

ADDENDUM #1 - January 30, 2026

RE: Request for Qualifications:

Student Event Center
SBC 364/011-xx-2022
Tennessee Technological University
Cookeville, Tennessee

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

To: All Prospective Designers

This Addendum forms a part of the RFQ documents and modifies/supplements the original RFQ Documents issued January 15, 2026.

This Addendum consists of 4 pages.

Summary of Opening Remarks:

The University desires to build a Student Event Center and is envisioned as a multi-functional expansion of activities that occur in our Roaden University Center. The proposed location for the building is at the South end zone of Tucker Stadium Overall Field, just north of the Volpe Library.

We are anticipating, based on the program outline, approximately 63,000 square feet for the facility. It will house the university bookstore, a secondary main campus kitchen for catering and campus support, and three food services venues with dining space on the lower floor. The upper level will feature a 750-seat banquet hall which we would like to be a dividable space that could have multiple configurations. There is a vision to have a glass wall along the north façade of the building overlooking the stadium and playing field. The banquet hall will be flanked by smaller conference rooms and large gathering spaces to support all the meeting spaces.

Initial design concepts envision a two-story building that is contextual with the Georgian vernacular of the campus when viewed from the campus on the west, south and east sides. The north side of the building is envisioned to transform into a more technologically advanced and distinctly contemporary expression to be complimentary to the new Football Stadium.

Upon exiting the banquet area, it is envisioned that the users of the facility could transition to a balcony terrace overlooking the football field and then transition down a series of viewing levels to ultimately exit at the field level. These elevated terraces are envisioned to provide a unique and adaptable student experience for viewing football games and other events.

The new Student Event Center is anticipated to have the construction manager selection process completed during the beginning of schematic design. The projected maximum construction cost is \$50,554,350. The project budget includes demolition of the existing Tucker Stadium video board and installation of a new video board at the north end of Overall Field. The project construction budget includes a 5% contingency. The overall project budget including fees, equipment, and inflation is \$63,700,000.

An interesting thing about this project is our current video board at the stadium is on the South end of the stadium and as part of this project, that video board will come down and a new video board will be constructed on the North end of the stadium.

This project contains bond funding so the Tennessee Board of Regents (TBR) will write the designer's contract. They will have limited involvement mainly overseeing compliance with guidelines for bond funding.

TTU estimates sixteen months for design and 20 months for construction. Design firms are encouraged to comment whether or not this schedule seems appropriate for this project scope.

Services generally for the complete project are included in basic services except programming and we have a program outline we have furnished on our website. An architectural program will be required, and it will be paid as additional services to complete that program.

Our goal is to have the GC on board at schematic design. As part of additional services, we want the designer to provide a workable layout of typical furnishings. The final design and specifying of interior furnishings are not part of basic services. We plan to do that internally with our own interior design staff.

We do have a commissioning agent on contract with the University, SSR, that will provide commissioning services for us. We will ask the design firm to contract with an independent third party for the testing services that are required.

The design and construction of this project will meet the High Performance Building Requirements (HPBr). The HPBr is available at this website:

<https://www.tn.gov/content/tn/osa/capital--real-estate/capital-projects/high-performance-building-requirements--hpbr-.html>

The designer will provide Services as defined by the SBC-6 and SBC-6a dated July 2025. These documents are available on the Office of the State Architect website:

<https://www.tn.gov/osa/general-information/forms---contracts.html>

As stated in the RFQ Schedule of Events:

Written Question Deadline	4:30 p.m.	1/22/2026
TTU Responds to Written Questions		1/30/2026
Proposal Deadline	2:00 p.m.	2/12/2026
TTU Evaluation Complete		3/18/2026
Finalists for Interview Notified		3/23/2026
Designer Short List Interviews		3/31-4/2/26
Information Available for State Architect		4/10/2026
Executive Subcommittee of the State Building Commission		4/20/2026

Only TTU's official written responses and communications shall be considered binding with regard to this RFQ. Additional information and answers will be issued as an Addendum and posted on TTU's Capital Projects and Planning website, under RFP/RFQ.

Submit ten bound copies and a single digital file in a searchable PDF format on a flash drive. Submittal package should be marked as follows:

Qualification Statement
Engineering Building
Tennessee Technological University
Submitted By: <>**Firm Name**<>

Questions during Virtual Teams Meeting:

1. Other than the video board you mentioned, would audiovisual systems in the rest of the facility be part of basic services? **Yes.**
2. On the design and construction schedule you mentioned, do you know how that was derived and are there any specific milestones the University is trying to hit? **No, not any specific milestones as far as completion dates that I am aware of. We did consult our master planner on schedule and that's where that originated.**
3. Did the University work with external consultants to develop the program and preliminary plans for the project? **Yes, our master planning consultant assisted us with and developed the program outline and the concept drawings that we've presented.**

Closing Comments:

Please furnish only the information that we ask for in the RFQ documents. Try to be as direct as possible, no more, no less. Please arrange your proposal in a manner so we do not have to dig for the information we have asked for. When submitting your similar completed projects please include the relevance from those projects to this project. It helps to highlight or point that out. Also, as a reminder, our website is the official form of communication. Any updates to the schedule and any addendums will be posted here, so check the website frequently for that information.

End of RFQ Virtual Teams Meeting

Questions submitted via email:

1. Can TTU confirm whether the intended project footprint includes the existing track? **Yes, it does.** If so, should demolition of the track be included within the current project budget? **Yes, it should, within the limits of construction.**
2. Has TTU established a preferred food service operational model (self-operated, third-party vendor, hybrid), or will this be determined during design? **Our food service is contracted to a third-party vendor.**
3. Is food service equipment anticipated to be included within the project construction budget, or carried separately by TTU or operator? **Food service equipment is included in the project budget.**
4. What is the anticipated completion or operational timeline for the West Stadium Project, and how should coordination between the stadium and Event Center projects be anticipated during design? **The stadium project will be complete for the 2026 football season therefore, little to no coordination should be required during design of the Student Event Center.**

5. Will the project require business planning related to food service or events? **No.**
6. Section B Qualifications and Experience of the RFQ, item B.2b includes the word "unique" within it. Are we to assume that the requirement of each example project to be 'unique' to be a request for the projects the consultants include to be as close as possible to the TTU Event project (contain similar program elements) or is the intent of including 'unique' as pertaining to requiring the consultant projects to be different projects from the projects submitted by the prime designer? **We are not requesting example projects to be as close as possible to this project, nor are we requesting them to be different. We do want proposers to explain why their example projects are relevant to this project. We are trying to understand your team, the skills and experience your team brings to the project, and the qualifications and experience of your team to deliver the project. Key consultants may each submit up to 5 of their projects that are unique and related. We suggest you focus on "key" consultants that have appropriate projects. The projects submitted, or combination thereof, is up to the proposer.**
7. During the meeting, it was noted that this project represents an expansion of services. Could you please describe the changes that have occurred since the most recent master plan that prompted the need for this project? **Expansion of services refers to an expansion of existing services only and was originally planned to be an addition to the Roaden University Center. In lieu of the addition the university now plans to build a new detached structure at the stadium.**
8. Which user groups are expected to be the primary users of the facility (for example athletics, the foundation, or specific departments)? **Student Affairs** Were any of those specific user groups involved in the pre-planning/programming exercise? **Yes, they were.**
9. Are there any new uses or functions anticipated for the facility? If so, what types of functions? **The terraced seating area overlooking Overall Field will be new for the campus.** And where is the university currently holding similar events? **Roaden University Center and Ashraf Islam Engineering Building.**

End of Addendum #1