

ADDENDUM #1 – October 7, 2024

Re: Request for Proposals
Public-Private Partnership for a New Student Housing Project
Middle Tennessee State University
SBC Project No. 366/000-01-2024

From: Middle Tennessee State University
1301 E. Main St., Box 44
Murfreesboro, TN 37132

To: All Prospective Proposers

This Addendum forms a part of the RFP documents and modifies the original RFP Documents issued September 23, 2024.

This Addendum consists of 13 pages.

GENERAL INFORMATION

5.1 RFP Schedule of Events, **Item 4. Written “Questions & Comments”** Deadline 3:00 p.m. Central Time on October 9th, 2024.

5.1 RFP Schedule of Events, **Item 5. University Response to Written “Questions and Comments”**. MTSU will respond by October 18th, 2024.

Attached Pre-Proposal In Person Attendance sheet (2 pages), On-Line Attendance List (3 Pages) and Pre-Proposal Agenda (2 pages)

Attached stamped pdf survey CAD file available, email request to the RFP Coordinator.

QUESTIONS DURING THE PRE-PROPOSAL CONFERENCE:

1. In the documents for RFP# 366/000-01-2024 Public-Private Partnership for a New Student Housing Project, the southwest corner of the project site is dedicated to a new parking structure. Is there an established timeline for the RFP & construction of this parking garage?
 - a. The Parking RFQ will be advertised in late October/early November; design will begin February 2025, Design Complete September 2025, Construction notice to proceed in November 2025, and substantial completion is estimated in April 2027.

2. What are the submission requirements (how many hard and digital copies)?
 - a. Each Proposer **must submit seven (7) bound copies and a single flash drive** of their Proposal to the University. The flash drive shall include a searchable PDF of their Proposal. These items shall be submitted to the University in a sealed package that is clearly marked. "Technical Proposal in Response to RFP-SBC Project No. 366/000-01-2024 (as identified on the RFP cover page)
3. What is the page limit?
 - a. See Section 7.3.1 Mandatory Requirements. Developers should limit their Step 1 proposals to forty (40) 8 ½" x 11" pages, excluding attachments. **Front and back counts as one page**
4. What is the deadline for MTSU to return the written questions?
 - a. Per this addendum #1, MTSU will respond to written questions by October 18, 2024.
5. Was an environmental study completed on the existing buildings?
 - a. Terracon completed the environmental study, which is included in RFP Appendix B; however, the Womack Lane Apartment demolition is not included in the scope of this P3 RFP. The University will complete the housing demolition during the parking garage construction.
6. Are you able to identify who from the University will score the RFP?
 - a. No, the University will not disclose its review team.
7. How many proposals are required?
 - a. See Question #2 above.
8. Do you have a target percentage of the site you want to reserve?
 - a. MTSU wants to maintain the unused site to develop future housing developments and other strategic projects. Proposers should review RFP Section 3.2 for additional clarity.
9. Do you have teams identified for the parking garage?
 - a. MTSU plans to release the parking RFQ for designer selection in November. Once the parking team is under contract, we will engage meetings with the parking garage designer and the selected Housing Developer.
10. Will the daycare need to stay in operation that is currently on the housing site? Will a portion of the housing still remain in use?
 - a. No, the daycare and all associated housing buildings will be demolished by the University.
11. How will the parking garage be procured?

- a. MTSU plans to send out the RFQ for designer selection in November. MTSU will use the CMGC approach and plans to have several packages including an early release demolition package.

12. Who is responsible for the leasing the project?

- a. MTSU desires to maintain leasing activities. Proposers should review the RFP and Appendix C for additional clarity.

13. What is the housing fill order?

- a. MTSU and the State of Tennessee will not accept a first-fill requirement. Proposers should refer to RFP Section 2.1.

14. Is MTSU setting the rental rates? Is it consistent with what they have now?

- a. Refer to RFP Section 3.4. "The University and the Developer will negotiate rental rates for the student occupants in the initial year of operation before executing all agreements."

15. Item 3.5.1 Leasing and marketing will be in conjunction with the University. Is there a partnership there? Programming desired to be completed by MTSU but there might be an opportunity?

- a. MTSU envisions a uniform operation for student housing assets and programming to provide a consistent experience for our students.

16. Is there a height limitation?

- a. Refer to Appendix E: MTSU Student Housing Design Guidelines Item 25. Building height shall be no more than five stories in height.

17. Current rental rates?

- a. Rental rates are located on our housing website. <https://www.mtsu.edu/living-on-campus/rates/>

18. Will you post the attendance list?

- a. In-person and online attendance is included with this addendum.

19. How will this project tie into the Rec Center?

- a. The Rec Center's back entrance renovation and access to the P3 Housing Project will be a separate initiative managed by the University. MTSU envisions a connection/walkway to the Project Site. The University does not envision the P3 Housing Project to include amenities accessible in the MTSU Rec Center.

