



CITY OF MEMPHIS

REQUEST FOR PROPOSAL

CONSTRUCTION MANAGER AT-RISK

#52299

New Pine Hill Golf Course Clubhouse

Addendum #1

ADDENDUM NO. 1

SEPTEMBER 17, 2021

This Addendum forms a part of the Contract Documents and modifies the RFP dated August 31, 2021.

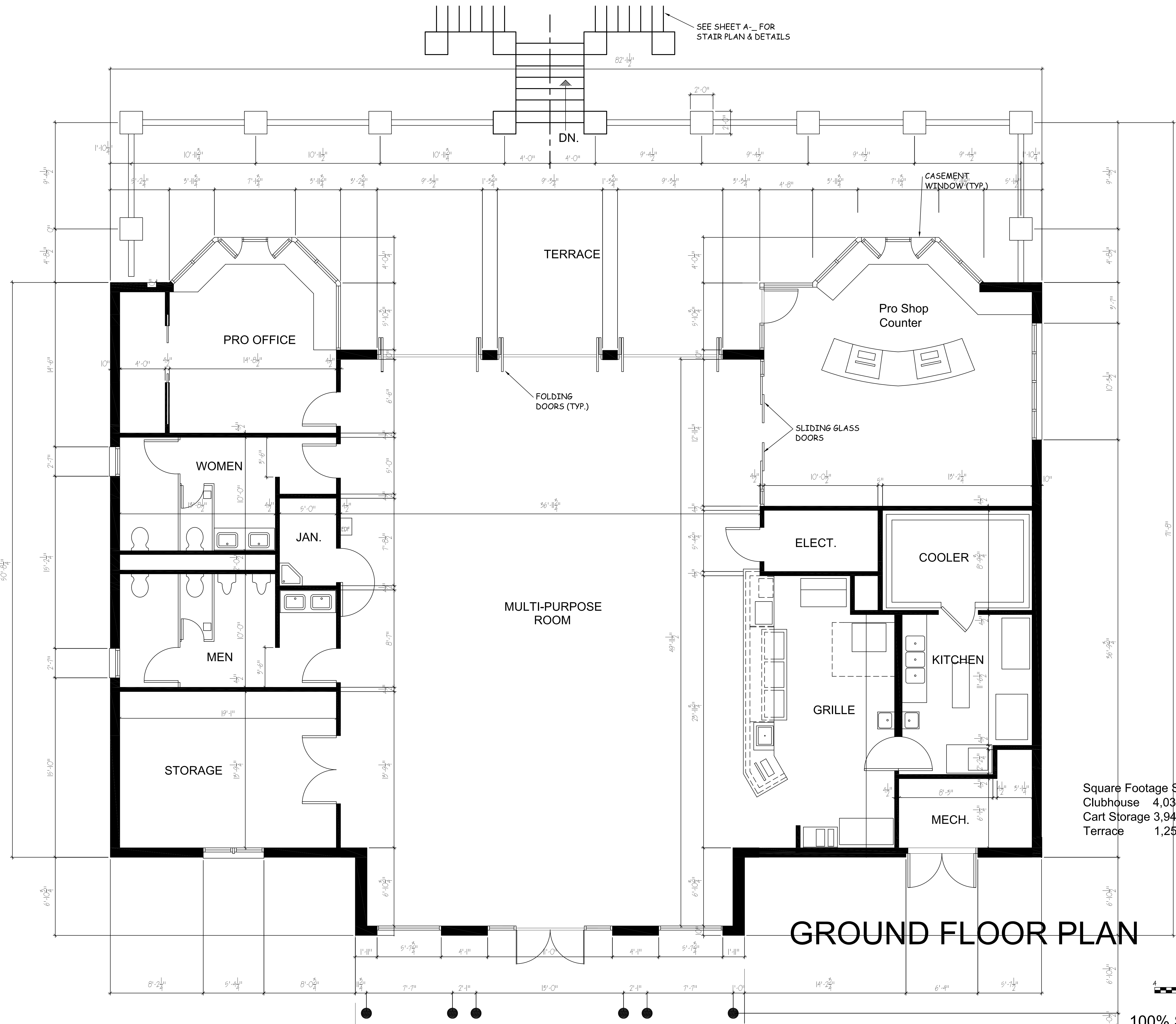
This Addendum consists of (13) pages.

I. MODIFICATIONS/CLARIFICATIONS TO THE CMAR RFP

1. The attached 100% Schematic Design Drawings from Clark & Associates shall replace the documents included in Exhibit 1 of the CMAR RFP.
2. A link to the recording of the Mandatory Pre-Bid Meeting is attached herein.
3. CMAR shall include fee during Pre-Construction Phase for one estimate. Estimate shall be provided at the 100% Design Development level.
4. The FCCL is hereby amended to \$2,457,995.
5. Attached is the sign-in sheet providing all participants of the Mandatory Pre-Bid Meeting.

