwick Landing?	The number of golf rounds previously reported for Pickwick Landing has been revised in the Business Opportunity document. The data for 2013 and 2014 was initially collected from a new point-of-sale system that tracked information in a different format than the former system. The data from both systems has since been reconciled and the revised numbers are posted.
55 Golf Statistics appear to not tie to actual sales – For example, annual 2014 sales for	The number of golf rounds previously reported for Pickwick Landing and Montgomery Bell has been

QUESTION/COMMENT	STATE RESPONSE
<p>Pickwick Landing were \$571,094, but statistics show 36,556 rounds of golf at average price per round of \$26.02. This equals \$951,187. At Montgomery Bell, annual sales of \$853,657 are significantly higher than the statistical calculation (26,584 rounds x \$22.85 per round) of \$607,444. Please verify or elaborate on golf sales.</p>	<p>revised in the Business Opportunity document. The data for 2013 and 2014 was initially collected from a new point-of-sale system that tracked information in a different format than the former system. The data from both systems for all golf courses has been reconciled and the revised numbers are posted.</p>

3. Create a new folder in RFQ #32701-02523 online information portal titled “Leases” and add RFQ #32701-02523 portal documents “FCFSP Camp Store Lease,” “FCFSP Craft Shop Lease,” “FCFSP Swimming Pool Snack Bar Lease,” and “Harrison Bay Restaurant Lease.”
4. Add RFQ #32701-02523 portal documents “State Park State Network Circuits” and “WiFi Access by Park” to the “Utility Information” section of the online information portal.
5. Add RFQ #32701-02523 portal document “FY14-15 Top Ten Group Sales by Park” to the “Special Events” section of the online information portal.
6. Add RFQ #32701-02523 portal document “Personal Property Supplement – 2014 – 2015 FFE” to the “Asset Inventory” section of the online information portal.
7. Add RFQ #32701-02523 portal document “Recycling-Composting Programs by Park” to the “Utility Information” section of the online information portal.
8. Add RFQ #32701-02523 portal document “Office Space by Park” to the “Land Assignment and Property Maps” section of the online information portal.
9. Delete in its entirety RFQ # 32701-02523 portal document “Utilities Listing” and replace it with RFQ # 32701-02523 “Utilities- metering revised 092915” in the “Utility Information” section of the online information portal.
10. Create a new subfolder in RFQ #32701-02523 online information portal titled “Inspections & Permits” located in the “Licenses and Permits” folder. Add the following RFQ #32701-02523 portal documents containing copies of various permits and inspection results:
 - a. Cumberland Mtn
 - b. David Crockett Restaurant
 - c. Fall Creek Falls Inn – Restaurant
 - d. Harrison Bay Golf Course Fire
 - e. Harrison Bay Golf Course Health
 - f. Harrison Bay Marina Electrical Inspection
 - g. HHSP Beer Permit
 - h. HHSP Fire Ext and Hood Inspections
 - i. HHSP Golf Health Inspection
 - j. HHSP Golf Permit
 - k. HHSP Inn Boiler Inspection
 - l. HHSP Inn Elevator Permit
 - m. HHSP Inn Health Inspection
 - n. HHSP Inn Health Permit
 - o. HHSP Restaurant Health Inspection
 - p. HHSP Restaurant Health Permit
 - q. Montgomery Bell Permits
 - r. Natchez Trace Permits

- s. Pickwick Landing Elevator Boiler and Health Inspections
 - t. Pickwick Landing Inn DRY SYS
 - u. Pickwick Landing Inn WET SYS
 - v. PLSP Inn & Restaurant Beer & Liquor Permits
 - w. PLSP Inn & Restaurant Permits & Inspections
 - x. PLSP Marina Beer Permit
 - y. PLSP Marina Permits & Inspections
 - z. PLSP Marina UST and Weights and Measures Inspection
 - aa. PLSP Prop Shop Inspection
 - bb. PLSP Pro Shop Permits
 - cc. Tims Ford Beer Permit
 - dd. Tims Ford Food Service Score
 - ee. Tims Ford Health Permit
 - ff. Tims Ford Liquor By The Drink
 - gg. WPath Snack Bar Health Inspection
11. Add RFQ #32701-02523 portal document “RFQ - Facilities - Asbestos Information” to the “Condition Assessments” section of the online information portal.
 12. Add RFQ #32701-02523 portal document “Fall Creek Falls - Village Green Master Plan” to the “TDEC State Parks Plans and Surveys” section of the online information portal.
 13. Create a new folder in RFQ #32701-02523 online information portal titled “Gift Shops” and add RFQ #32701-02523 portal document “Gift Shop Sales & Inventory.”
 14. Add RFQ #32701-02523 portal document “Ice Vendors by Park” to the “Existing Vendor Contracts” section of the online information portal.
 15. Delete in its entirety RFQ # 32701-02523 portal document “Historical Financials and Utilization – Release #2” and replace it with RFQ # 32701-02523 “Historical Financials and Utilization – Revised – Amendment 6”. The revised version updates information on golf, cabins, and adds additional facilities to the Portfolio.
 16. Delete in its entirety RFQ # 32701-02523 portal document “Assets Listing – Square Footage and Year Built” and replace it with RFQ # 32701-02523 “Assets Listing – Square Footage and Year Built – Revised – Amendment 6” in the “Asset Inventory” section of the online information portal. The revised version adds additional facilities to the Portfolio.
 17. Delete in its entirety RFQ # 32701-02523 portal document “Land Assignment Maps by Park - Hospitality Assets” and replace it with RFQ # 32701-02523 “Land Assignment Maps by Park - Hospitality Assets - Revised - Amendment 6” in the “Land Assignments and Property Maps” section of the online information portal. The revised version adds additional facilities to the Portfolio.
 18. Add RFQ #32701-02523 portal document “Additional Facilities Deferred Maintenance” to the “Condition Assessments” section of the online information portal.
 19. Delete in its entirety RFQ # 32701-02523 “Checklist for Mandatory Requirement A.10” and replace it with RFQ # 32701-02523 “Checklist for Mandatory Requirement A.10 – Revised. Amendment 6”. The revised checklist includes additional facilities added to the scope of the Portfolio: Cumberland Mountain cabins, Tims Ford cabins, additional cabins at Natchez Trace, and the recreation lodge at Henry Horton.
 20. Delete in its entirety RFQ # 32701-02523 “Attachment H – Business Opportunity Release #3” and replace it with RFQ # 32701-02523 “RFQ Attachment H – Business Opportunity Release #4”. The revised version adds additional facilities to the Portfolio, updates historical financial

information for golf and cabins, and updates the status of certain property improvements that have occurred since the development of the RFQ.

21. **RFQ Amendment Effective Date.** The revisions set forth herein shall be effective upon release. All other terms and conditions of this RFQ not expressly amended herein shall remain in full force and effect.