



TOWN OF NOLENSVILLE, TENNESSEE
REQUEST FOR PROPOSAL FOR
CONSTRUCTION MANAGEMENT SERVICES FOR
POLICE HEADQUARTERS FACILITY
ADDENDUM #1

Issued: July 1, 2026

Proposals Due: Tuesday, July 16, 2026, at 2:00pm CDT

Item #1 – Bidding Information

1. Proposals shall not exceed fifteen (15) pages in double-sided format or thirty (30) pages in single-sided format excluding cover letter (that shall not exceed one (1) page), General Conditions and Miscellaneous Cost Form, all Forms contained in Appendix B of Request for Proposal (Pages 13 through 18), page dividers, and front and back cover. The required forms contained in Appendix B shall be completed, signed and included with the proposal package. Proposals are due July 16, 2026, at 2:00pm CDT at Nolensville Town Hall, located at 7218 Nolensville Road, Nolensville, TN 37135.
2. The Request for Proposal for the project is available for download on the Town's website at www.nolensvilletn.gov.
3. Bidders may request supporting documents, forms and addenda by registering with project architect via email to bidding@architectworkshop.net.

Item #2 – Questions and Answers

Questions Received via Email from June 16, 2026, to June 30, 2026:

1. The General Conditions & Miscellaneous Costs form asks for our cost for a builder's risk policy – in order to quote this, the insurance broker needs a target construction cost and the IBC construction type. Can you provide these. *RESPONSE: The Construction Type is planned to be V-B per IBC categorization / Type V (000) per NFPA. For the purpose of insurance cost comparison for this submittal, assume a construction cost basis of \$17 million. Note this value is a reflection of an initial cost range provided to the Nolensville Board of Commissioners in December 2025 estimated at \$16,133,000 to \$18,437,500 for a 23,000 square foot single-story building.*

2. In Section II the proposal cannot exceed 30 single sided pages and excludes a few other miscellaneous pages. My specific question involves the six pages in Appendix B. Do those forms count against the 30-page limit. Your guidance will be greatly appreciated.
RESPONSE: The forms contained in Appendix B – Forms (Pages 13 through 18) of the Request for Proposal are excluded entirely from the maximum fifteen (15) pages in double-sided format or thirty (30) pages in single-sided format that also excludes a cover letter (that shall not exceed one (1) page), page dividers, General Conditions and Miscellaneous Costs Form, and front and back cover. The required forms contained in Appendix B shall be completed, signed, and included with the proposal package.
3. Will there be a pre-proposal meeting for this project? *RESPONSE: There will be no pre-proposal meeting for this project. Proposers are invited to visit the project site in person at a time of their choice without need of scheduling such a visit with the town.*
4. Do you have a timeline for this project, start to completion? *RESPONSE: A schedule for construction has not yet been formalized for the project. Construction will be dependent on securing a commitment to serve from Metro Water for sanitary sewer service as well as funding for construction that will need to be determined by the Town of Nolensville Board of Commissioners. For the purposes of evaluating responses to this RFP, please note that the General Conditions form includes an assumed commencement date and duration for construction activities.*
5. Could you please let me know the process for obtaining the project drawings and specifically the window and exterior door schedule so I can prepare a proposal. *RESPONSE: The Town of Nolensville has advertised a Request for Proposals for a Construction Manager at Risk for the Nolensville Police Headquarters project consisting of preconstruction services to develop a construction schedule and plan of service for executing the work as well as general contract services to complete the project. Interested parties submitting a proposal must be a qualified entity licensed under the Contractors Licensing Act of 1994. Appendix A of the Request for Proposal contains information on how to receive supporting documents, forms, and addenda for the project.*
6. Do the below forms required per the RFP count as part of the 30-page page limit, or can these be a part of an Appendix as part of the Proposal separate from the page limit? *RESPONSE: The forms contained in Appendix B – Forms (Pages 13 through 18) of the Request for Proposal are excluded entirely from the maximum fifteen (15) pages in double-sided format or thirty (30) pages in single-sided format that also excludes a cover letter (that shall not exceed one (1) page), page dividers, General Conditions and Miscellaneous Costs Form, and front and back cover. The required forms contained in Appendix B shall be completed, signed, and included with the proposal package.*
7. Is there a projected construction cost for the project that respondents should use as the basis for our fee proposal? *RESPONSE: There is no projected construction cost prepared for the schematic design set for the Police Headquarters project. An initial cost range was provided to the Board of Commissioners in December 2025 estimated at \$16,133,000 to \$18,437,500 for a 23,000 square foot single-story building the design of which has evolved to the plans portrayed in the Schematic Design Set. Form 2204 NPD_CMAR RFP Form – General Conditions requests a fixed fee amount for preconstruction services and a fee rate expressed as a percentage markup for cost of work and for changes in the work.*