ATTACHMENTS

1. 100% Schematic Design Drawings by Clark & Associates dated August 27, 2021
2. Mandatory Pre-Bid Meeting Recording dated September 7, 2021
3. Mandatory Pre-Bid Sign-In Sheet dated September 7, 2021



SEE SHEET A- FOR STAIR PLAN & DETAILS

CASEMENT WINDOW (TYP)

TERRACE

PRO OFFICE

Pro Shop Counter

FOLDING DOORS (TYP.)

SLIDING GLASS DOORS

WOMEN

JAN.

MULTI-PURPOSE ROOM

ELECT.

COOLER

MEN

KITCHEN

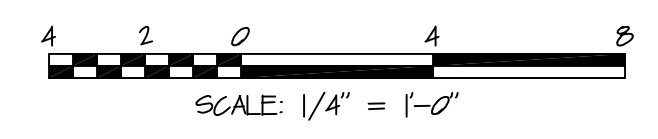
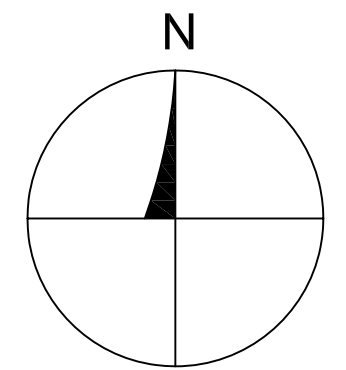
STORAGE

GRILLE

MECH.

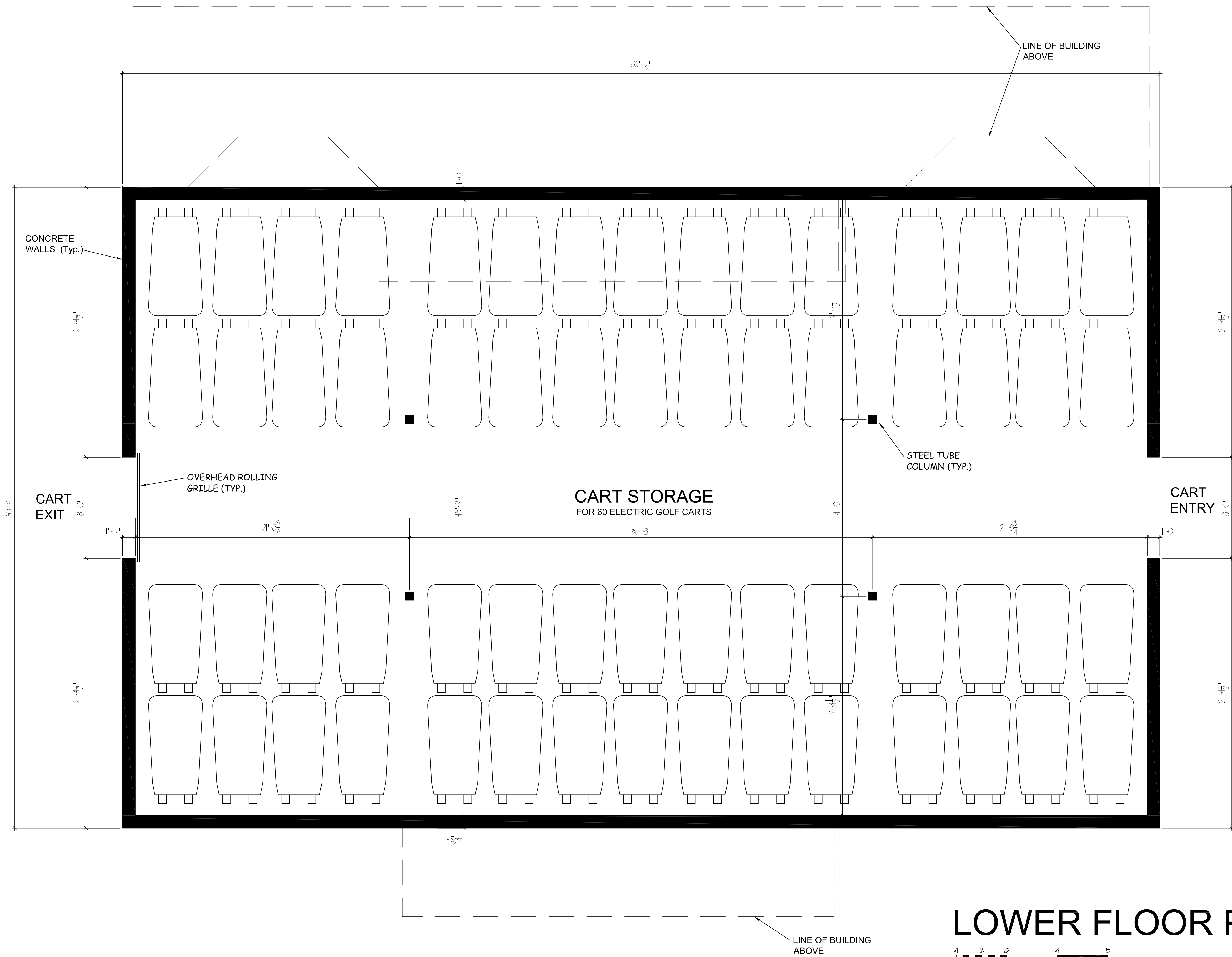
GROUND FLOOR PLAN

Square Footage Summary
 Clubhouse 4,033 sq. ft. Heated
 Cart Storage 3,942 sq. ft. UnHeated
 Terrace 1,250 sq. ft.

