



## RFP – Fairgrounds Construction Management Services

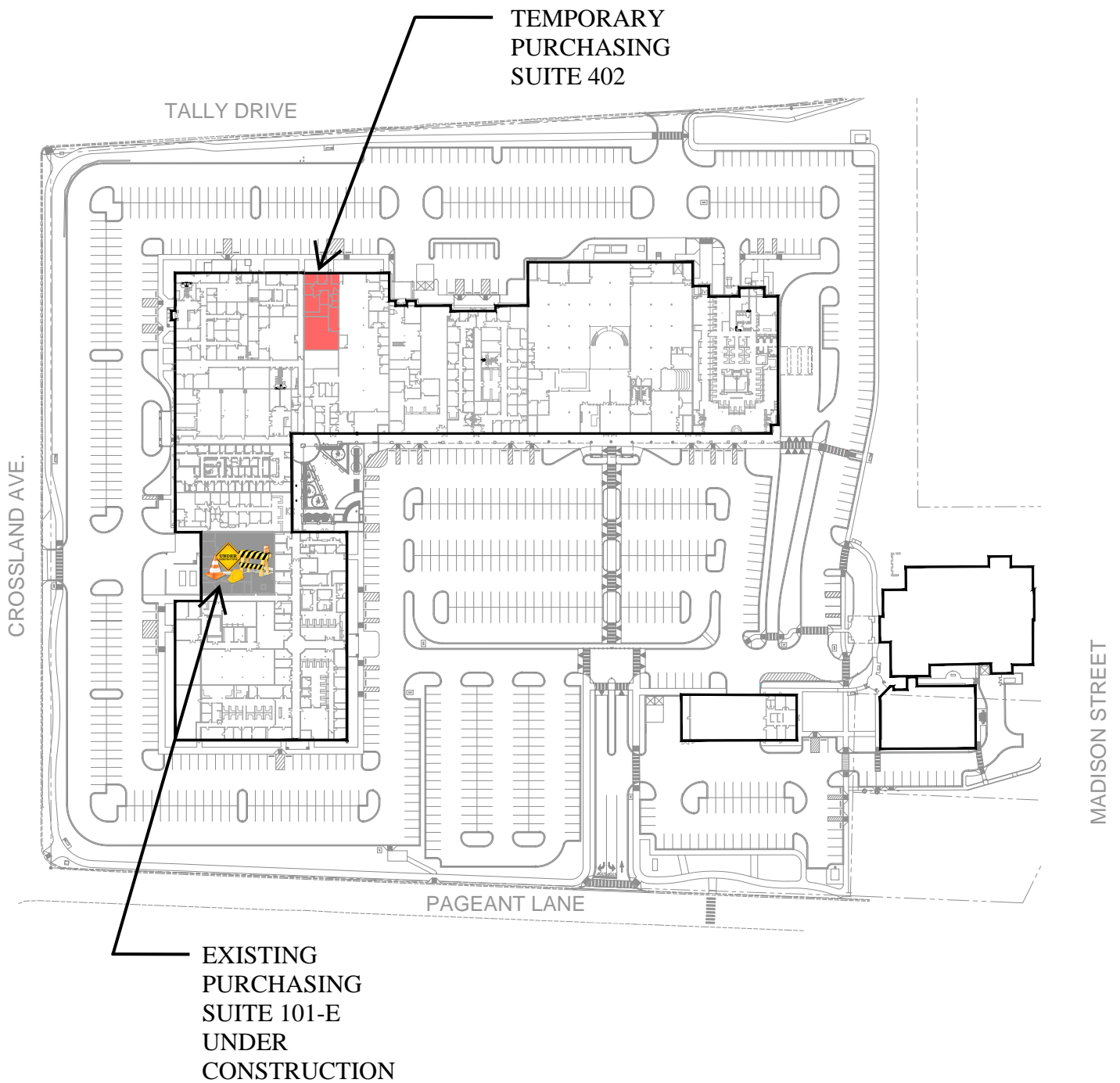
### Addendum #1

1. If known, what is the anticipated schedule for bidding and construction of this project?  
**Bidding could be as early as the 1<sup>st</sup> quarter of 2026.**
2. Regarding the proposed Fee Structure and General Conditions:
  - a. Can you confirm the anticipated budget for this phase of work? **Approximate first phase is \$10,000,000 dollars, but the intent of this project is to continue with additional phases each fiscal year to achieve a fully development fairgrounds property.**
  - b. Is there an anticipated schedule or target completion date for this phase? **Design completion is early 2026 with construction following there-after.**
3. Will the awarded CM for this phase also be considered for future phases/facilities under this RFP, or will those be procured separately? **This RFP is for both phase 1, with the option to extend services via change order for future phases.**
4. Is this phase of the project already funded? **Phase 1, Yes.**
5. Is there a timeline available for the overall master plan? **TBD by budget & funding.**
6. For project team experience and similar project history, will the evaluation team focus on projects comparable to this current phase (roadways, utilities, parking, event lawn, restrooms, support facilities), or also on future phases (event building, outdoor arena, expo area, maintenance facilities, etc.)? **The selection team will focus on relevant experience for both phase 1 and future phase for the full development.**
7. Is there a required number of proposal copies to be submitted? **Five (5) hard copies if submitting by mail or hand delivered.**
8. Is there a page limit for the RFP response? **No, but we ask that each proposal focus on answering all requested criteria with relevant and concise information to minimize the pages for each proposal.**
9. Has a target budget been established for Phase I of the project? **\$10,000,000**
10. Has funding been approved/secured for Phase I of the project? **Yes.**
11. Page 5 - §5 of the RFP lists required submissions. A non-collusion affidavit is included on that list, but not copy of the form is included with the other forms at the end of the RFP. Can you provide a copy of the Non-Collusion Affidavit Form? **Yes, see attached.**

