

ADDENDUM #1 October 4, 2023

RE: Request for Qualifications:

J.J. Oakley Innovation Center & Residence Hall
SBC 166/011-xx-2023
Tennessee Technological University
Cookeville, Tennessee

From: Tennessee Technological University
220 W. 10th Street, Room 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 September 18, 2023.

This Addendum consists of 4 pages.

Summary of Opening Remarks:

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

The proposed Residence Hall will be a new, state-of-the-art residence hall that will expand and diversify on-campus housing options offered, providing a minimum of 400 new beds in semi-suite and traditional-style double occupancy room dwelling units with upgraded shared restroom facilities. There will also be a Residential Life office suite located on the ground floor of the residence hall building. The facility will be a multi-story building. The building is expected to be substantially complete by April 2027 so that it may be occupied for the fall 2027 semester. The proposed Innovation Center will be a separate, but adjacent, building providing maker-space, project fabrication area, photo and recording studios, multi-function collaboration spaces, administrative support spaces, and dining facilities. A small dining facility is also envisioned within the Innovation Center, which would provide café-style grab-and-go options for students on the west side of campus. There is no cooking planned for the dining venue. The Residence Hall will provide approximately 125,000 gross square feet, primarily consisting of residential units in semi-suite and traditional double-occupancy room configurations. The Innovation Center will be approximately 18,000 gross square feet and provide maker space and expanded dining facilities. The targeted construction cost for both the Residence Hall and Innovation Center is \$59,600,000 with a maximum allowable construction cost of approximately \$62,580,000, including costs for infrastructure, site improvements, and buildings.

Design firms will be retained and will operate under standard Tennessee Tech University Office of Capital Projects and Planning procedures, State Building Commission policy and Designer Agreement requirements. The designer will provide Services as defined by the SBC-6 and SBC-6a dated May 16, 2016. Funding for this project includes bond funding obtained through the Tennessee Secondary School Bond Authority (TSSBA). TSSBA guidelines require the Tennessee Board of Regents to write the designer's contract and process payments due to the

bond funding. TBR will provide limited management and oversight of this project to the extent required by the TSSBA.

Services generally required for the complete project are included in the Basic Services, except for programming. The selected designer will be required to develop an architectural program for the project. Programming will be paid as Additional Services.

As a part of Basic Services, the designer will provide a workable layout of typical furnishings. Our staff will be coordinating and purchasing furnishings.

There are no extraordinary or unique requirements in the buildings. We are not requiring consultants for each discipline/category of services. We expect the selected design firm to provide and coordinate these services as they deem appropriate for this project.

A Construction Manager / General Contractor (CM/GC) method of construction delivery is proposed for this project. There has been some discussion about the Best Value method, however, we would communicate any change to this through an addendum.

Pay close attention to the Schedule of Events and deadlines. **There is a change to the “Short List Interviews”.** All interviews will be held on **December 1, 2023.**

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 please check the website frequently for that information.

Questions during the conference call:

1. [The maker space on the Master Plan shows a dining element near the New Engineering Building, south side, is that the same maker space and dining referenced in the RFQ?](#) It is not the same thing. The innovation space will be between Phase 1 and Phase 2 shown on that Concept Site Plan. The Dining Pavilion is not part of this project.
2. [Will TBR be involved in any reviews or just Tennessee Tech?](#) They can be if they choose to be. Historically, since becoming an LGI, they primarily process the paperwork and we manage the project here at the local level. All bond funded projects are required to go through TBR. They will write the contracts and be responsible for making payments. TBR will assign a project manager to this project but they primarily just communicate with our office as needed.
3. [How much work has been done to date and how much, if any, will carry over into this scope?](#) If any of the work carries over, it would be primarily the innovation center and not the residence hall. The prior residence hall was centered around more pods and that is not envisioned for this project. [Would this be a new design from programming on?](#) Yes. There may be some carryover for the site as far as where electrical, chilled water or steam comes in but the intent is to start fresh with this facility.

End of RFQ Conference Call

Questions received after the conference call

4. **B.2a and B.2b – mentioned projects “that have been completed within the last five years” that are of similar type, scope and complexity.** Our team and consultants have done many similar projects. Due to Covid, some of the projects got delayed on construction and have not been completed but close to be done. Is it ok to show projects that are still in construction but close to be completed? Our preference is completed projects but if you have similar projects nearing completion you may submit them and we will consider them.

Some of our projects are a little over 5 years old, is it ok to include? Can the “within the last five years” be expanded? Our preference is five years, however if you have projects that you think are similar submit them with the date identified and we will consider them.

The projects submitted, or combination thereof, is up to the proposer. The “a” is in-house and the “b” are the consultants, associates, business partners. We are trying to understand your team and the skills and experience your team brings to the project. We are not particular whether the projects represent in-house or consultants, we are looking for the qualifications and experience of the team to deliver the project.

5. **B.2b - Does ‘up to five’ of the key consultants’ projects mean a total of five projects – of all consultant projects combined?** 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.
6. **How will AV be handled? Is the Design Team only responsible for infrastructure design and will TTU be handling specification and procurement of all AV components (screens, monitors)?** The design team will be responsible for infrastructure design of all A/V cabling and equipment, and the cabling will be installed as part of the construction project. A/V equipment will be specified by the design team in consultation with TTU’s ITS personnel. A/V equipment will be purchased by TTU through university contracted vendors. A/V equipment will be installed by the contractor in the residence hall. A/V equipment will be installed by TTU in the Innovation Center.
7. **How is Security being handled? Will TTU handle procurement of card readers, cameras, etc.?** Security camera placement will be provided by University Police in coordination with Residential Life, and in accordance with campus security camera standards and policy. Cameras will be connected using standard network cabling which will be installed as part of the construction project. Camera hardware will be Owner furnished contractor installed. Additional information can be found on the Capital Projects and Planning website at <https://www.tntech.edu/capital-projects/sbc-capital/manual.php>
8. **Can you elaborate on the purpose of the photo and recording studio and how big this space(s) will be?** The Photo Studio was previously programmed for 2 occupants, 200 square feet, with room for backdrop roll, lightbox, table, tripod, lights; semi private with ability to block outside light to control color temperature. Recording Studios (2) were previously programmed for 2 occupants, 90 square feet each with sound treatment, a desk to support interface, computer, mic arms. Primary recording will be podcasting, perhaps some instruments. Needs to be in quiet area (sound privacy). Semi private - ability to close shades if desired.

9. [Are there any natural water sources on the site we should be conscious of for the design/site analysis?](#) Not on this site. A lake will be constructed to the east on the adjacent site of the Ashraf Islam Engineering Building.
10. [Is parking required, a component of the project?](#) Some ADA and visitor parking will be required along with spaces for loading/unloading.
11. [Should we allow for the phase 2 building?](#) Site design and building location must allow for the future construction of Phase 2 with same or similar setbacks from streets and adjacent buildings.

End of Addendum #1

Posted on the website, for your information and not part of this addendum, is a list of firms that expressed interest and/or participated in the pre-proposal conference call.