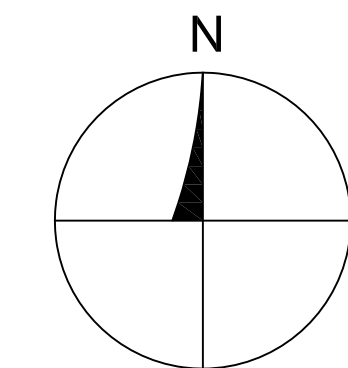
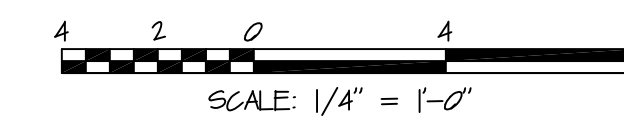


100% Schematic Phase

REVISION	DESCRIPTION	BY	DATE



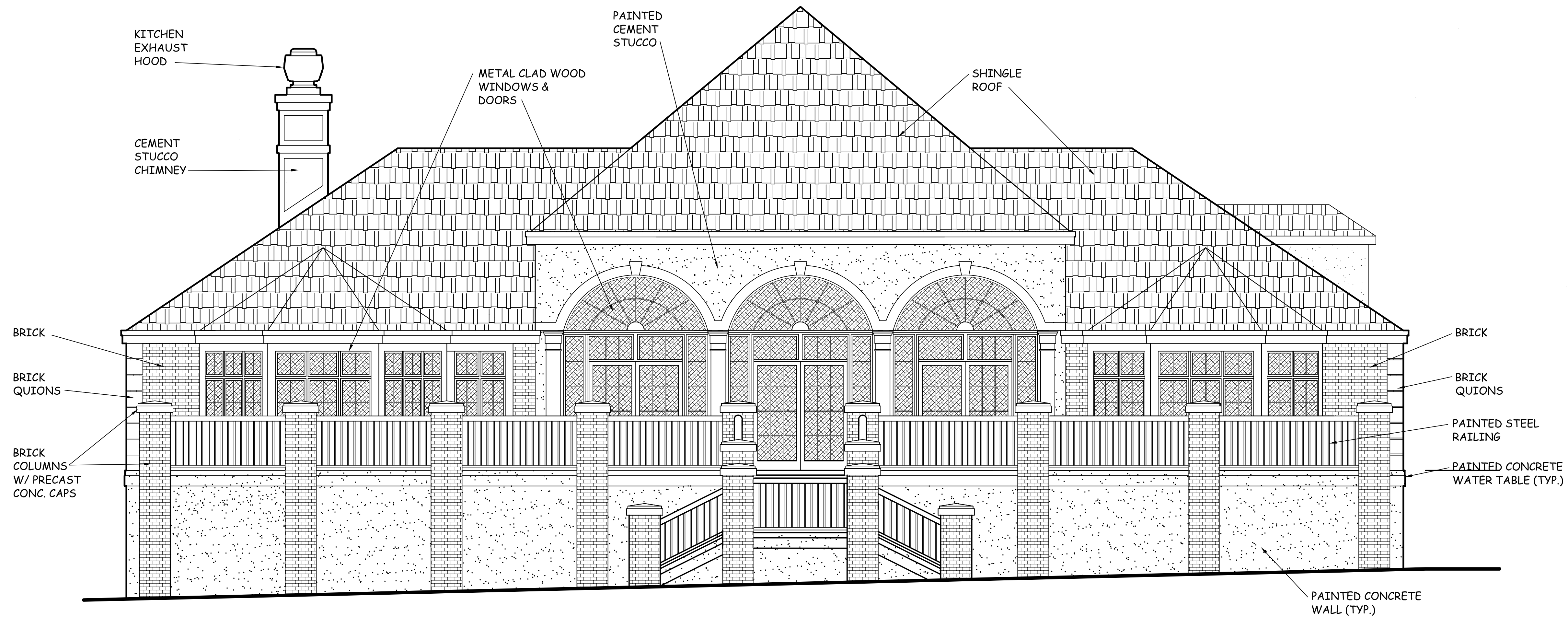
LOWER FLOOR PLAN



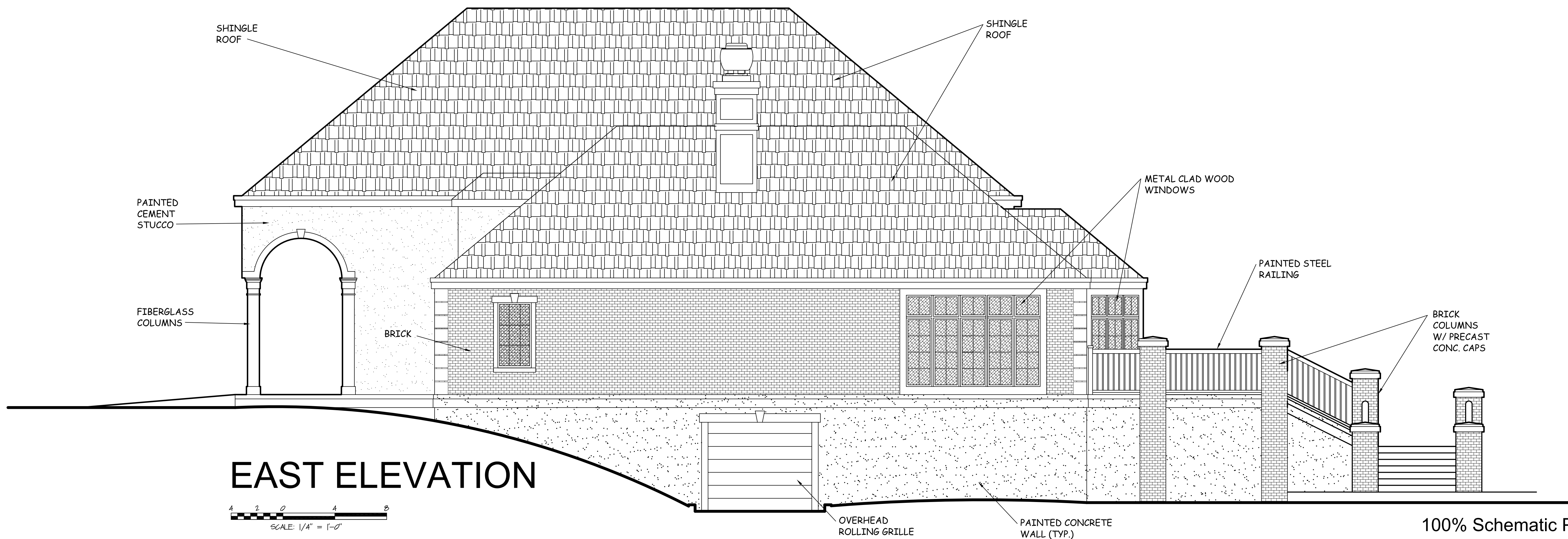
