

ADDENDUM 1 August 15, 2023

RE: REQUEST FOR PROPOSALS:
Construction Manager/General Contractor
for the
Integrated Health Services Building
369/005-05-2022
East Tennessee State University

FROM: RFP COORDINATOR: Chuck Milam
Capital Planning,
East Tennessee State University
PO Box 70653 Johnson City, TN 37614

TO: All Prospective Proposers

This Addendum forms a part of the Request for Proposals and modifies/supplements the documents issued July 26, 2023.

Clarifications and Questions:

Clarification 1: [The Doing Business with ETSU](#) website is the official method of communication for this RFP. Proposers are asked to check this website often for any clarifications or addenda.

Q1): What is the correct duration on Nicks Hall renovation? The narrative shows 6/18/2024 through 12/30/2027.

A1): *Refer to 2.4 Project Narrative and Documentation, page 2 of 2, "Tentative Project Schedule".
Revise duration for "Renovations to Nicks Hall" to read 06/18/2027 – 12/30/2027.*

ATTACHMENTS:

1. 2.4 Project Narrative and Documentation

END OF ADDENDUM 1

2.4 PROJECT NARRATIVE AND DOCUMENTATION

Project Scope

The project scope includes construction of a new Integrated Health Services Building on the main campus of East Tennessee State University in Johnson City, Tennessee. The anticipated location of the building is near the corner of Jack Vest Drive and Go Bucs Trail. Included in the project scope are selective renovations of space for the College of Nursing, College of Clinical and Rehabilitative Health Sciences, the Student/University Health Clinic, a portion of Nicks Hall, and the Dental Hygiene area of Lamb Hall.

Project Description

The new Integrated Health Services Building will be approximately 60,155 SF, multi-story construction. Site work and landscaping to integrate the new building into the campus is included. The new facility will be a state-of-the-art clinical education facility promoting shared learning and team-based patient care for multiple programs across the health sciences. The primary objective of this project is to enhance instruction, collaboration, and interaction between health care professionals, undergraduate students, and focused populations. The facility will create an integrated health care clinic that prepares graduates for entry into a number of the regions fastest growing labor categories, provides state of the art clinical and rehabilitative care, contributes to the research needs of the healthcare community, and provides a clinic with an interdisciplinary focus.

The existing Johnson City Family Medicine Building will be renovated to house the University Health Clinic. The existing Dental Hygiene Clinic in Lamb Hall will be renovated to house Social Work. The existing Student/University Health Clinic in Nick's Hall will be renovated to allow for increases in class sizes for the College of Nursing. The total areas to be renovated are approximately 34,194 SF.

The new Integrated Health Services Building is expected to be substantially May 2026. The work will be phased with new construction completed prior to the renovations. One or more release packages may be required.

Design Team

Architectural	Moody, Nolan, Inc.
Mechanical	Facility Systems Consultants, LLC
Landscape	Ross/Fowler PC
Civil	Tysinger, Hampton & Partners
Electrical	Facility Systems Consultants, LLC
AV/IT	Waveguide Consulting
Structural	RBA Structural Engineering, LLC

Lab Planner HERA Laboratory Planners

Tentative Project Schedule

Program Verification	06/01/2023 – 10/04/2023
Schematic Design	10/05/2023 – 02/07/2024
Design Development	02/08/2024 – 06/04/2024
Construction Documents	06/05/2024 – 11/07/2024
Bidding and Contracts	11/08/ 2024 – 12/19/2024
Construction Integrated Health	12/20/2024 – 05/21/2026
Renovations JC Family Practice & Lamb Hall	07/17/2026 – 04/22/2027
Renovations Nicks Hall	06/18/2024 – 12/30/2027
	06/18/2027

Project Budget

Bid Target:	\$33,808,756.00
MACC:	\$37,189,556.00