20. Will a tree arborist be consulted to investigate the health of the existing trees?

- a. MTSU will work with the selected Developer Team to identify the optimal plan for cutting, saving, and replanting trees. MTSU understands that some trees may need to be removed.

21. Will there be additional borings provided for the east side?

- a. MTSU is undergoing additional geotechnical information for the east side of the Project Site and will share those findings in an addendum.

22. Who are the adjacent neighborhood occupants?

- a. The neighborhood consists of families and rental property. MTSU owns several properties, and this area is part of our property acquisition zone.

END OF ADDENDUM #1

Addendum #1 dated October 7, 2024, is posted on:
<https://www.mtsu.edu/campusplanning/RFPQ.php>

MTSU Pre-Proposal Meeting P3 Housing

10/2/2024

	Name	Company	Email	Phone
1	Austyn Cooper	Front Street Partners	acooper@fsp-us.com	423-991-4228
2	Matt Relick	Choate Construction	mrelrick@choateco.com	
3	Lacie Simonton	Choate Construction	lsimonton@choateco.com	931-982-3674
4	Ken Baumgartner	Choate Construction	kbaumgartner@choateco.com	
5	Nick Auer	RADNOR PROPERTY	NAUER@RADNORPROPERTY.COM	610-644-3090
6	Jay Roebuck	Smith GEE Studio	JRoebuck@SmithGeeStudio.com	770-235-2951
7	Ted Falvey	Edgemoor Development	ted.falvey@edgemoor.com	978-886-3178
8	Dan Moxley	Edgemoor	Dan.Moxley@edgemoor.com	
9	Geoff Stricker	Edgemoor	Geoff.MoxStricker@edgemoor.com	
10	ANDREW COOK	GREY STAR	ANDREW.COOK@GREYSTAR.COM	6158044802
11	Jared Stanfield	GreyStar	Jared.Stanfield@greystar.com	901-598-9691
12	Russell Graham	FRONT STREET PARTNERS	RGraham@SBGINC.US	423-847-5348
13	Jeremy Ritz	Front Street Partners	JRitz@SBGINC.US	931-409-0350
14	Jeffrey Resetto	GILBANE	JRESSETCO@GILBANE.CO.COM	571-259-3656
15	Matt Zetzel	The Annex Group	mzetzel@theannexgrp.com	317-845-6620
16	DAREN LAUB	CLARK CONSTRUCTION	DAREN.LAUB@CLARKCONSTRUCTION.COM	442-224-8477
17	WILLIAM DAVIS	CAPSTONE	WDAVIS@CAPSTONEMAIL.COM	205-739-9268

18	DREW EMERSON	JE DUNN CONSTRUCTION	DREW.EMERSON@JEDUNN.COM	(615) 454-8251
19	TONY MASKARINA	SOUTHERN BUILDING GROUP	tmaskarina@sbginco.us	615-651-9811
20	WILL GAMBLE	JE DUNN CONSTRUCTION	will.gamble@jedunn.com	(615) 268-2741
21	ERIC SCOWDEN	GMC-	eric.scowden@gmcnetwork.com	615-336-6505
22	Eric Applefield	Radnor Property Group	eapplefield@radnorproperty.com	704-236-6879
23	VALARIE FRANKLIN	MOODY NOLAN	vfranklin@moodyolan.com	615-974-8112
24				
25				
26				
27				
28				

MTSU Pre-Proposal Meeting P3 Housing				
10/2/2024 On-Line				
	Name	Company	Email	Phone
1	Alice Sulhre			
2	Banks Floodman	Sunflower Development Group	bfloodman@sunflowerkc.com	
3	Chris Barkley	Hodgson Douglas	cbarkley@hodgsondouglas.com	615-327-4447
4	Chris Hicks	Provident Resources Group	cch@provident.org	
5	Chris Mantle			
6	Chris Fortner	Niles Bolton Associates	cfortner@nilesbolton.com	
7	Caroline Broghy			
8	Dale McClain	Niles Bolton Associates	dmcclain@nilesbolton.com	
9	Edward Norwood			
10	Gray Bekurs	Capstone On-Campus Management	gbekurs@cocm.com	
11	Greg Blais	Rise Real Estate Company	gblais@risere.com	
12	Heather Hamby	Gilbane Development Company	hhamby@gilbaneco.com	
13	Stephanie Handfield	Gilbane Development Company	shandfield@gilbaneco.com	
14	Jeremy Doss	Rise Real Estate Company	jdoss@risere.com	
15	Zach Lebarts			
16	James Littlefair	Project Finance Advisory Limited	james.littlefair@pfalimited.com	
17	Jason Swords	Sunflower Development Group	jswords@sunflowerkc.com	

