

Middle Tennessee State University
Campus Planning
January 28, 2026

ADDENDUM NO. 4

SBC Project No. 166-009-01-2025CM
Renovations to Floyd Stadium
Request for Proposals

To All Prospective Proposers:

Middle Tennessee State University is issuing Addendum No. 4 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.

QUESTIONS RECEIVED:

1. Item No. 3.2.3 of the Pre-Proposal Conference Agenda reads as follows: "Maximum number of pages shall not exceed 60....." Does the 60-page count include or exclude the cover letter?
 - a. [The cover sheet is included in the 60-page limit.](#)
2. Item No. 4.2.1.5. and 4.2.2 of the Request for Proposal lays out the process for the Technical and Cost Proposals. Will the Cost Proposals be opened in a public setting?
 - a. [The cost proposals are not open in a public setting.](#)
3. Item No. 4.5 of the Request for Proposal references "hazardous materials abatement". Is there currently an environmental report that can be shared with the proposers? If abatement is required, would that be the responsibility of MTSU or the CM/GC?
 - a. [Terracon has performed asbestos testing, however the report will show that they did not identify asbestos or lead paint \(Report Attached\). Asbestos removal will be the responsibility of the selected CM/GC.](#)
4. Item No. 4.7 of the Request for Proposals references "Bonding". Please confirm that a Prime Bond is not required with the RFP response, but will be provided at the time the GMP is executed.
 - a. [Bonding is required at GMP.](#)
5. Item No. 2.2 of the Construction Services Agreement reads as follows: "Liquidated Damages, as set forth in paragraph 9.12 of the General Conditions of the Contract (OFD 00 72 03)." What are the daily LD's? Can the General Conditions be issued in the final addendum?

- a. Liquidated damage amounts have not been set for this project. See attached General Conditions.
6. The Cost Proposal, 6.4B General Conditions asks for values for Row No. 28 – No. 30. These requested values calculate against the direct cost of the work. Please confirm the \$11,000,000 value shown on 6.4d. is the suggested direct cost of the work value.
 - a. The cost proposal excel spreadsheet takes the value input from the General Conditions tab and calculates over to the summary sheet. Values for Row 28-30 will appear in the Lump Sum Items at item 2. Value shown in 6.4d Summary & Scoring Guide Item 1. is based on the Bid Target for the project, \$11,000,000.00.
7. The Cost Proposal, 6.4B (both tabs) are silent on items like SDI "Sub Default Insurance", Builders Risk Ins., Owner Contingency, and Contractor Contingency.
 - a. Where should the cost of SDI be added within the Cost Proposal? TBR does not require SDI, cost for this can be added in 6.4 Construction Services General Conditions-Section C line item 33 "List Additional General Conditions Items"
 - b. Who is responsible for Builders Risk? If the CM/GC, where should the cost of the Builders Risk coverage be added within the Cost Proposal? The selected contractor will be responsible for Builders Risk, this is included in 6.4 Construction Services General Conditions-Section C line item 28.
 - c. Does Owner Contingency per include within the Cost Proposal? No
 - d. Where should Contractor Contingency be added with the Cost Proposal? Can a specified percentage, i.e., 3% be set by MTSU for all proposers to be included for Contractor Contingency? Contractor Contingency is added at the GMP
8. The Cost Proposal, 6.4B currently shows "TBD" for permit costs. Who is responsible for permits?
 - a. The contractor is responsible for permits
9. Is there a Bid Bond required with the Cost Proposal?
 - a. No
10. Contract Attachment A, Item No. 1.9.2.a., reads "The GMP shall include a construction contingency (CM/GC – GMP contingency) in an amount approved by the Owner," What is that percentage of the direct cost of the work?
 - a. Up to 3% is typical on TBR projects, however this to will be discussed during the GMP Process.

END OF ADDENDUM #4

Addendum #4 dated January 28, 2026 is posted on: <https://www.mtsu.edu/campusplanning/RFPQ.php>