

Middle Tennessee State University  
Campus Planning  
December 19, 2025

**ADDENDUM NO. 3**

SBC Project No. 166-009-04-2025CM  
Additions and Renovations to Murphy Center  
Request for Proposals

To All Prospective Proposers:

Middle Tennessee State University is issuing Addendum No. 3 for the above-referenced project. This addendum becomes a part of the Request for Proposals and modifies the original documents as noted below. All proposers must acknowledge receipt of this addendum in their proposal response.

Purpose of this Addendum:

To inform all proposers of the attached Pre-Proposal Conference Agenda, In-Person Attendees at the Pre-Proposal Conference and those online. Included are questions generated at the Pre-Proposal Conference.

Attached Pre-Proposal In Person Attendance sheet (1 page), On-Line Attendance List (1 Page) and Pre-Proposal Agenda (2 pages) MTSU-MC-Preliminary Pricing Set (22 pages)

**QUESTIONS DURING THE PRE-PROPOSAL CONFERENCE:**

1. Construction duration is 22 months, are there blackout periods? Are there areas that must remain operational?
  - a. It is MTSU's desire to maintain the arena area and associated seats with accessible paths during the basketball season (September – March), TSSAA ( 2 weeks in October & 2 weeks in March), and Graduation Fall (1 weekend in December), Spring (May), and Summer (one weekend in July) MTSU will further work with the selected contractor in developing a schedule.
2. Are Photos allowed in the submittal?
  - a. The CMGC documents 3.2.3 ~~Do not include any photographs of any kind. To do so will make your proposal non-responsive and the Owner shall reject it.~~ MTSU will allow photographs in section B.2, B.3, and C.3.
3. Can preliminary Elevations be provided?
  - a. See attached pdf: MTSU-MC-Preliminary Pricing Set

4. 6.3 Attachment B.2 does items 4 & 5 does this pertain to this project?
  - a. Strike items ~~4. Skills Training~~ ~~5. Industry, Production, Manufacturing, Equipment or Process Centric.~~
5. Describe the approach to D.1?
  - a. To inform the evaluator if you participate in minority business relationships, this section does not have a point value.

**END OF ADDENDUM #3**

Addendum #3 dated December 19, 2025 is posted on:

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

Sincerely,  
Jamie Brewer  
Director of Project Management  
Campus Planning  
Middle Tennessee State University

# Additions and Renovations to Murphy Center

12.17.25

366/009-04-2025

## Pre-Proposal Conference Attendance List

### Contractor

Sunbelt Rentals Temp Fence  
Sunbelt Rentals  
BARTON MALOW  
BARTON MALOW  
MORTENSON

~~Sean W~~ DPR  
Reeves Yummy  
BL Harbert  
Mortenson  
MORTENSON  
THE PARENT CO  
Clyde Rountree / P&R  
BENNIE PANDREY / P&R

### Contact

Chase Roberts  
Jason Richardson  
Ashley Ayub  
CHRIS MASTERS  
JAMES MORRISON

Sean Walker  
Jennifer Kinsey  
~~Camryn~~ Camryn Adcock  
Brittany Nix  
WILL TRAYLOR  
MEREDITH BOOZER  
BOB SARRATT  
Same

### Contact Email

Chase.roberts@sunbeltrentals.com  
Jason.Richardson@sunbeltrentals.com  
ashley.ayub@bartonmalow.com  
Chris.masters@bartonmalow.com  
JAMES.MORRISON@MORTENSON.COM  
Seanwa@dpr.com  
jkinsey@reevesyummy.com  
Cadcock@blharbert.com / pleach@blharbert.com  
brittany.nix@mortenson.com  
WILL.TRAYLOR@MORTENSON.COM  
mboozer@theparentco.com  
bsarratt@theparentco.com  
rountree.associates@yahoo.com  
bennie@pandregy.com

