



Gresham Smith

MTSU CAMPUS WIDE CENTRAL PLANT & CAMPUS UTILITIES UPDATES MURFREESBORO, TN

SBC Project Number. 366/009-05-2023

Gresham Smith Project No. 46986.00

Addendum No.: 03

Issue Date: May 28, 2025



To All Bidders:

The following are changes to the Bidding Documents for MTSU Campus Wide Central Plant & Campus Utilities Updates dated 5/2/2025. All bidders shall acknowledge this addendum on their bid form.

Bid Date: 6/4/2025 until 2:00 PM at Office of Campus Planning/Construction Administration (CPCA) Holmes Building 836 Champion Way; Suite 104 Murfreesboro, TN 37132

Pre-bid RFI Questions:

N/A

Description:

<u>Project Manual</u>	<u>Description</u>
00 41 13 Bid Form	For Alternate 1, the contractor is not responsible for the replacement of the three transformers at Cogeneration Plant. Contractor shall only be responsible for coordinating with MTE that they will be purchased by MTSU.
01 10 00 Summary of Work	For Alternate 1, the contractor is not responsible for the replacement of the three transformers at Cogeneration Plant. Contractor shall only be responsible for coordinating with MTE that they will be purchased by MTSU.

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Addendum Log
MTSU Campus Wide Central Plant & Campus Utilities Updates
Gresham Smith Project No. 46986.00
May 28, 2025

Page 2

01 23 00 Alternates

For Alternate 1, the contractor is not responsible for the replacement of the three transformers at Cogeneration Plant. Contractor shall only be responsible for coordinating with MTE that they will be purchased by MTSU.

Project Drawings

Description

N/A

N/A

Attachments:

- N/A

00 41 13 – BID FORM

TO: State of Tennessee **FROM BIDDER:** _____

FOR:

Project Title: MTSU Multiple Campus Wide Central Plant and Campus Utilities Updates

Project SBC No.: 366/009-05-2023

A. The Bidder hereby acknowledges, attests, certifies, warrants, and assures that:

1. Bidder has received, read and understands the Bidding Documents and this bid is made in accordance therewith.
2. Bidder has visited the site and become familiar with the local conditions under which the Work is to be performed and has correlated all observations with the requirements of the Bidding Documents.
3. Documents identified as "Information Available to Bidders" are prepared solely for the Designer's use in design of this Work and have not been relied upon in the preparation of this bid. The use and interpretation of such information for any purpose is entirely the responsibility of the using party.
4. Bidder shall not utilize the services of a contractor or subcontractor disqualified from participating in State Building Commission projects.
5. Bidder shall not knowingly utilize the services of an illegal immigrant in the performance of this Contract and shall not knowingly utilize the services of any subcontractor or consultant who will utilize the services of an illegal immigrant in the performance of this Contract.
6. In compliance with the Iran Divestment Act the Bidder is not on the list created pursuant to Tennessee Code Annotated (TCA) § 12-12-106 and shall not utilize any subcontractor on that list.
7. Bid Security, in the amount of five percent (5%) of the total amount of bid, including Alternates, is attached hereto.
8. A Drug-Free Workplace Affidavit, in the form of Section 00 45 21, is attached hereto.
9. Failure to complete this Bid Form, provide required attachments, or comply otherwise with instructions to Bidders, may be cause for rejection of bid.
10. The person who signs this bid on behalf of the Bidder is legally empowered to bind the Bidder to a Contract.
11. The following statement is (mark the one that is applicable) True False:
The Bidder and/or any of the Bidder's employees, agents, independent contractors and/or proposed Subcontractors have been convicted of, pled guilty to, or pled nolo contendere to any contract crime involving a public contract.
12. Bidder has received the following addenda:
Addendum No. _____ dated _____. Addendum No. _____ dated _____.
Addendum No. _____ dated _____. Addendum No. _____ dated _____.

00 41 13 – BID FORM

PAGE 2 FROM BIDDER: _____

B. The Bidder agrees to:

1. Honor this bid for 45 days following the date of the scheduled opening of bids.
2. Enter into and execute a contract, if presented on the basis of this bid, and to furnish certificates(s) of insurance, bond(s), and other documents related to the contract as required, including, if the initial Contract Sum as awarded exceeds \$100,000, the Contract Bond.
3. Accomplish the Work in accordance with the Contract Documents.
4. Furnish Three Year Roof Bond in the form of Section 00 61 43 in the amount of: Roof Bond Not Required.
5. Achieve Substantial Completion of the Work in accordance with the number of calendar days Contract Time set forth, allotted from and including the date stipulated in the Notice to Proceed; and, accept the conditions for Liquidated Damages in the amount set forth per calendar day.