NOTE: SEE SITE PLAN FOR CART PATHS INTO AND OUT OF CART STORAGE

100% Schematic Phase

REVISION	DESCRIPTION	BY	DATE



NORTH ELEVATION



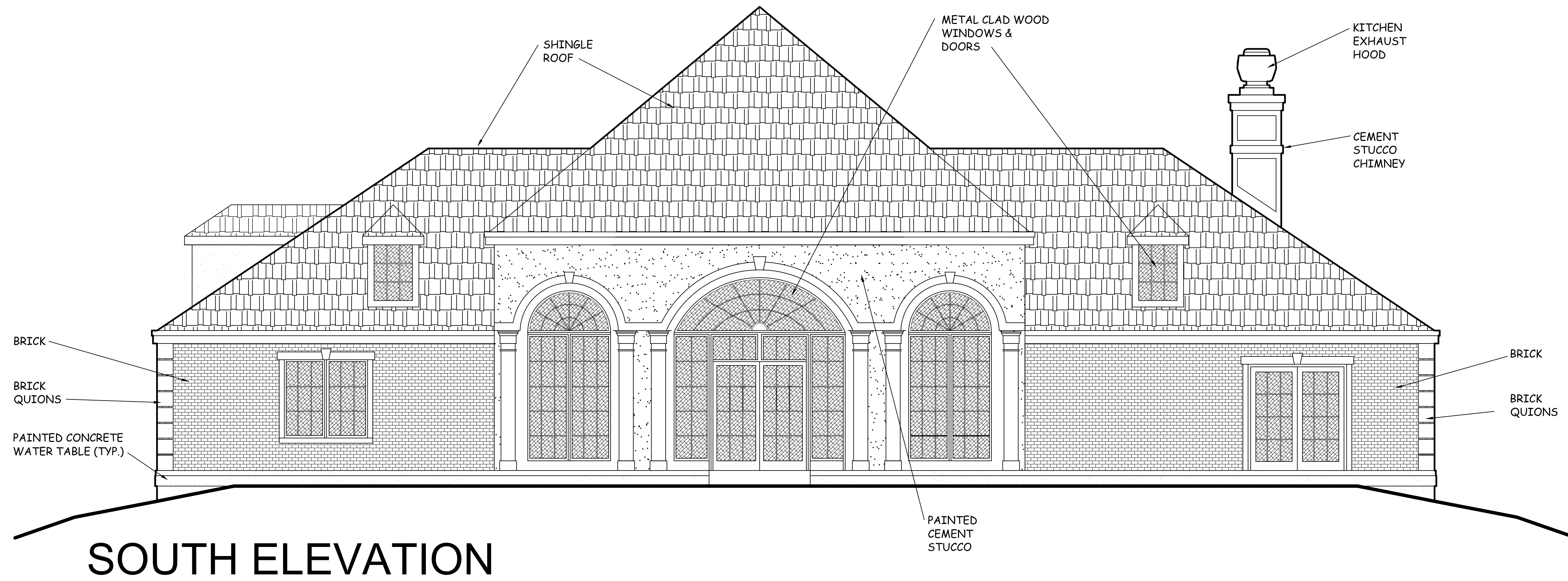
EAST ELEVATION

1 2 3 4 5
SCALE 1/4" = 1'-0"

