ADDENDUM- #1 November 28, 2022

RE: CM/GC RFP

New Tucker Stadium West

SBC 166/011-01-2022

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 November 9, 2022.

This Addendum consists of 2 pages.

**Summary of Opening Remarks:**

**Jim Cobb, Director**

**Capital Projects and Planning**

**Tennessee Technological University**

Good afternoon, I’m Jim Cobb, Director of Capital Projects and Planning for the University. We also have two members of our design team on the call today. As the project narrative states, the scope of this project is to demolish the existing west stands of Tucker Stadium and replace with a new facility. We have a program outline that shows this facility is approximately 87,000 gross square feet and the design team is just getting started in the programming phase now. Our hope is to get the GC on board early to help with the design, cost estimating and setting the budget for this project. The documentation states the project is approved for planning only, and the reason for this is that the University’s cash contribution to this project is on hand and we are ready to go. The balance of the project budget will be bond funds issued by the State. We want to get a better handle on the budget prior to contacting the bond authority for the remaining bond funding. We do not expect any delays in the project at this point related to that.

There will be premium seating, different levels of seating, football locker room and related football operations will also be located in the facility. There will be a press box and some suites. The plan is to tie into our existing chilled water distribution system and our existing steam system for heating and air conditioning. We would like to begin work at the close of the 2023 football season. I believe the final two games of the ’23 season are away games so that would allow a contractor to get in there in November. We would like to be substantially complete by July 2025. If you can get creative and get that done sooner, we will certainly be glad to hear that.

The bid target is $24 million and the MACC is $25.2 million. Understand that due to bond funding, the Tennessee Board of Regents will hold the contract and provide oversight required by the Bond Authority. Other than TBR writing the contract, this project will be managed from the University standpoint the same as the University does with their other projects that are not tied to the Board of Regents. We provided a designer’s schedule and that’s their estimate, I believe we have 1116 days. 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 November 21st and we will respond to those by November 28th. The proposal deadline is 2:00 p.m. December 7, 2022. We anticipate our evaluations to be complete and issue an Intent to Award notice on January 20, 2023 with State Building Commission approval February 9, 2023, and another 30 days to complete the contract on March 9, 2023.

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>.

**Questions/Comments & Answers:**

1. Will you post a list of participants from this call? Yes, we will post an attendance list from this pre-proposal call on our website.
2. Will there be interviews scheduled? No, there will be no interviews.
3. 2.4 PROJECT NARRATIVE AND DOCUMENTATION states: *“Ideally, construction of the facility will begin at the close of the 2023 football season. The facility is expected to be substantially complete by July 11, 2025.”.*

During the pre-proposal meeting on 11/15/22, it was stated that the last two (2) games were away games, thus the last home game would be on or about 11/11/23, so the earliest construction could start would be Monday 11/13/23. The Project Budget reflects a demolition start date of 10/31/23. Both of the above dates, based on the 7/11/25 substantial completion date, equate to a 20-month duration. However, in 2.3 of the COST PROPOSAL, the Contract Time is listed as 16-Months, which is in conflict with the Narrative.

Please advise on the correct Contract Time to be included in our Cost Proposal.

The 16-month contract time listed in 2.3 Cost Proposal was incorrect. The actual contract time should be 20 months. **A revised 2.3 Cost Proposal has been posted on the website.**

Since the pre-proposal call some changes have occurred to the 2023 football schedule, resulting in a revised project schedule. The changes are summarized below:

1. The last home football game for the 2023 season is November 11, 2023.
2. The demolition start date will be December 1, 2023, and the duration is estimated at 105 days.
3. The new construction start date is estimated to be March 16, 2024, and the duration for new construction is 480 days.
4. Substantial completion is scheduled for July 9, 2025.

**A revised Project Schedule Template has been posted on the website.**

**End of Addendum #1**