18	Jason Taylor			
19	Lisa Hale-Meindi			
20	Lynne Musick	S&ME	lmusick@smeinc.com	
21	Mark Hagler	ESA	mhagler@esarch.com	
22	Mark Hallier	Sunflower Development Group	mhallier@sunflowerkc.com	
23	Mia Kirby	Baker Barrios	mkirby@bakerbarrios.com	
24	Mark Miller	Gilbane Development Company	mmiller8@gilbaneco.com	
25	Molly Nealon			
26	Nadia Zhiri	Treanor Design	nzhiri@treanor.design	
27	Paul Naughton	Gilbane Development Company	pnaughton@gilbaneco.com	
28	Nicole Warren	Capstone Development Partners	nwarren@capstonemail.com	
29	Keith Oyamada	Gilbane Development Company	koyamada@gilbaneco.com	
30	Pam Tarkington			
31	Randy Bruce			
32	Cece Sparrow	Gilbane Development Company	csparrow@gilbaneco.com	
33	Steve Hicks	Provident Resources Group	hicks@provident.org	
34	Trey Tilman Wheel			
35	Todd Holer	Provident Resources Group	tholder@provident.org	
36	Zach Tronti	Gilbane Development Company	ztronti@gilbaneco.com	
37	Victoria Taylor	Project Finance Advisory Limited	victoria.taylor@pfalimited.com	415-580-5202

38	Elizabeth Walters			
39	Wendell Brown	ESA	wendellb@esarch.com	
40	William Barrett Brewer	S&ME	barrettbrewer@smeinc.com	
41	Katie Beth Williams	Kimley-Horn	katie-beth.williams@kimley-horn.com	
42	Jeremy Williamson	Capstone On-Campus Management	jwilliamson@cocm.com	
43	Greg Fowler	JE Dunn	greg.fowler@jedunn.com	615-645-0292
44	Randy Harper	GMC	randy.harper@gmcnetwork.com	
45	Ian Hoffman	Niles Bolton Associates	ihoffman@nilesbolton.com	
46	334-332-6444			
47	678-491-9656			
48	816-456-5666			
49	785-393-2102			
50	401-456-5677			
51	615-714-6160			

Pre-Proposal Conference Agenda

Public-Private Partnership for a New Student Housing Project

Introductions:

Bill Waits, Assistant Vice President – Campus Planning

Jamie Brewer, Director of Project Management – Campus Planning and RFP coordinator for this procurement

Edward Norwood and Molly Nealon – Brailsford and Dunlavey – P3 consultant

Project Summary:

- MTSU seeks development partnership to design, finance, construct, maintain, and operate a new student housing with a target completion date of summer 2027.
- MTSU Housing is to be responsible for all student interface related tasks including programming/residential life, leasing and assignments, billing, and marketing tasks that will ensure consistency with all other housing offerings at MTSU.
- The site area for development is a portion of the existing Womack Lane housing development of approximately 10.6 acres.

Project Goals

- Addition of approximately 500-550 semi-suite or pod-style beds.
- Site development shall increase housing density vs. the existing Womack Lane housing complex and preserve acreage on-site to allow for future needed housing development.
- Feasibility studies carried out by Brailsford and Dunlavey indicate that affordability as most important to MTSU students. Given this along with the site proximity to the MTSU Campus Recreation Center, James Walker Library, and Student Union, MTSU does not anticipate including substantial non-residential space or amenities to be included in the project scope.
- The project should have a neutral to positive impact on MTSU's credit and shall not be treated as long-term debt on MTSU's balance sheet.
- Seamless integration and coordination of Developer and university operations
- Stronger community connections and integration with existing MTSU campus framework

Site:

- Development site is a portion of the existing Womack Lane Housing Site on the south-east corner of MTSU campus
- Development shall maintain space required for future housing development
- A **parking garage** is to be developed by MTSU on the south-west corner of the Womack Lane site. This project is not included in the P3 Student Housing project and includes:
 - **600 +/- parking spaces**
 - **Spaces will be reserved for MTSU student residents including P3 development**
 - **Demolition and abatement of Womack Lane is included in the scope of work of the parking garage project**
 - Construction type: cast in place concrete structure with precast façade and wall panels with brick inlays and similar to other two garages located on MTSU's campus
 - **See "Appendix 1"** for additional information including area reserved for parking garage and area needed for crane access and construction lay-down areas. Note that the parking garage project

may provide pedestrian pathways as required for access to student housing within this boundary and as both projects progress – restricted areas may be reduced.

- **Scheduled completion of the parking garage is May 2027.**

The RFP includes a three step process:

- Step 1: includes submission of project team information, project approach, and relevant project experience
- Step 2: adds more specific project information including project program, design concepts, schedule, financing structures, operations/management, and project proforma
- Step 3: the final stage or Best and Final Offer (BAFO) stage consists of refined project proposals with more detail and will serve as the basis for negotiations with the best evaluated proposer.

