

ADDENDUM NO. 1

Request for Proposal (RFP)

Construction Management Services

**Restoration & Rebuilding of the Historic
Jackson House**

Jackson House Foundation, Inc.

P.O. Box 173076

Tampa, Florida 33672



House Location: 851 East Zack Street

Tampa, Florida 33602

Original RFP Issue Date: February 12, 2026

Addendum Issue Date: March 10, 2026

Purpose of Addendum

The purpose of this Addendum No. 1 is to formally extend the proposal submission deadline and related milestone dates associated with the Request for Proposals (RFP) for Construction Management (CM) Services for the restoration and rebuilding of the Historic Jackson House located at 851 East Zack Street, Tampa, Florida.

The Jackson House Foundation, Inc., through its Restoration and Rebuilding Oversight Committee (RROC), recognizes both the historic significance of the Jackson House and the complexity associated with restoring and rebuilding this landmark structure. As such, the Foundation is committed to ensuring that all qualified firms are provided sufficient time to prepare thorough and responsive proposals while maintaining momentum toward the timely implementation of this project.

Time is of critical importance to the successful restoration and reopening of the Historic Jackson House. The Foundation seeks to engage a highly qualified Construction Management firm with demonstrated experience in historic preservation and the operational capacity, technical expertise, and organizational bandwidth necessary to effectively manage all phases of the project. This includes preconstruction services, construction execution, coordination with project partners, and successful delivery through final completion and grand opening of the facility.

The selected Construction Manager will be expected to collaborate closely with the project architect, project stakeholders, and the Jackson House Foundation, Inc. to ensure the project is delivered in a timely, fiscally responsible, and historically appropriate manner. Proposing firms should demonstrate their ability to support the operational structure required for projects of this nature, including scheduling, budgeting, subcontractor coordination, quality assurance, and compliance with all applicable regulatory and preservation standards.

Purpose of Addendum

Consistent with best practices for public procurement and the principles outlined in Florida's Consultants' Competitive Negotiation Act (CCNA) for professional services selection, the Jackson House Foundation, Inc., will conduct a structured and transparent evaluation process to identify the most qualified firm to support this project.

To provide clarity for all interested respondents, the RFP evaluation and selection process will be administered through the Restoration and Rebuilding.

Oversight Committee (RROC) in the following phases:

RROC Selection and Review Phases

Phase 1 –

- Proposal Submission and Compliance Review
- Evaluation and Scoring of Proposals

Phase 2 – Shortlisting of Qualified Firms

- Interviews and Presentations

Phase 3 – Final Recommendation and Selection

The Jackson House Foundation, Inc. reserves the right to adjust the review schedule as necessary to ensure a fair and comprehensive evaluation process. Additional communications regarding specific dates associated with these phases will be provided to all respondents in accordance with the RFP procedures.

REVISED RFP SCHEDULE

Activity	Revised Date
RFP Released Publicly	Thursday, February 12, 2026
Pre-Submittal Period for Vendors	February 12, 2026 – April 15, 2026
Deadline for Written Questions	Friday, April 10, 2026 – 5:00 PM (EST)
Final Addendum Issued (if required)	Monday, April 13, 2026
RFP Submittal Deadline (Bid Close)	Wednesday, April 15, 2026 – 5:00 PM (EST)

Revised Procurement Schedule

The Jackson House Foundation, Inc. hereby amends the procurement schedule as follows:

1. Proposal Submission Deadline (Bid Close)

The deadline for submission of proposals has been extended.

Original Deadline:

Monday, March 16, 2026 – 5:00 PM (EST)

Revised Deadline:

Wednesday, April 15, 2026 – 5:00 PM (EST)

All proposals must continue to be submitted electronically to:
jacksonhousevicechair@gmail.com

Late submissions will not be considered.

2. Deadline for Written Questions

The deadline for submitting written questions related to this RFP has also been extended.

New Deadline for Written Questions:

Friday, April 10, 2026 – 5:00 PM (EST)

Questions must be submitted via email to:

Dr. Angela A. Scott

Vice Chair, Jackson House Foundation, Inc.

Chair, Restoration & Rebuilding Oversight Committee (RROC)

Email: jacksonhousevicechair@gmail.com

Responses to questions will be provided through an official written addendum, if required, to ensure that all prospective respondents receive the same information.

Revised Procurement Schedule

3. Updated Pre-Submittal Period

Revised Pre-Submittal Period for Vendors:

February 12, 2026 – April 15, 2026

4. Review, Evaluation, and Selection Schedule

Due to the extension of the proposal submission deadline, the timeline for proposal review, evaluation, interviews, and final selection will be adjusted accordingly.

The **Jackson House Foundation, Inc. Restoration & Rebuilding Oversight Committee (RROC)** will communicate the revised schedule for:

- **Initial Compliance Review**
- **Evaluation Committee Review & Scoring**
- **Shortlist Notifications**
- **Interviews with Shortlisted Firms**
- **Final Recommendation to the Jackson House Foundation Board of Directors**
- **Construction Management Firm Announcement**

These dates will be communicated through subsequent addenda or official written communication.

Clarification

Except as specifically modified by this Addendum No. 1, **all terms, conditions, requirements, and specifications contained in the original RFP remain unchanged and in full force and effect.**

All respondents are responsible for acknowledging receipt of this addendum in their proposal submission.

Failure to acknowledge this addendum may result in the proposal being deemed non-responsive.

ISSUED BY

Jackson House Foundation, Inc.

Dr. Angela A. Scott

Vice Chair, Jackson House Foundation, Inc.

Chair, Restoration & Rebuilding Oversight Committee (RROC)

Ronnie Williams

Co-Chair, Restoration & Rebuilding Oversight Committee (RROC)

Addendum Acknowledgement Form

Request for Proposal (RFP)

Construction Management Services

Restoration & Rebuilding Project – Historic Jackson House

Jackson House Foundation, Inc.

Tampa, Florida

Addendum No. 1 Issue Date: March 10, 2026

Proposers are required to acknowledge receipt of this addendum. This form must be included with the proposer's submission package.

Failure to acknowledge receipt of this addendum may result in the proposal being deemed **non-responsive**.

The undersigned acknowledges receipt and understanding of the following addendum issued for the above-referenced solicitation:

Addendum No. 1

The Proposer confirms that the information contained in this addendum has been incorporated into the preparation of the proposal submission.

Company Name: _____

Authorized Representative Name: _____

Title: _____

Signature: _____

Date: _____

Address: _____

City / State / Zip: _____

Phone: _____

Email: _____