

ADDENDUM #3 – December 5, 2024

Re: Request for Qualifications
New Parking Structure
Middle Tennessee State University
SBC Project No. 166/009-XX-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 RFQ Documents issued October 18, 2024.

This Addendum consists of 3 pages.

GENERAL INFORMATION

See attached updated “Schedule of Events”

Due to the abundance of proposals received our review team has requested additional time to review.

END OF ADDENDUM #3

Addendum #3 dated December 5, 2024, is posted on:

<https://www.mtsu.edu/campusplanning/RFPQ.php>

Development.

The Department Parking Services

This project seeks to provide a comprehensive construction of a new parking structure. This parking structure at Middle Tennessee State University (MTSU) is crucial to addressing the ongoing parking challenges faced by its growing campus community. As enrollment continues to rise, surface parking lots have become increasingly insufficient, leading to congestion, long walking distances, and inefficiencies in traffic flow. A multi-level parking structure would alleviate these issues by significantly increasing capacity within a smaller footprint, enhancing convenience for students, faculty, and visitors. Additionally, it would support future campus development by freeing up land for new academic and residential buildings while improving safety through better lighting and pedestrian pathways. A parking structure is not only a practical solution to current parking shortages but also a long-term investment in the university's sustainable growth and operational efficiency. The project scope also includes the demolition of Womack Lane Apartments, which is directly adjoined to the north and east sides of the site.

This construction is a vital revitalization effort to alleviate parking issues. Therefore, this building and the surrounding site should express the aesthetics and sense of place established by the construction of the new student housing. The design is for approximately 600 spaces with five levels. The parking structure will not have any occupied space at the ground tier. The maximum allowable construction cost is approximately \$ 24,750,000, including costs for added infrastructure, site improvements, and surrounding pedestrian and vehicular circulation.

This project was included in the 2024/2025 Capital Budget Request and funded as part of the State's budget as enacted by legislative action and subsequent State Building Commission. Design firms will be retained and operated under the State of Tennessee Designer Agreement and executed through MTSU's Campus Planning Project Manager.

A Construction Manager / General Contractor (CM/GC) method of construction delivery will be requested for this project. As a part of basic services, the designer will participate as an advisor in the selection of the CM/GC and will coordinate and work with the CM/GC to deliver a project in adherence with the program and within the funding allocated for the project.

Design Services Contract and Terms:

Design services contract and terms utilized will be the "Standard Form of Agreement Between Owner and Designer (Form SBC-6)" and "Standard Form of Supplement Agreement Between Owner and Designer (Form SBC-6s). These forms can be accessed via the following link: <https://www.tn.gov/osa/general-information/forms---contracts.html>

All consultants listed as part of a proposer's design team will be assumed by the reviewers as included in the basic design services fee. Please indicate if any of the consultants included require additional services.

Design Schedule:

TSSBA Bond Approval: November 2024

SBC Project Approval: Presented at the December 2024 SBC Meeting

Designer Selection: Presented at the January 2025 ~~December 2024~~ Executive Subcommittee

Design Kickoff: February 2025

Design - Schematic Design Complete: April 2025

Design - Design Development Complete: July 2025

Design Completion: September 2025

Construction Kick-off: November 2025

Additional Information:

Project is contingent on TSSBA Bond approval and SBC approval. The project will proceed through design after Designer selection and approval of the Designer by the State Building Commission. The Designer will be retained and managed under standard MTSU procedures and State Building Commission policy and Designer Agreement.

Business arrangements and staff locations:

MTSU prefers a single Design Firm as Designer with business partners and consultants that serve under the Design firm. Firms submitting Qualification Statements as a Joint Venture will need to have a current Tennessee business license as a Joint Venture and similar projects completed as the Joint Venture.

When providing information on the designer, consultants and staff, the address of the firms and the staff members should reflect the physical location of the consultants and staff providing the services for this project. Any support staff in other locations should be clearly identified in the proposal. Registration through the website of the Office of the State Architect is required for all projects and must be completed before expressing interest through submitting responses to Letters of Interest (LOI) or responses to Requests for Qualifications (RFQ) for a project.

<https://designerregistration.osa.tn.gov/WebForms/Home.aspx>

Schedule of Events:

RFQ SCHEDULE OF EVENTS		
The Owner may adjust this schedule as it deems necessary. The Owner will communicate any adjustment to the Schedule of Events to all known proposers and also by a special post to the MTSU website.		
Event	Time	Date
Post RFQ on MTSU website		10/18/2024
Pre-Proposal Conference Call (Optional) Microsoft Teams Need help? Join the meeting now Meeting ID: 255 613 646 426 Passcode: oyHNtF	2:00 CT	11/04/2024
Dial in by phone +1 615-988-5047,,40311776# United States, Nashville Find a local number Phone conference ID: 403 117 76#		
Written Question Deadline		11/13/2024
MTSU Responds to Written Questions		11/18/2024
Proposal Deadline	2:00 pm CT	11/25/2024
MTSU Evaluation Complete		01/10/25 12/04/2024
Information available for State Architect		01/13/2025 12/06/2024
Executive Subcommittee of the State Building Commission		01/27/25 12/16/2024