

ADDENDUM #4 – December 19, 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 Down Selected Proposers

This Addendum forms a part of the RFP documents and modifies the original RFP Documents and all subsequent addenda.

This Addendum consists of two (2) pages and covers the following topics: Hazardous materials abatement and demolition of the existing Womack Lane housing site; electrical utility; and Pre-Development Agreement.

Womack Lane – Hazardous abatement and demolition

Hazardous abatement and demolition of the existing Womack Lane Housing complex are not to be included in the scope of work for the P3 Housing Project.

Abatement and demolition scope will be included in the MTSU New Parking Structure project that received State Building Commission approval on December 16, 2024. Completion of the hazardous materials abatement and demolition of the Womack Lane Housing is currently scheduled for October 31, 2025.

The University doesn't envision sitework construction to be able to proceed with the P3 Housing Project until November 1, 2025.

Electric Utility

Electrical service will be provided via MTSU's electrical infrastructure. The P3 Housing Project is to be sub-metered at the Project main electrical panel with the Project's revenues reimbursing MTSU for the costs of electric service and usage. Current rates of electrical service are currently billed at \$0.114 per kilowatt-hour (kWh) with rate escalation of 3-5% per year. Developers should assume a 4% annual escalation in their financial models.

The cost of required electrical improvements to support the P3 Housing Project, including new transformer and any required switchgear, will be billed to MTSU and reimbursed by the Project. Middle Tennessee Electric, the electric utility provider, will provide an estimate of cost for needed improvements, and MTSU will communicate that information via addendum as soon as possible.

Pre-Development Agreement

As included in Addendum #3, the University envisions entering into a Pre-Development Agreement with its selected Partner. To further clarify, the Pre-Development Agreement will be negotiated and executed as soon as possible after developer selection. This allows for design activities to advance to maintain the P3 Housing Project's targeted completion date while the University and Developer negotiate transaction terms.

END OF ADDENDUM #4

Addendum #4 dated December 19, 2024, is posted on:

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