RFP Communications (6.13 in the RFP Document)

- Include the **RFP Transaction number** on all communications and RFP proposals. The RFP transaction number is **366/000-01-2024** and is listed in section 6.13.1 of the RFP
- Developers must direct all communication to the **RFP Coordinator – Jamie Brewer** and her contact information is included in section 6.13.2.1 in the RFP
- **Only the university’s official, written responses and communications will be binding with regard the RFP.** All oral communications of any type will be unofficial and non-binding.
- **The Written Questions and Comments deadline for Step 1 is October 9th, 2024.**
- **All University responses to questions will be issued via addendum** and will be posted to the MTSU Campus Planning procurement webpage listed in section 6.13.7 of the RFP

Step 1 Proposal Requirements & Evaluation (7.3 or page 25)

- **This section outlines step 1 submission requirements and review scoring for each section**
- **Mandatory Requirements for Step 1 (7.3.1)**
 - Please ensure that all mandatory requirements outlined in Exhibit 2 of the RFP are completed and included in Step 1 submissions.
 - Please ensure that submissions include the Proposal Transmittal and State of Certifications and Assurance Document (Exhibit 1) is completed and signed
 - Any submissions that don’t comply with these two requirements will be considered non-compliant and will have to be disqualified from the process
- **Tab 1 acknowledgments**
 - Include in the step 1 submissions acknowledgments receipt of all materials provided in the RFP including appendices, exhibits, and any issued addenda.
- **On page 36 of the RFP is the “Optional Proposer Checklist”**
 - This serves as a guide to ensure that submission meet all the requirements
 - I recommend that developers also submit this document with the column on the right filled in to ensure that reviewers are able to find all the relevant sections for scoring
- As part of the Step 1 review, presentations may be required, but unlikely on this step.
- After MTSU review of Step 1 submissions **the five highest scoring Proposers will be selected to proceed** sot Step 2 of the process.

(end of document)

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- X - FENCE LINE
- UE — UNDERGROUND ELECTRIC LINE
- W — DOMESTIC WATER LINE
- G — NATURAL GAS LINE
- SD — STORM DRAINAGE LINE
- SS — SANITARY SEWER LINE
- UT — UNDERGROUND TELEPHONE/COMM
- FO — UNDERGROUND FIBER OPTIC
- CONTROL POINT
- BENCHMARK
- TREE
- BUSH
- BOLLARD
- SIGN - SINGLE POST
- SIGN - DOUBLE POST
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- BACKFLOW PREVENTER
- GAS VALVE
- GAS METER
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM DRAIN MANHOLE
- CURB INLET
- AREA DRAIN / CATCH BASIN
- FIBER OPTIC PULL BOX
- TELEPHONE / COMM MANHOLE
- TELEPHONE / COMM CABINET
- TELEPHONE PEDESTAL
- CABLE TV BOX
- ELECTRIC MANHOLE
- ELECTRIC PULL BOX / JUNCTION BOX
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- ELECTRIC PANEL
- ORNAMENTAL LIGHT POLE
- L.S. LANDSCAPING
- CONCRETE
- GRAVEL
- SANITARY MANHOLE T.C. - 626.32' INV. IN (NE) - 617.60' INV. IN (NW) - 617.16' INV. OUT (S) - 617.07'
- AREA DRAIN T.C. - 624.02' INV. OUT (S) - 621.32'
- UNFINISHED STRUCTURE AREA UNDER CONSTRUCTION INV. IN (E) - 620.60' INV. OUT (W) - 620.58'
- UNFINISHED STRUCTURE AREA UNDER CONSTRUCTION INV. IN (SE) - 619.22' INV. IN (SW) - 618.30'
- DOUBLE CURB INLET T.C. - 621.91' INV. IN (E) - 618.50' INV. IN (SE) - 618.72' INV. IN (NW) - 618.30' INV. OUT (W) - 618.30'
- SANITARY MANHOLE T.C. - 621.80' INV. IN (E) - 614.39' INV. OUT (W) - 614.34'
- SINGLE CURB INLET T.C. - 622.22' INV. IN (SE) - 618.72' INV. IN (N) - 618.78' INV. OUT (W) - 618.66'
- SANITARY MANHOLE T.C. - 621.77' INV. IN (E) - 619.22' INV. IN (S) - 619.13' INV. OUT (NW) - 618.90'
- SANITARY MANHOLE T.C. - 621.21' INV. OUT (N) - 619.90'
- SANITARY MANHOLE T.C. - 622.99' INV. IN (E) - 614.88' INV. IN (S) - 614.85' INV. OUT (W) - 614.68'
- SANITARY MANHOLE T.C. - 623.10' INV. IN (E) - 617.5' INV. IN (NE) - 617.45' INV. OUT (W) - 617.28'
- SANITARY MANHOLE T.C. - 625.07' INV. IN (NE) - 618.56' INV. OUT (W) - 618.53'
- SINGLE CURB INLET T.C. - 625.21' INV. IN (E) - 621.43' INV. IN (NE) - 620.92' INV. IN (S) - 620.93' INV. OUT (W) - 620.86'
- SANITARY MANHOLE T.C. - 623.14' INV. IN (S) - 623.44' INV. IN (E) - 617.18' INV. OUT (W) - 617.10'
- SINGLE CURB INLET T.C. - 628.22' INV. IN (S) - 623.14' INV. OUT (W) - 623.34'
- SINGLE CURB INLET T.C. - 628.22' INV. IN (S) - 623.14' INV. OUT (W) - 623.34'
- SANITARY MANHOLE T.C. - 628.91' INV. IN (N) - 619.32' INV. IN (E) - 619.13' INV. OUT (W) - 618.94'
- SANITARY MANHOLE T.C. - 629.07' INV. IN (N) - 620.47' INV. OUT (S) - 629.38'
- SANITARY MANHOLE T.C. - 631.41' INV. IN (NW) - 622.39' INV. OUT (SW) - 622.21'
- SANITARY MANHOLE T.C. - 630.56' INV. IN (NE) - 619.82' INV. OUT (W) - 619.55'
- SANITARY MANHOLE T.C. - 629.07' INV. IN (N) - 620.47' INV. OUT (S) - 629.38'
- SANITARY MANHOLE T.C. - 630.91' INV. IN (NE) - 619.82' INV. OUT (W) - 619.55'