Phase	Commencement	Contract Time	Liquidated Damages
ALL	Notice to Proceed for All Work	260 Days	\$250 Per Day
	<<Name or "Not Applicable">>	Days	\$ Per Day
	<<Name or "Not Applicable">>	Days	\$ Per Day
	<<Name or "Not Applicable">>	Days	\$ Per Day

C. BASE BID: The Bidder agrees to complete the Work of the Base Bid for this project for the lump sum of the following amount (In both words and figures. Figures prevail. Words clarify at Owner's discretion.):

_____ and _____/100ths Dollars
 \$ _____

D. ALTERNATES: The Bidder agrees to include Work of the following Alternate(s), as specified in Section 01 23 00 Alternates, for the additional lump sum(s) of the following amount(s) (In both words and figures. Figures prevail. Words clarify at Owner's discretion.):

ALTERNATE No.1: Sewer piping repair at Floyd Stadium. Installation of buffer tank at Sam Ingram Building. ~~Replacement of three (3) utility transformers at Cogeneration Plant.~~ Coordination of three (3) utility transformers replacement at Cogeneration Plant with MTE (Middle Tennessee Electric). Transformers will be purchased by MTSU.
 _____ and _____/100ths Dollars
 \$ _____

ALTERNATE No. 2: Installation of three (3) new remote differential pressure sensors for secondary chilled water pumps; Replacement of 30 ton air cooled chiller at Telecom building.
 _____ and _____/100ths Dollars
 \$ _____

ALTERNATE No. 3: Cooling tower condenser water piping repair at Cogeneration Plant.
 _____ and _____/100ths Dollars

00 41 13 – BID FORM

\$ _____

ALTERNATE No. 4: Replacement of 40 ton condensing unit and direct expansion cooling coils at Chris Young Café.

_____ and _____/100ths Dollars

\$ _____

00 41 13 – BID FORM

E. UNIT PRICES: The Bidder agrees to include work in the Base Bid and Alternates as specified for the Quantity Allowance of Unit Price Items and propose, subject to Owner acceptance, the following Unit Prices for inclusion in the Agreement as specified in Section 01 22 13 Unit Prices:

<<"XX Unit Price Items:" or "Not Applicable">>

Item No.	Unit Price per Unit	Unit	Name, Work Included

F. BID SUBMITTAL:

This bid is submitted by:

Authorized Signature: _____ Date: _____

Printed Name, Title: _____

On behalf of:

Bidder Name: _____

Bidder's Address: _____

Bidder's Phone: _____

Bidder's Fax: _____

Bidder's Email: _____

END OF SECTION

**SECTION 01 10 00
SUMMARY OF WORK**

PART 1 -GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Contract description.
 - 2. Contractor's use of Site and premises.
 - 3. Work sequence.
 - 4. Owner occupancy.
 - 5. Permits.
 - 6. Specification conventions.

1.2 CONTRACT DESCRIPTION

- A. Work of the Project includes alteration and Replacement of existing secondary chilled water pumps SCHWP-G and CHWP-G & associated variable frequency drives; replacement of thirty-two (32) chiller chilled water supply and return and cooling tower water supply and return isolation valves at Cogeneration Plant; replacement of ten (10) secondary chilled water pump chilled water supply and return isolation valves at Cogeneration Plant; installation of chilled water supply and return isolation valves in chilled water distribution loops E, F, and G at Cogeneration Plant; installation of Loop F 16" industrial grade high performance butterfly isolation valves near Keathley University Center; installation of Loop G 16" industrial grade high performance butterfly isolation valves in new utility vault near John Bragg Media and Entertainment Building. Steam piping repair at Observatory.
- B. Alternate 1: Sewer piping repair at Floyd Stadium. Installation of buffer tank at Sam Ingram Building. Coordination of three (3) utility transformers replacement at Cogeneration Plant with MTE (Middle Tennessee Electric). Transformers will be purchased by MTSU.
- C. Alternate 2: Installation of three (3) new remote differential pressure sensors for secondary chilled water pumps; Replacement of 30 ton air cooled chiller at Telecom building.
- D. Alternate 3: Cooling tower condenser water piping repair at Cogeneration Plant.
- E. Alternate 4: Replacement of 40 ton condensing unit and direct expansion cooling coils at Chris Young Café.
- F. Project Location: Middle Tennessee State University, Murfreesboro, TN 37132.
- G. Perform Work of Contract under fixed cost Contract with Owner according to Conditions of Contract.

1.3 CONTRACTOR'S USE OF SITE AND PREMISES

- A. Limit use of Site and premises to allow:
 - 1. Owner occupancy. Owner staff regular work hours are 8:00 AM - 5:00 PM.
- B. Construction Operations: Limited to areas indicated on Drawings.
 - 1. Noisy and Disruptive Operations (such as Blasting, Use of Jack Hammers and Other Noisy Equipment): Not allowed in close proximity to existing building during regular hours of operation. Coordinate and schedule such operations with Owner to minimize disruptions.
- C. General: Contractor shall have full use of premises for construction operations, including use of Project site, during construction period. Contractor's use of premises is limited only by Owner's right to perform work or to retain other contractors on portions of the Project.
- D. Utility Outages and Shutdown:
 - 1. Coordinate and schedule electrical and other utility outages with Owner.