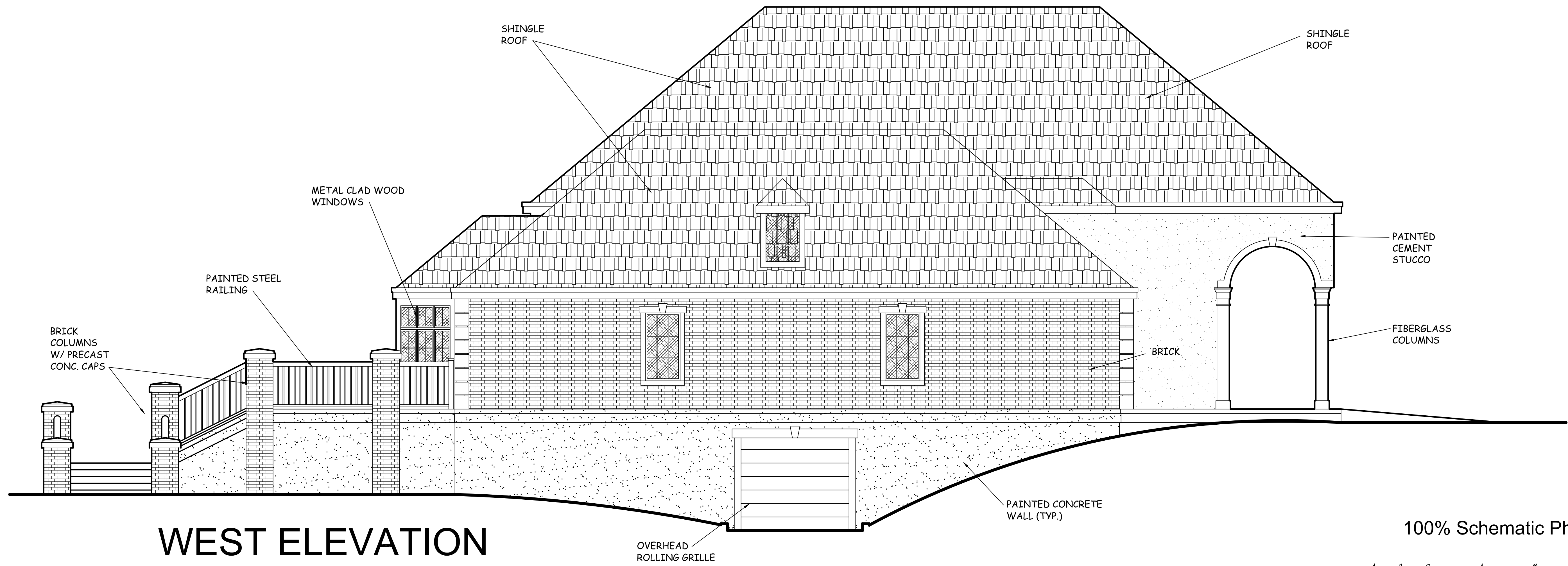
100% Schematic Phase

REVISION	DESCRIPTION	BY	DATE

BD&C PROJECT NO.
DATE August 27, 2021
SCALE 1/4" = 1'-0"
SHEET NUMBER

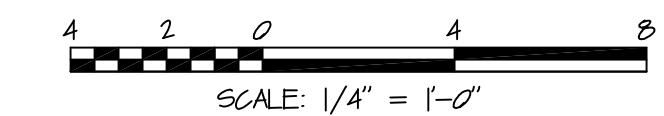


SOUTH ELEVATION



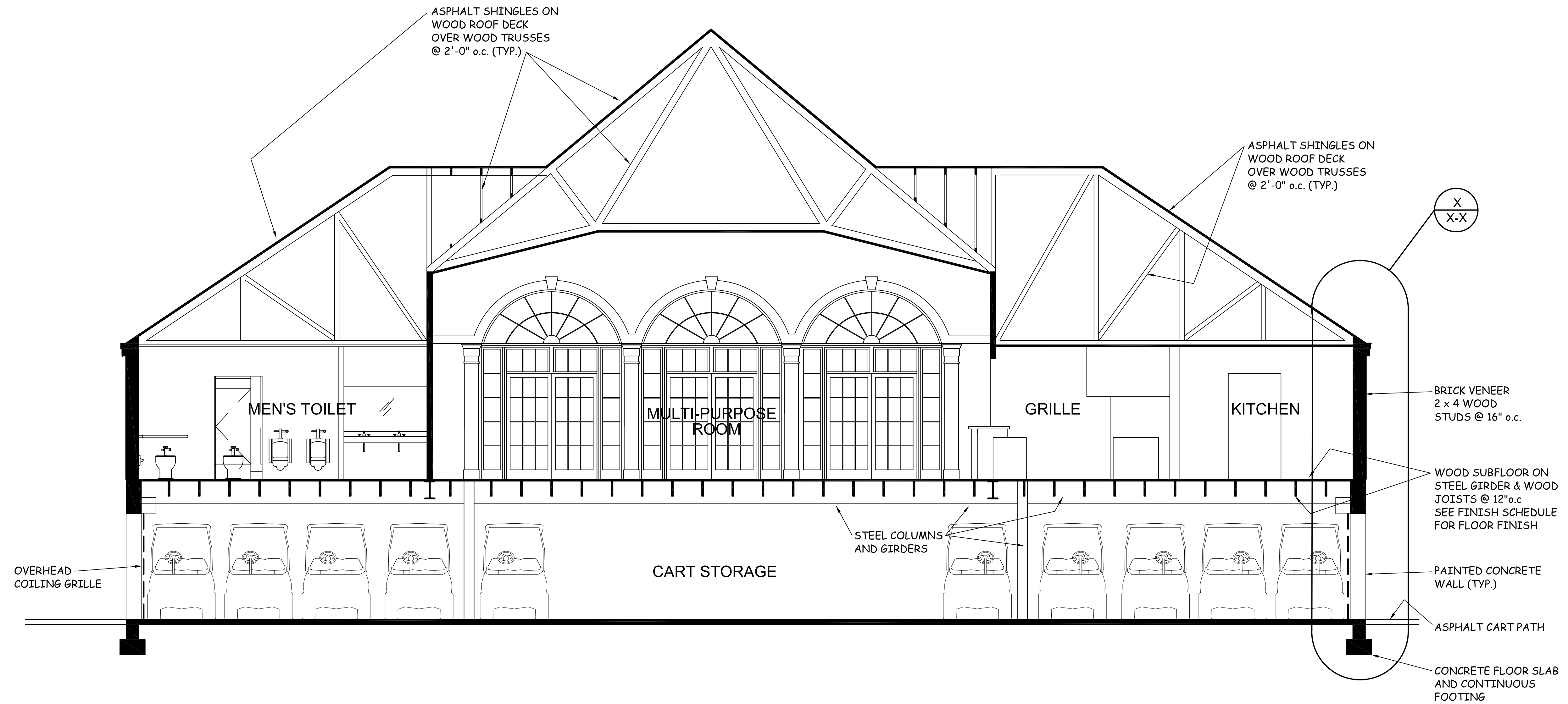
WEST ELEVATION

100% Schematic Phase



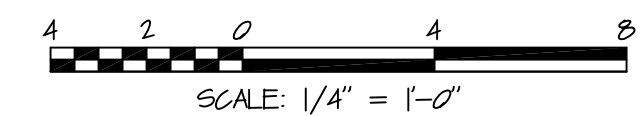
REVISION	DESCRIPTION	BY	DATE

BD&C PROJECT NO.
DATE August 27, 2021
SCALE 1/4" = 1'-0"
SHEET NUMBER



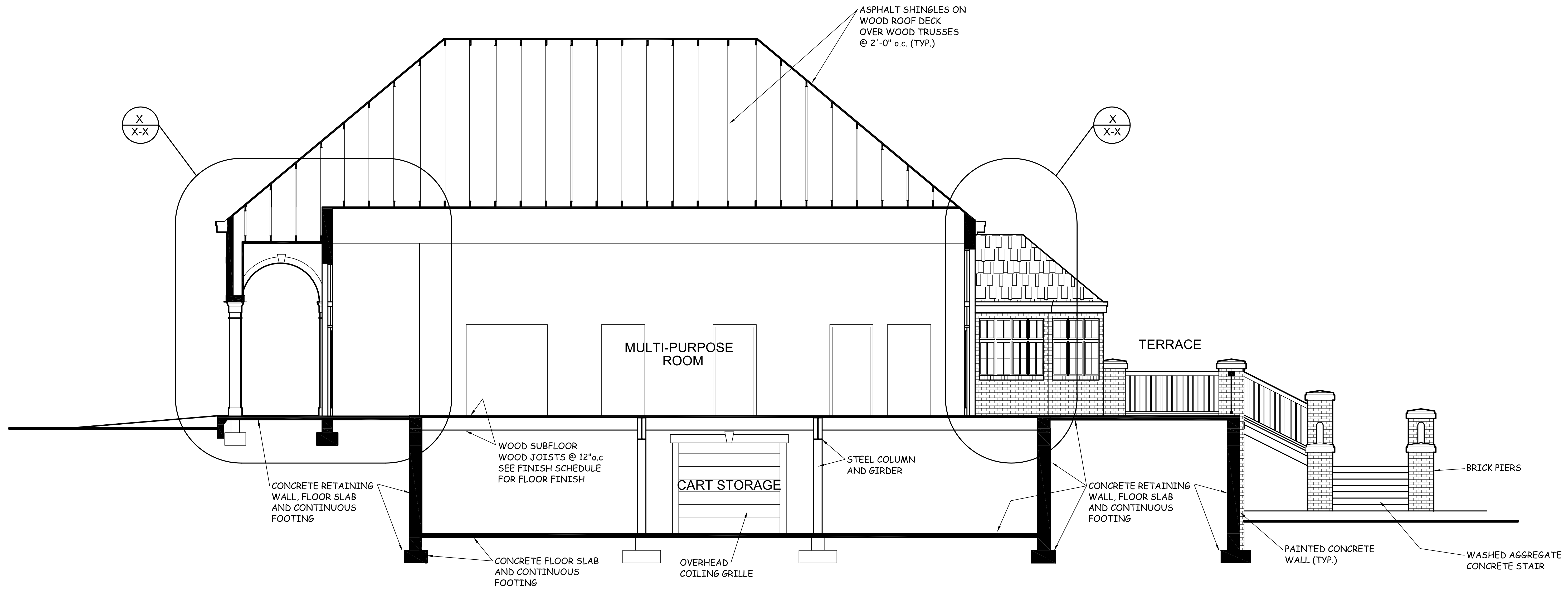
BUILDING SECTION LOOKING NORTH

100% Schematic Phase



