

ADDENDUM - #1 July 2, 2024

RE: CM/GC RFP
Innovation Center Residence Hall
SBC 166/011-01-2020
Tennessee Technological University
Cookeville, Tennessee

From: Tennessee Technological University
220 W. 10th Street, Rm 116
Cookeville, TN 38505

To: All Prospective CM/GC's

This Addendum forms a part of the CM/GC RFP documents and modifies/supplements the original CM/GC RFP Documents issued June 13, 2024.

This Addendum consists of **3** pages.

Summary of Opening Remarks:

**Jim Cobb, Director
Capital Projects and Planning
Tennessee Technological University**

Jim Cobb welcomed all participants on the call and began with reviewing the project narrative.

The project scope includes the construction of a new Residence Hall for the main campus of Tennessee Technological University in Cookeville, Tennessee. The building will be located southeast of the intersection of University Drive and North Willow Avenue in the western half of Sherlock Park. The site is adjacent to the new Ashraf Islam Engineering Building.

The new residence hall will provide 400 new beds in a mix of semi-suites, doubles, and singles in “pod”-style units. For this project, pod-style is the idea that a number of bedrooms (sometimes shared, sometimes single bedrooms) are grouped together around common amenities such as shared bathrooms, kitchenettes, and lounges. The building will also have shared amenities such as study lounges, laundry, and recreation space.

The facility will be a multi-story building with residential units and minor amenities on upper floors and larger amenity spaces on the ground floor. The project is envisioned to be between 3 and 5 stories with a partial concrete podium at the first level and light gauge steel framing above.

The project includes an innovation program that will serve as a new center for interdisciplinary innovation and entrepreneurship. At approximately 11,700 square feet, it is envisioned as an expansive, dynamic, and flexible space that inspires interaction, collaboration, and entrepreneurial activity between all academic majors. The Innovation Center will include a C-store grab-n-go food service, group collaboration spaces, clean and dirty fabrication labs, and administrative support space. The total project is planned to be approximately 120,000 GSF.

TTU desires an innovative approach to the design of the building while also respecting the modified Georgian style of TTU's campus architecture.

The exterior envelope will be largely comprised of traditional brick and cast stone accents with architectural shingle gable roofs. However, the Innovation Center may adopt a more contemporary language (curtainwall, metal panels, etc.) to distinguish its unique function.

This area serves as a gateway into the western edge of campus and will create exciting and synergistic outdoor spaces with the neighboring Engineering Building. This project is Phase 1 of 2 housing developments on this site.

The HVAC system will utilize the existing campus infrastructure for chilled water and steam/hot water. Extension of the existing campus chilled water and steam will be required for connection to the new building. Residential units will utilize 4-pipe fan coil units. Residential unit exhaust and outside air will be fed from central dedicated outside air system located in the attic mechanical space. First floor common areas will be fed from either a VAV air handling unit system or fan coil units.

Power will be from the campus distribution system through Cookeville Electric Department. Telecommunications shall be connected back to the campus distribution system. Domestic water is readily available but sanitary waste most likely will require a lift station/force main to reach the City system.

The building must be substantially complete by April 2027 so that it may be occupied for the fall 2027 semester, the first of August, with classes beginning the third week of August. In order to meet this schedule, one or more Early Release Packages may be required, including infrastructure, utilities, site, etc.

The design of all systems noted above is being considered by the design team at this time. It is expected that the selected CM/GC will provide feedback and guidance on options based on the project budget and schedule including and not limited to structural systems, construction type, primary building systems, and equipment based on lead time evaluation.

DESIGN TEAM

Architectural:	Wier Boerner Allin Architecture, PLLC
Design Consultant:	Mackey Mitchell Architects
Mechanical:	I.C. Thomasson Associates
Electrical:	I.C. Thomasson Associates
Structural:	SDG Design Group
Civil:	Lose Design
Landscape:	Studio Topography
Technology:	Smith Seckman Reid, Inc.

The bid target is \$59,600,000.00 with a MACC of \$62,580,000.00. The Tennessee Board of Regents (TBR) will hold the contract for this project due to bond funding. However, TTU will be managing the project.

Questions During Pre-Proposal Meeting:

There were no questions or additional comments during the Teams Pre-Proposal Conference Call.

Written Questions/Comments Submitted via Email:

1. 1.6.D.3 in the Standard Documents states for Construction Phase Services (CPS), CM/GC agrees to provide insurance coverage as required by the CSA. However, the CSA (1.8) does not articulate what types of insurance are required and the limits for each type. Can you provide these?

Refer to 1.5.C.1.b. Prior to execution of an agreement for construction services a certificate(s) of insurance will be required as detailed in the Owner's Designers' Manual, Appendix 2, Section 00 72 13 General Conditions of the Contract for Construction, which can be found at this link

<https://www.tntech.edu/capital-projects/sbc-capital/manual.php>

2. If builder's risk is to be provided by GC, can you give the IBC construction type? This affects the cost of the policy.

The construction type will be II-B.

Closing Remarks:

I will call your attention to the Schedule of Events, Notice of Intent to Propose Deadline. Please notify Jody Webb, our bid coordinator, of your intent to propose by this deadline. Comments deadline is June 27th and we will respond to those by July 2nd. The proposal deadline is 2:00 p.m. July 16, 2024. We anticipate our evaluations to be complete and issue an Intent to Award notice on August 21, 2024 with a proposed contract start date of September 18, 2024.

Our website will be the official means of communication. We would ask that you refer to that frequently to keep up with any updates at <https://www.tntech.edu/capital-projects/sbc-capital/rfp-rfq.php>.

We appreciate your interest in this project and we look forward to receiving your proposals. Thank you.

End of Addendum #1