12. The Title VI Form includes a blank to reference the "Contract Number". Is this the same as the "Bid #" (2025-0904) listed on page 1 of the RFP? **Yes**
13. The RFP lists the proposal due date as Tuesday, October 14, 2025 at 2:00pm. On Bonfire the proposal due date is Thursday, October 16, 2025 at 2:00pm. Which is correct? **The correct due date is Tuesday October 14, 2025 at 2:00PM.**
14. **\*IF\*** proposers elect to hand deliver responses (in lieu of electronically via Bonfire), what form and quantity is required? (i.e. printed vs. usb drive . . . number of copies?) **Five (5) hard copies if submitting by mail or hand delivered.**
15. Is there a need for consulting based off of wetlands, streams, or similar? Environmental site assessment was mentioned in the geotechnical scope. **Coordination with the geotechnical engineering firm (once selected) will be an expectation of the selected CM firm as part of the overall project team.**
16. Section 2 references both initial and future phases of the project, but it is unclear which portions are included in the scope of this RFP. Could you please clarify the specific scope, anticipated schedule, and associated budget for this RFP? **This RFP is for both phase 1, with the option to extend services via change order for future phases.**
17. Section 5 references a rate for Subcontractor Default Insurance. Is SDI a required component for this project, or would Payment and Performance Bonds for each trade package be considered sufficient? **Subcontractor bonds would be considered, however an SDI policy is the preferred coverage method.**
18. Is CCIP (Contractor Controlled Insurance Program) required for this project, or will standard insurance coverage from each contractor be acceptable? **Not required, firms may provide a rate for CCIP if capable but at least a rate is to be provided for General Liability Insurance.**
19. General Requirements (GRs) In our experience with previous RFPs, there has been significant variation in how General Requirements are interpreted and priced. Would the Owner consider providing a standardized list of GRs to ensure a consistent, "apples-to-apples" comparison across all proposals? **Yes, the intent of the GR's request is to provide a standardized list to identify the categories of expenses that the proposing firm would consider as a reimbursement method of payment.**
20. Public Bid Opening - Will there be a public opening of the proposals submitted for this RFP? **Yes. The bid opening will be at the date and time of submission deadlines at the Montgomery County Purchasing office. We are temporarily located at 350 Pageant Lane, Suite 402, Clarksville, TN. A map is attached.**
21. Construction Timeline - The RFP indicates a preconstruction period of 6 to 9 months. Is there an anticipated timeframe for the start and duration of the actual construction phase? **Anticipated construction starting is late 1<sup>st</sup> quarter or 2<sup>nd</sup> quarter of 2026.**

# MAP TO PURCHASING TEMPORARY SPACE

Montgomery County Purchasing at 350 Pageant Lane, Clarksville, TN 37040 in TEMPORARY SUITE 402.



## Non-Collusion Affidavit

State of \_\_\_\_\_

County of \_\_\_\_\_

\_\_\_\_\_, being first duly sworn, deposes and says that:

1. He/She is the \_\_\_\_\_ of \_\_\_\_\_, the firm that has submitted the attached proposal;
2. He/She is fully informed respecting the preparation and contents of the attached proposal and of all pertinent circumstances respecting such proposal;
3. Such proposal is genuine and is not a collusive or sham proposal;
4. Neither the said firm nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including tis affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly, with any other vendor, firm or person to submit collusive or sham proposal in connection with the contract or agreement for which the attached proposal has been submitted or to refrain from making a proposal in connection with such contract or agreement, or collusion or communication or conference with any other firm, or, to fix any overhead, profit, or cost element of the proposal price or the proposal price of any other firm, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against Montgomery County or any person interested in the proposed contract or agreement; and
5. The proposal of service is outlines in the proposal is fair and proper and it not tainted by collusion, conspiracy, connivance, or unlawful agreement on the part of the firm or any of its agents, representatives, owners, employees, or parties including this affiant.

Signed: \_\_\_\_\_

Title: \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

\_\_\_\_\_, Notary Public

My Commission Expires: \_\_\_\_\_

Proposer Initials: \_\_\_\_\_