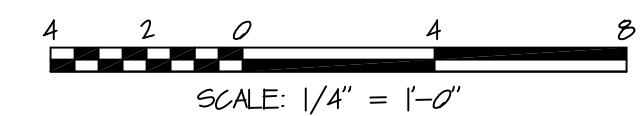
REVISION	DESCRIPTION	BY	DATE

BD&C PROJECT NO.
DATE August 27, 2021
SCALE 1/4" = 1'-0"
SHEET NUMBER



BUILDING SECTION LOOKING WEST

100% Schematic Phase



REVISION	DESCRIPTION	BY	DATE

BD&C PROJECT NO.
DATE August 27, 2021
SCALE 1/4" = 1'-0"
SHEET NUMBER



100% Schematic Phase

REVISION	DESCRIPTION	BY	DATE

DATE	August 27, 2021
SCALE	1/4" = 1'-0"



Ritchie Smith Associates
 Planning
 Landscape Architecture
 Urban Design
 65 Union Avenue
 Suite 1140
 Memphis, TN 38103
 Phone: 901.525.1198
 Fax: 901.525.1190

CLARK + ASSOCIATES ARCHITECTS
 Suite 1224 Cypress Lane / 123 S. Main Street /
 Memphis, TN 38103 901.527.9250 / clark+associates.com /
 CONSULTANTS PROJ. NO. KFB2002

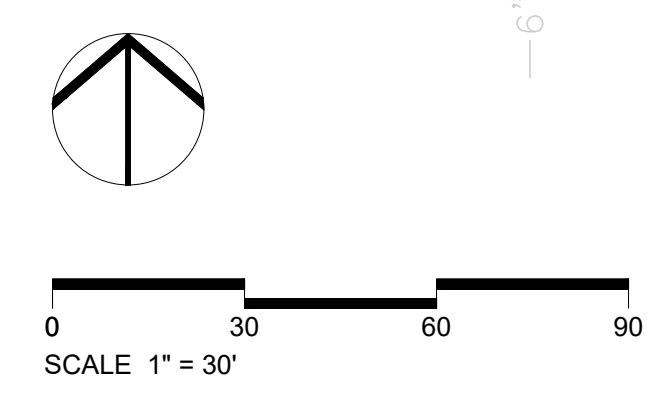
REVISION	DESCRIPTION	BY	DATE

PINE HILL GOLF CLUBHOUSE
 1005 Alice Avenue
 MEMPHIS, TN

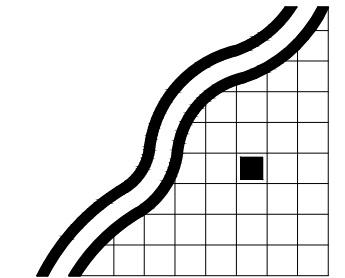
SITE PLAN

BD&C PROJECT NO.
DATE AUGUST 27, 2021
SCALE 1" = 30'
SHEET NUMBER L-1

- KEY NOTES:**
- ① 6" HT. CONCRETE CURB.
 - ② FLUSH CONCRETE CURB WITH PRECAST WHEEL STOPS AT PARKING.
 - ③ FLUSH CONCRETE DRAIN FLUME.