CURRENT OWNERS:
MIDDLE TENNESSEE STATE UNIVERSITY
1301 EAST MAIN STREET
MURFREESBORO, TN 37132

A PORTION OF TAX MAP 090P GROUP C PARCEL 001.00

DEED REFERENCES:
 DEED BOOK 66, PAGE 12
 DEED BOOK 64, PAGE 366
 DEED BOOK 64, PAGE 468
 DEED BOOK 57, PAGE 408
 RECORD BOOK 577, PAGE 1353

Point ID	Northing	Easting	Elevation	Description
CP1	550698.53'	1862698.15'	627.43'	5/8-inch Rebar with Cap
CP2	550676.28'	1862680.58'	627.30'	Mag Nail in Asphalt
CP3	550838.88'	1861749.43'	626.47'	5/8-inch Rebar with Cap
CP4	550133.34'	1862801.60'	629.31'	5/8-inch Rebar with Cap
BM-1	550679.26'	1862457.51'	630.95'	Fire Hydrant Tag Bolt #5313
BM-2	550839.88'	1861767.93'	627.26'	Scribed "X" on Headwall
BM-3	550314.63'	1862119.11'	627.50'	Fire Hydrant Tag Bolt #3511
BM-4	550111.06'	1862774.57'	632.14'	Fire Hydrant Tag Bolt #3419

GPS SURVEY DATA	
Field Procedure	Fixed Station Network RTK
Horizontal Positional Accuracy	0.10± FT reported at the 95% Confidence Level
Vertical Positional Accuracy	0.20± FT reported at the 95% Confidence Level
Date of Field Survey	8/20/2024
Datum: Horizontal (Epoch) / Vertical	NAD 1983 (2002) / NAVD 1988
Fixed Control Station	TN 38
Control Station - Position	Northing - 569,154.86' / Easting - 1,837,086.14'
Control Station - Elevation	558.37'
Geoid Model Used	Geoid 03
Combined Scale Factor (Grid to Gmrd)	1.00008

NOTES:

- Field work completed September 18, 2024.
- This survey was limited to a topographic survey and does not include any investigation of the property boundary.
- Underground utility locations shown hereon are approximate and are subject to field verification by the utility owner. In Tennessee it is a requirement per the "Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners no less than three nor more than ten working days of their intent to excavate. A list of these utilities can be obtained from the county Register of Deeds. Those utilities participating in the Tennessee 811 system can be notified by calling 811.
- No utilities were verified by uncovering as a part of this survey. Utilities other than those shown may exist.
- Water lines shown hereon are based on field located markings by others. No water line sizes were provided or marked.
- Survey completed using a combination of sUAS LIDAR collection, GNSS local RTK methods, differential leveling, and total station radial surveying.
- State Plane Coordinates and elevations were established on-site using GNSS Network-RTK methods with base correction provided through the TDOT Network. Drawing is based on Grid bearings and distances.
- Elevations were transferred to local benchmarks by differential leveling.
- Tennessee State Plane Coordinate System NAD 1983 (2002) Vertical Datum - NAVD 1988 established using Geoid 03
- This site lies within Zone X, areas of minimal flood hazard, as indicated on FEMA NFIP FIRM map number 47149C0280J, bearing an effective date of May 9, 2023.
- A 1-foot contour interval is shown.



