

**ADDENDUM #4 – October 6,2023**

Re: Request for Proposals  
Land Lease for Hotel Development  
Middle Tennessee State University  
SBC Project No. 366/009-03-2023

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 July 14,2023.

This Addendum consists of 5 pages and attached AutoCAD file.

**GENERAL INFORMATION**

**Stormwater:** To ensure Step 2 Proposals align with Middle Tennessee State University ("MTSU" or the "University") objectives, MTSU has provided additional context in this addendum. This context serves to express strategic priorities for the Hotel Initiative. In addition, this section provides clarity on MTSU's expectations for site infrastructure.

MTSU recognizes the need for stormwater improvements on Site #1. Proposals including Site #1 should, in the graphic documents and renderings required by Section 11.4, Tab 8, demonstrate a clearly developed concept and thoughtful solutions that mitigate stormwater concerns. Similar to other narratives required in Tab 8 of the Step 2 Submittal, the Proposer must provide a narrative of how the concept addresses the stormwater detention issues addressed in the original RFP - Appendix F – Stormwater Improvement Report. Proposers must also include in Tabs 9 & 11 how the proposed solution affects the overall project cost, and in Tab 12, specifically address how the proposed solution would be maintained, and ensure any associated costs are captured as maintenance costs of the Project in Tab 13.

The concept proposed should reflect a solution for stormwater mitigation and detention with a projected useful life that is as permanent and low-maintenance as possible. Attached are a few recent images of conditions on this site where approximately 2" of rain fell over one (1) hour. For reference, please compare this rainfall with those in the RFP's Stormwater Improvement Report.

After selecting its preferred partner, the University will negotiate the specific Hotel operational and asset management standards, such as the stormwater improvements. The results of these negotiations will be expressed in future legal agreements, including the Property Management and Operating Agreements.

**Finance/Partnership Objectives:** MTSU will maintain ownership of both development sites (Site #1 & Site #2). MTSU will not consider any partnership options that include the disposition of state-owned land. MTSU does not intend to assist in efforts to reduce ad valorem taxes throughout the process.

The University is interested in negotiating a fixed nightly rate, subject to annual escalations, for its internal reservations. Please discuss your team's willingness to establish a fixed nightly rate and the methodology in your Step 2 Proposal.

**Student Housing Considerations:** The University does not intend to use the Hotel for overflow student housing needs. If necessary, the University may be willing to discuss potential options with the hotel operator for emergency and short-term student and faculty housing needs.

**QUESTIONS RECEIVED:**

1. Do you have a CAD file of the most recent survey for Site 1?
  - a. Attached CAD file sent with Addendum
  
2. Our landscape architect visited the site the other day and noticed some construction activity. He sent over a picture of a graded pad on Site 1 that wasn't there previously. Do you know what the pad is planned to service?
  - a. The graded pad is the laydown yard for our current Student Athlete Performance Center Project, it will be removed and put back to its original state before construction on the hotel begins.

**END OF ADDENDUM #4**

Addendum #4 dated October 6, 2023, is posted on:  
<https://www.mtsu.edu/campusplanning/RFPQ.php>

Rain Event at Greenland and Middle Tennessee



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