100% SCHEMATIC DESIGN SUBMITTAL



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 Suite 1140
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 Fax: 901.525.1190

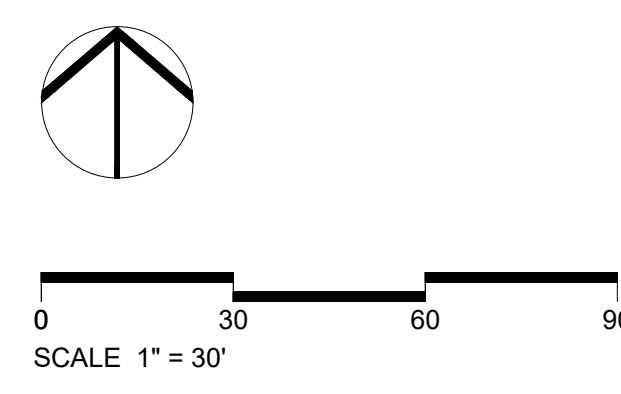
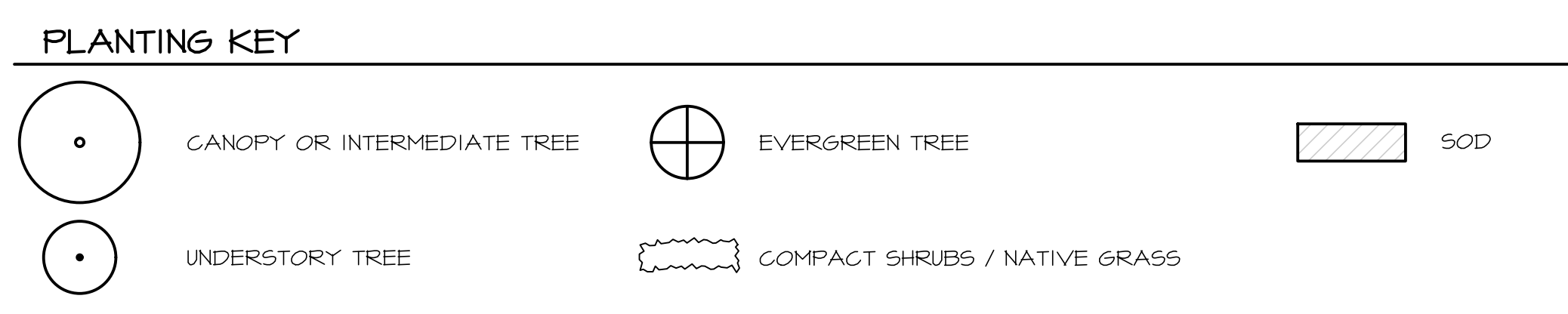
CLARK + ASSOCIATES ARCHITECTS
 Suite 1224 Cypress Lane / 123 S. Main Street /
 Memphis, TN 38103 901.527.9250 / clark+associates.com
 CONSULTANTS PROJ. NO. KFB2002

REVISION	DESCRIPTION	BY	DATE

PINE HILL GOLF CLUBHOUSE
 1005 Alice Avenue
 MEMPHIS, TN

PLANTING PLAN

BD&C PROJECT NO.
DATE AUGUST 27, 2021
SCALE 1" = 30'
SHEET NUMBER L-2



100% SCHEMATIC DESIGN SUBMITTAL

Topic: Pine Hill Clubhouse CMAR RFP Mandatory Pre-Submission Meeting

Date: Sep 7, 2021 09:48 AM Central Time (US and Canada)

Meeting Recording:

<https://us06web.zoom.us/rec/share/TYTd2k0DZFFUqPKk3v6Ddetcspb0cqfG7WKNllzkJ6-RV4JFHIPV146ct9JUozU.3T660GftzjNU0LZr>

Pine Hill Golf Course Clubhouse CMAR RFP



Pre-Submission Meeting

Sign In

Name	Phone #	Email	Company
Brett Grinder			Grinder Tabor Grinder
Justin Grinder			Grinder Tabor Grinder
Chintan Chheda			Grinder Tabor Grinder
Brandon Harrington			Montgomery Martin
Randy Bratton			Montgomery Martin
Carlos Fifer	901-800-2003	carlosfifer@fiferandassociates.com	Fifer and Associates
Jesse Zellner			Zellner Construction
Cary Ward			Zellner Construction
Craig Hodge			City of Memphis
Alan Barner			MFA
Austin White			MFA