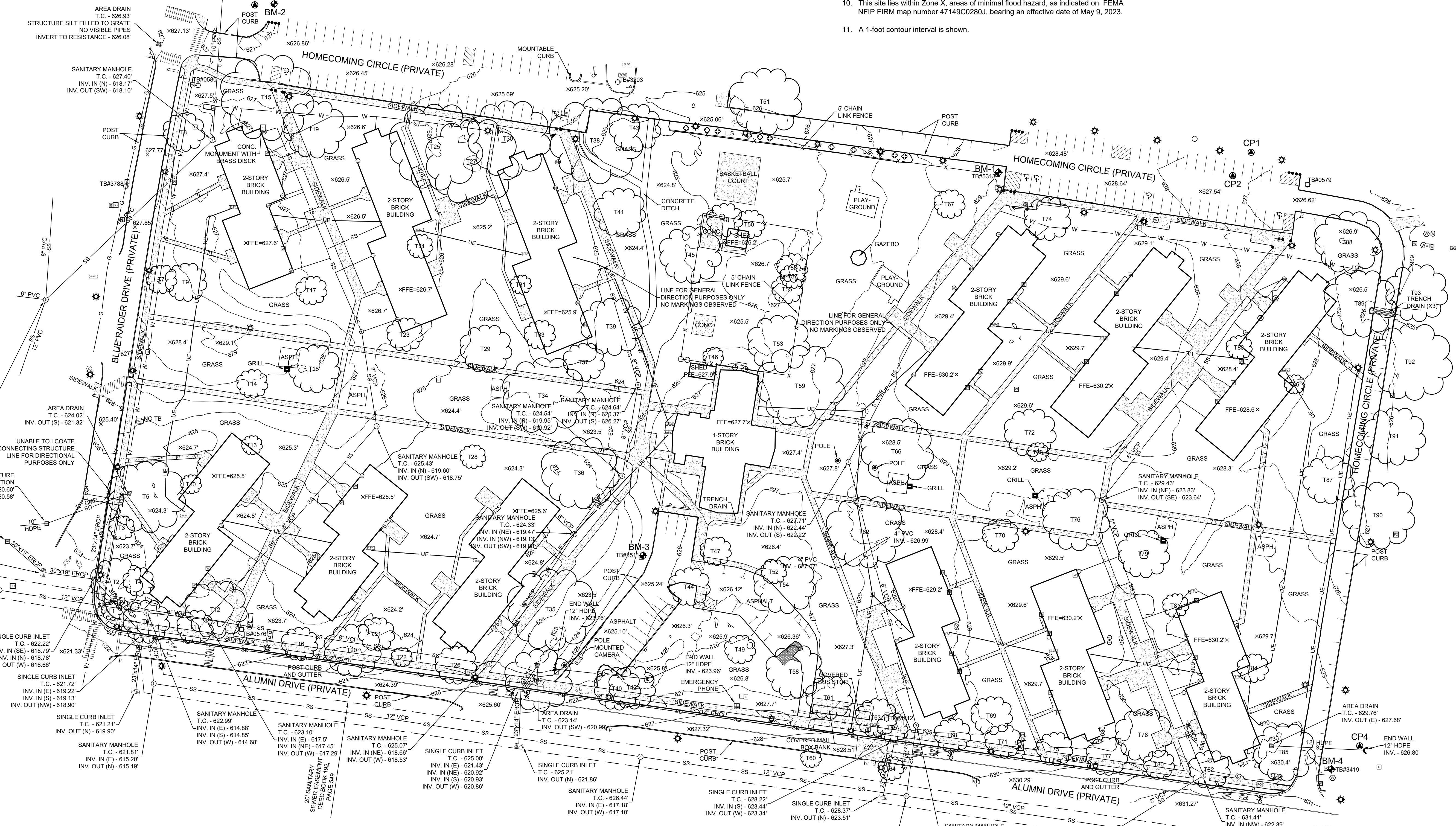
CIVIL INFRASTRUCTURE ASSOCIATES

307 RICKERSON DRIVE
 MURFREESBORO, TN 37139
 WWW.CIA-ENGINEERS.COM

UNLESS THE SEAL OF THE SURVEYOR OF RECORD IS CONSIDERED COMPLETE

SEAN J. LANAHAN
 REGISTERED LAND SURVEYOR
 LICENSE NO. 23333
 COMM. 04/21/2024

ORIGINAL ISSUE DATE: SEPTEMBER 27, 2024



MIDDLE TENNESSEE STATE UNIVERSITY - WOMACK LANE
1301 EAST MAIN STREET
A PORTION OF PARCEL 1.00 ON TAX MAP 090P, GROUP C
CITY OF MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE

ORIGINAL ISSUE DATE: SEPTEMBER 27, 2024

CIA PROJECT NO.: 2024-062

DRAWN BY: SLL | CHECKED BY: RWB

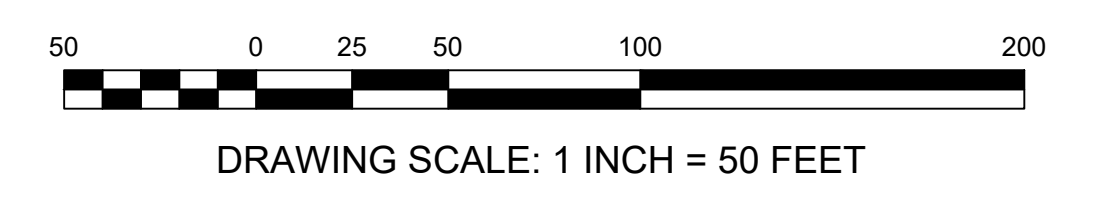
REVISIONS

#	DATE	DESCRIPTION

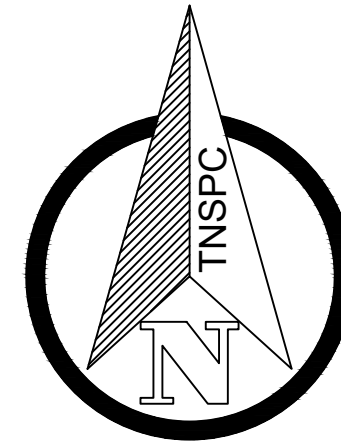
TOPOGRAPHIC SURVEY

SV 1.0

SHEET NO. 1 OF 2



SURVEY PREPARED FOR:
GILBERT MCLAUGHLIN CASELLA ARCHITECTS, PLLC
 2305 KLINE AVENUE, SUITE 200
 NASHVILLE, TN 37211

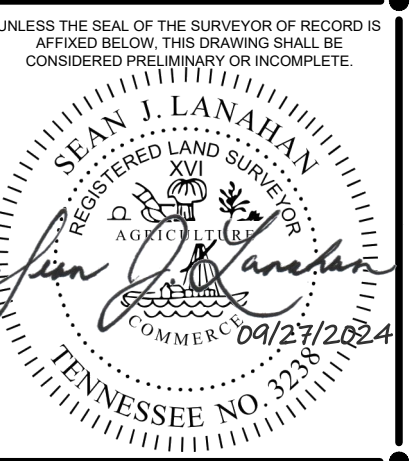


DRAWING SCALE: 1 INCH = 50 FEET



VICINITY MAP - NOT TO SCALE
SOURCE: <https://tnmap.tn.gov/assessment/>

CIVIL INFRASTRUCTURE ASSOCIATES
307 HICKERSON DRIVE
MURFREESBORO, TN 37129
WWW.CIA-ENGINEERS.COM



LEGEND

---	PROPERTY LINE
- - - -	EASEMENT LINE
- X -	FENCE LINE
— UE —	UNDERGROUND ELECTRIC LINE
— W —	DOMESTIC WATER LINE
— G —	NATURAL GAS LINE
— SD —	STORM DRAINAGE LINE
— SS —	SANITARY SEWER LINE
— UT —	UNDERGROUND TELEPHONE/COMM
— FO —	UNDERGROUND FIBER OPTIC
⊙	CONTROL POINT
⊕	BENCHMARK
⊙	TREE
◇	BUSH
•	BOLLARD
—	SIGN - SINGLE POST
—	SIGN - DOUBLE POST
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	WATER METER
⊕	BACKFLOW PREVENTER
⊕	GAS VALVE
⊕	GAS METER
⊕	SANITARY MANHOLE
⊕	SANITARY CLEANOUT
⊕	STORM DRAIN MANHOLE
⊕	CURB INLET
■	AREA DRAIN / CATCH BASIN
⊕	FIBER OPTIC PULL BOX
⊕	TELEPHONE / COMM MANHOLE
⊕	TELEPHONE / COMM CABINET
⊕	TELEPHONE PEDESTAL
⊕	CABLE TV BOX
⊕	ELECTRIC MANHOLE
⊕	ELECTRIC PULL BOX / JUNCTION BOX
⊕	ELECTRIC METER
⊕	ELECTRIC TRANSFORMER
⊕	ELECTRIC PANEL
⊕	ORNAMENTAL LIGHT POLE
L.S.	LANDSCAPING
■	CONCRETE
■	GRAVEL

Tree Table		
Tree ID	Trunk Dia.	Species
T1	16"	RED OAK
T2	40"	ELM
T3	18"	PIN OAK
T4	24"	CRABAPPLE
T5	40"	BEECH
T6	30"	RED OAK
T7	10"	RED OAK
T8	28"	BLACK TUPELO
T9	30"	BLACK WALNUT
T10	16"	VIBURNUM
T11	30"	RED OAK
T12	36"	BLACK WALNUT
T13	32"	VIBURNUM
T14	22"	TUPELO
T15	62"	SAWTOOTH OAK
T16	26"	RED OAK
T17	12"	REDBUD
T18	28"	BLACK WALNUT
T19	40"	BEECH
T20	10"	RED OAK
T21	46"	ELM
T22	10"	RED OAK
T23	30"	CRABAPPLE
T24	22"	APPLE
T25	66"	RED OAK
T26	20"	RED OAK
T27	62"	SAWTOOTH OAK
T28	28"	LINDEN
T29	32"	MAGNOLIA
T30	40"	SAWTOOTH OAK
T31	8"	CRAPE MYRTLE
T32	36"	BIRCH
T33	16"	CRAPE MYRTLE
T34	54"	PECAN
T35	70"	OAK
T36	64"	OAK
T37	28"	CHERRY
T38	60"	HICKORY
T39	28"	ELM
T40	14"	RED OAK
T41	26"	ELM
T42	46"	ELM
T43	28"	HICKORY
T44	28"	MAGNOLIA
T45	50"	MAGNOLIA
T46	12"	ELM
T47	22"	MAPLE
T48	30"	CRAPE MYRTLE
T49	28"	MAGNOLIA
T50	30"	CRAPE MYRTLE