**Murphy Center Renovations: Pre-proposal conf 12/17/25 @2pm**

**Proposal deadline 2/4/25 @2pm**

		<b>Company</b>	<b>Email</b>
X	Adam Keller	Maryland Electric Company	<a href="mailto:akeller@maryland-electric.com">akeller@maryland-electric.com</a>
X	Allen Guillory		
	Ben Lynch, MTSU		
X	Brickley Greer		
X	Bryan Hay		<a href="mailto:bryan.hay@skanska.com">bryan.hay@skanska.com</a>
X	Carlos Amaya (joined at end of mtg 2:18pm)		
X	Chelsea Pobst		
X	Crystal Burnes	Denark Construction, Inc.	<a href="mailto:cburnes@denark.com">cburnes@denark.com</a>
X	Dawn Key		
X	Dennis Georgatos	Skanska USA Building, Inc.	<a href="mailto:dennis.georgatos@skanska.com">dennis.georgatos@skanska.com</a>
X	Derek Martin	American Constructors, Inc.	<a href="mailto:derekm@americanconstructors.us">derekm@americanconstructors.us</a>
X	Grace Wallace	Hoar Construction	<a href="mailto:gwallace@hoar.com">gwallace@hoar.com</a>
X	Grant Chaney	Carroll Daniel	<a href="mailto:gchaney@carrolldaniel.com">gchaney@carrolldaniel.com</a>
X	Hannah DeWeese	Hoar Construction	<a href="mailto:hdeweese@hoar.com">hdeweese@hoar.com</a>
X	Huston		
X	Jamie Brewer, MTSU		
X	Jason Bennett	Hoar Construction	<a href="mailto:jbennett@hoar.com">jbennett@hoar.com</a>
X	Julie Morrell, MTSU		
X	Keith Merritt		
X	Lane Merryman, MTSU		
X	Matt Storey	Hoar Construction	<a href="mailto:mstorey@hoar.com">mstorey@hoar.com</a>
X	Meghan Lewis	RG Anderson Contractors * Engineers	<a href="mailto:mlewis@rgandersoncompany.com">mlewis@rgandersoncompany.com</a>
	Nathan Wallach		
X	Philip Leach	BL Harbert	<a href="mailto:pleach@blharbert.com">pleach@blharbert.com</a>
X	Ray Christian	Blaine Construction	<a href="mailto:rchristian@blaineconstruction.com">rchristian@blaineconstruction.com</a>
X	Vicki Eastham, MTSU		

## PRE-PROPOSAL CONFERENCE – December 17, 2025

RFP for a CM/GC on the  
Additions and Renovations to Murphy Center  
MTSU  
SBC No. 366/009-04-2025CM

### **MEETING AGENDA / HANDOUT**

1. Introductions.
2. Attendees to respond by email to [Jamie.brewer@mtsu.edu](mailto:Jamie.brewer@mtsu.edu) to document attendance for today's Pre-Proposal Conference. Proposers documented will receive a copy of the attendance roster, Conference Notes, and RFP Addenda.
3. Notice of Intent to Propose Deadline is **January 14, 2026 (Wednesday)**
4. Access to the RFP via Web Page: <https://www.mtsu.edu/campusplanning/RFPQ.php>
5. RFP Pre-Proposal Conference
  1. The purpose of the conference is to discuss the RFP scope of services and contract requirements. While questions will be entertained, the oral response to any question at the conference shall be considered tentative and non-binding with regard to this RFP.
  2. RFP comments may be made by email to the RFP Coordinator by 4:30 p.m. on January 21, 2026.
6. Final issuance of Addenda by posting on the Web site is targeted to occur by 4:30 p.m. on January 28, 2026.
7. Project description is on page 44 of CM/GC RFP– Project Narrative and Documentation.
8. Standard areas of pre-construction phase services listed below:
  1. Review Project Information and Develop Procedures
  2. Administer Meetings and Provide Key CM/GC Personnel Participation
  3. Provide Consultation
  4. Prepare Schedules (1. The pre-construction phase schedule and (2) the preliminary construction schedule
  5. Review Construction Feasibility
  6. Develop Project Construction Cost Model and Estimate
  7. Provide Value Analysis
  8. Review Construction Documents
  9. Develop Subcontractor Qualification Requirements and Subcontractor List
  10. Conduct Subcontract Bidding
  11. Provide a Guaranteed Maximum Price (GMP)
  12. Support Incomplete Project Design Activities
9. Proposal Requirements and Process, RFP Section 3, Pages 7-8

A proposal in response to this RFP shall consist of the following Three documents

1. Certification Statement (Proposal Transmittal Attachment 6.2)
2. Technical Proposal ( Technical Proposal & Evaluation Guide Attachment 6.3)
3. Cost Proposal (Cost Proposal Attachment 6.4)
- 3.2.3 Maximum number of pages shall not exceed 60 pages including pages with dividers, charts, spreadsheets and appendices. Pages with print on both sides of the page count as two pages.
- 3.3.2 Each Proposer shall only record the proposed cost exactly as required or allowed by the Cost Proposal and Scoring Guide and shall not record any other rates, amounts, or information.
10. Proposal forms are on the MTSU Campus Planning website :  
<https://www.mtsu.edu/campusplanning/RFPQ.php> please use the updated Cost Proposal link that was uploaded today.
11. Evaluation Guide as in RFP Section 4.2, Pages 7-9.
  - 4.1 The proposal evaluation process is designed to award the contract not necessarily to the Proposer of least cost, but rather to the Proposer with the best combination of attributes based upon the evaluation criteria.
- 12. Proposal Deadline: Proposals will be received by the Owner at the address below until 2:00 p.m. local time on February 4, 2026.**

Middle Tennessee State University Campus Planning  
Attn: Jamie Brewer Holmes Building  
836 Champion Way Murfreesboro, TN 37132
13. The Target date for Owner notification of all Proposers of the highest evaluated Proposer is **March 4, 2026**.
14. Site visit scheduled after this meeting. There could be another set time to walk the stadium in January with the Project Manager Vicki Eastham if desired. Reach out to [vicki.eastham@mtsu.edu](mailto:vicki.eastham@mtsu.edu) to schedule.
15. Comments and questions from attendees.

END OF MEETING AGENDA / HANDOUT