2. At least one week before scheduled outage, submit Outage Request Plan itemizing the dates, times, and duration of each requested outage
- E. Construction Plan: Before start of construction, post electronic file to Project website of construction plan regarding access to Work, use of Site, and utility outages for acceptance by Owner. After acceptance of plan, construction operations shall comply with accepted plan unless deviations are accepted by Owner in writing.

1.4 WORK SEQUENCE

- A. Sequencing of Construction Plan: Before start of construction, submit electronic copies of construction plan regarding phasing of demolition, and new Work for acceptance by Owner. After acceptance of plan, construction sequencing shall comply with accepted plan unless deviations are accepted by Owner in writing.

1.5 OWNER OCCUPANCY

- A. Owner will occupy premises during entire period of construction.
- B. Cooperate with Owner to minimize conflict and to facilitate Owner's operations.
- C. Schedule the Work to accommodate Owner occupancy.

1.6 PERMITS

- A. Supply all necessary permits for construction of Work including the following:

1.7 SPECIFICATION CONVENTIONS

- A. Specifications are written in imperative mood and streamlined form. This imperative language is directed to Contractor unless specifically noted otherwise. The words "shall be" are included by inference where a colon (:) is used within sentences or phrases.
- B. Unless noted otherwise in the individual specification sections, specifications are written in a manner which allows for multiple providers to provide that material, equipment or service. In cases where there is a need to limit the provider choices, or prescribe one choice, that requirement will be stated in the individual specification section. The three options for specification types are "Or Equal", "Performance" and "Prescriptive" as defined in the paragraphs below.
 1. Note that not all materials, equipment, system, assembly or fabrication are interchangeable, the burden of coordinating an alternative material, equipment, system, assembly or fabrication selection remains the responsibility of the Contractor.
- C. Specification definitions:
 1. Or Equal with a list of approved material or equipment options. This applies to material or equipment that is equally acceptable from multiple providers, but those providers may not be listed. This is the default option.
 2. Performance Specification with a Basis of Design. The specification lists the required performance requirements/criteria with a limited list of providers that can meet that performance. The first provider listed is the preferred provider and Basis of Design, unless the Contractor demonstrates a substantial benefit to the project by using one of the other providers. Use of a non-listed provider will be considered a substitute and the contractor must submit the request through the Substitution Request process.
 3. Prescriptive (Basis of Design only). The provider listed, along with the performance criteria, is the only provider the Designer/Designer will accept. Use of a non-listed provider will be considered a substitute and the contractor must submit the request through the Substitution Request process.
 - a. Note that the use of "Prescriptive" in this context is in regards to specifications only and is not meant to apply to any prescriptive building code requirements.

- D. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.

1.8 PROJECT INFORMATION EXCHANGE

- A. Project Information Exchange: The Designer will provide access to relevant Project files through its project information management software Newforma without charge to Contractor and provide instruction on its use. This software includes the ability to exchange large files and large numbers of files.
 - 1. Contract Documents will be issued using this software.
 - 2. Contractor shall use this software for transmitting all files for contract administration documents; no other method is acceptable. The Designer will not download documents from Contractor's FTP site.
 - 3. Additional requirements for specific types of contract administration documents are specified in other Division-01 Specifications sections.

PRODUCTS – NOT USED

PART 3 - EXECUTION – NOT USED

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END OF SECTION 01 10 00

01 23 00 – ALTERNATES

PART 1 - GENERAL

1.01 REQUIREMENTS

- A. Section includes identification of each Alternate by number, and describes the basic changes to be incorporated into the Work if a particular Alternate is made a part of the work by specific provisions in the Agreement between the Owner and the Contractor.
- B. Related sections are referenced in the definition of each Alternate.
- C. Coordination of related work and modifications to surrounding work as required to properly integrate each Alternate, and to provide the complete construction required by the Contract Documents, is the responsibility of the Contractor.

1.02 DESCRIPTION OF ALTERNATES

Alternate 1: Sewer piping repair at Floyd Stadium. Installation of buffer tank at Sam Ingram Building. Replacement of three (3) utility transformers at Cogeneration Plant. Coordination of three (3) utility transformers replacement at Cogeneration Plant with MTE (Middle Tennessee Electric). Transformers will be purchased by MTSU.

Alternate 2: Installation of three (3) new remote differential pressure sensors for secondary chilled water pumps; Replacement of 30 ton air cooled chiller at Telecom building.

Alternate 3: Cooling tower condenser water piping repair at Cogeneration Plant.

Alternate 4: Replacement of 40 ton condensing unit and direct expansion cooling coils at Chris Young Café.

PART 2 – PRODUCTS (Not Used)

PART 3 – EXECUTION (Not Used)

END OF SECTION