Tree Table		
Tree ID	Trunk Dia.	Species
T51	36"	SWEETGUM
T52	38"	PINE
T53	38"	MAPLE
T54	40"	PINE
T55	40"	DEAD SNAG
T56	24"	CEDAR
T57	28"	CEDAR
T58	28"	BEECH
T59	56"	RED OAK
T60	10"	ELM
T61	24"	RED OAK
T62	46"	SWEET GUM
T63	38"	ASH
T64	12"	ELM
T65	20"	RED OAK
T66	46"	SYCAMORE
T67	24"	MAPLE
T68	28"	RED OAK
T69	30"	ELM
T70	24"	MAPLE
T71	20"	RED OAK
T72	28"	BLACK CHERRY
T73	16"	BLACK CHERRY
T74	34"	RED MAPLE
T75	22"	RED OAK
T76	36"	SYCAMORE
T77	28"	RED OAK
T78	36"	JAPANESE ELM
T79	32"	SWEET GUM
T80	24"	RED OAK
T81	20"	DOGWOOD
T82	24"	RED OAK
T83	16"	DOGWOOD
T84	16"	DOGWOOD
T85	42"	WHITE OAK
T86	12"	DOGWOOD
T87	38"	CATALPA
T88	48"	RED OAK
T89	54"	OAK
T90	48"	RED OAK
T91	36"	WHITE OAK
T92	56"	RED OAK
T93	34"	SYCAMORE

NOTES:

- Field work completed September 18, 2024.
- This survey was limited to a topographic survey and does not include investigation of the property boundary.
- Underground utility locations shown hereon are approximate and field verification by the utility owner. In Tennessee it is a requirement "Underground Utility Damage Prevention Act" that anyone who excavates must notify all known underground utility owners no less than ten working days of their intent to excavate. A list of the obtained from the county Register of Deeds. Those utilities participating in the Tennessee 811 system can be notified by calling 811.
- No utilities were verified by uncovering as a part of this survey. Ut those shown may exist.
- Water lines shown hereon are based on field located markings by line sizes were provided or marked.
- Survey completed using a combination of sUAS LiDAR collection, methods, differential leveling, and total station radial surveying.
- State Plane Coordinates and elevations were established on-site using Network-RTK methods with base correction provided through the Drawing is based on Grid bearings and distances.
- Elevations were transferred to local benchmarks by differential leveling.
- Tennessee State Plane Coordinate System NAD 1983 (2002) Vertical Datum - NAVD 1988 established using Geoid 03
- This site lies within Zone X, areas of minimal flood hazard, as indicated on NFIP FIRM map number 47149C0280J, bearing an effective date of 11/11/2011.
- A 1-foot contour interval is shown.

Control Table				
Point ID	Northing	Easting	Elevation	Description
CP1	550698.53'	1862698.15'	627.43'	5/8-inch Rebar with Cap
CP2	550676.28'	1862680.58'	627.30'	Mag Nail in Asphalt
CP3	550838.88'	1861749.43'	626.47'	5/8-inch Rebar with Cap
CP4	550133.34'	1862801.60'	629.31'	5/8-inch Rebar with Cap
BM-1	550679.26'	1862457.51'	630.95'	Fire Hydrant Tag Bolt #5313
BM-2	550839.88'	1861767.93'	627.26'	Scribed "X" on Headwall
BM-3	550314.63'	1862119.11'	627.50'	Fire Hydrant Tag Bolt #3511
BM-4	550111.06'	1862774.57'	632.14'	Fire Hydrant Tag Bolt #3419

GPS SURVEY DATA	
Field Procedure	Fixed Station Network RTK
Horizontal Positional Accuracy	0.10± FT reported at the 95% Confidence Level
Vertical Positional Accuracy	0.20± FT reported at the 95% Confidence Level
Date of Field Survey	8/20/2024
Datum: Horizontal (Epoch) / Vertical	NAD 1983 (2002) / NAVD 1988
Fixed Control Station	TN 38
Control Station - Position	Northing - 569,154.86' / Easting - 1,837,086.14'
Control Station - Elevation	558.37'
Geoid Model Used	Geoid 03
Combined Scale Factor (Grid to Goid)	1.00008

MIDDLE TENNESSEE STATE UNIVERSITY - WOMACK LANE
1301 EAST MAIN STREET
A PORTION OF PARCEL 1.00 ON TAX MAP 090P, GROUP C
CITY OF MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE
 ORIGINAL ISSUE DATE: SEPTEMBER 27, 2024 | CIA PROJECT NO.: 2024-4982 | DRAWN BY: SJL | CHECKED BY: RWB

REVISIONS		
#	DATE	DESCRIPTION

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TOPOGRAPHIC SURVEY

SV 1.0

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