



CITY OF MEMPHIS

REQUEST FOR PROPOSAL

CONSTRUCTION MANAGER AT-RISK

#52470

New Whitehaven Banquet Facility

Addendum #1

This Addendum forms a part of the Contract Documents and modifies the RFP dated November 2, 2021.

This Addendum consists of (19) pages.

I. MODIFICATIONS/CLARIFICATIONS TO THE CMAR RFP

1. This addendum details the addition of the Whitehaven Community Center Deferred Maintenance to the CMAR RFP. Contained in this addendum are detailed scope documents related to the Deferred Maintenance for the Whitehaven Community Center.
2. The FCCL will be modified to include the Deferred Maintenance for the Whitehaven Community Center in addition to the New Whitehaven Banquet Facility. The Revised FCCL is as follows:
 - a. **The Banquet Facility FCCL is \$2,616,944**
 - b. **The Deferred Maintenance FCCL is \$653,620**
 - c. **The Total FCCL is \$3,270,564**
3. All Respondents must use the Revised Price Form attached hereto.

ATTACHMENTS

1. Whitehaven Banquet Facility Budget Estimate
2. Whitehaven Scope Verification Report
3. Revised Exhibit 5 Price Form

Whitehaven Community Center



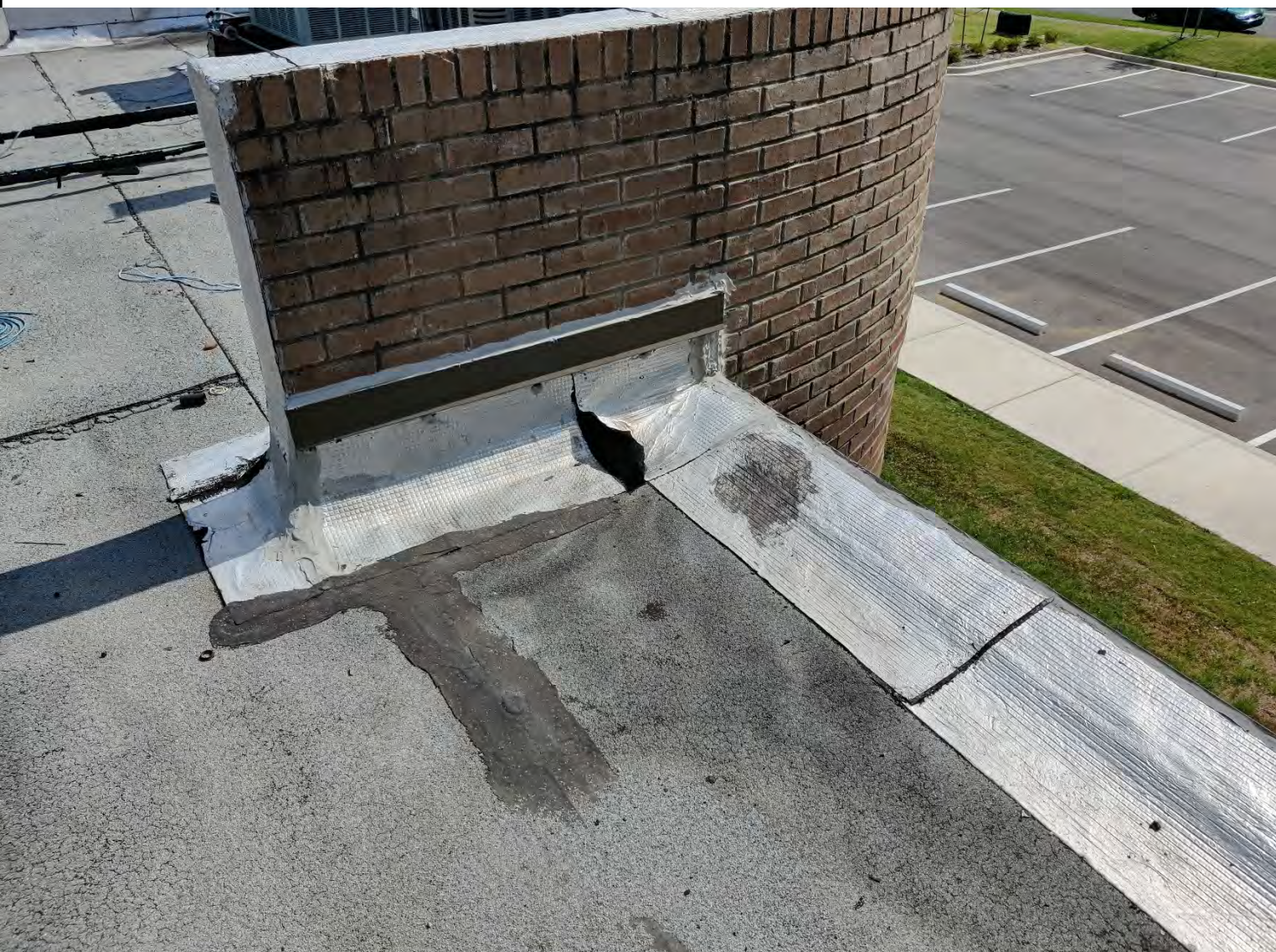
		Estimated Costs	Priority 1
Specifications:			
Current Planned Improvements:			
Needed Improvements:			
	Replace Roof	\$	324,000
	Repair Water Damage to CMU	\$	7,500
	Replace Entry Doors	\$	12,000
	Replace Cabinetry Throughout Facility	\$	12,000
	Clean and Tuck Point Exterior Brick	\$	4,200
	Replace Existing Signage	\$	6,500
	Replace Exterior Light Fixtures	\$	7,500
	Paint Interior of Facility	\$	54,000
	Replace Broken Speaker System	\$	20,000
	Update Bathrooms	\$	40,000
	Replace Flooring Throughout Facility- Excluding Gym	\$	33,000
	Replace Scoreboard	\$	10,000
	Replace Broken Water Fountains	\$	3,500
	Reception Desk	\$	25,000
Mechanical:			
	Replace Sagging Metal Ductwork	\$	27,000
	Replace Broken Grille Vanes	\$	4,500
	Repair Improperly Piped Condensate	\$	2,000
	Replace Cracked/Missing Refrigerant Piping	\$	1,500
	Sub-Total:		\$ 594,200.00
	10% Contingency:		\$ 59,420.00
	Total Costs:		\$ 653,620.00



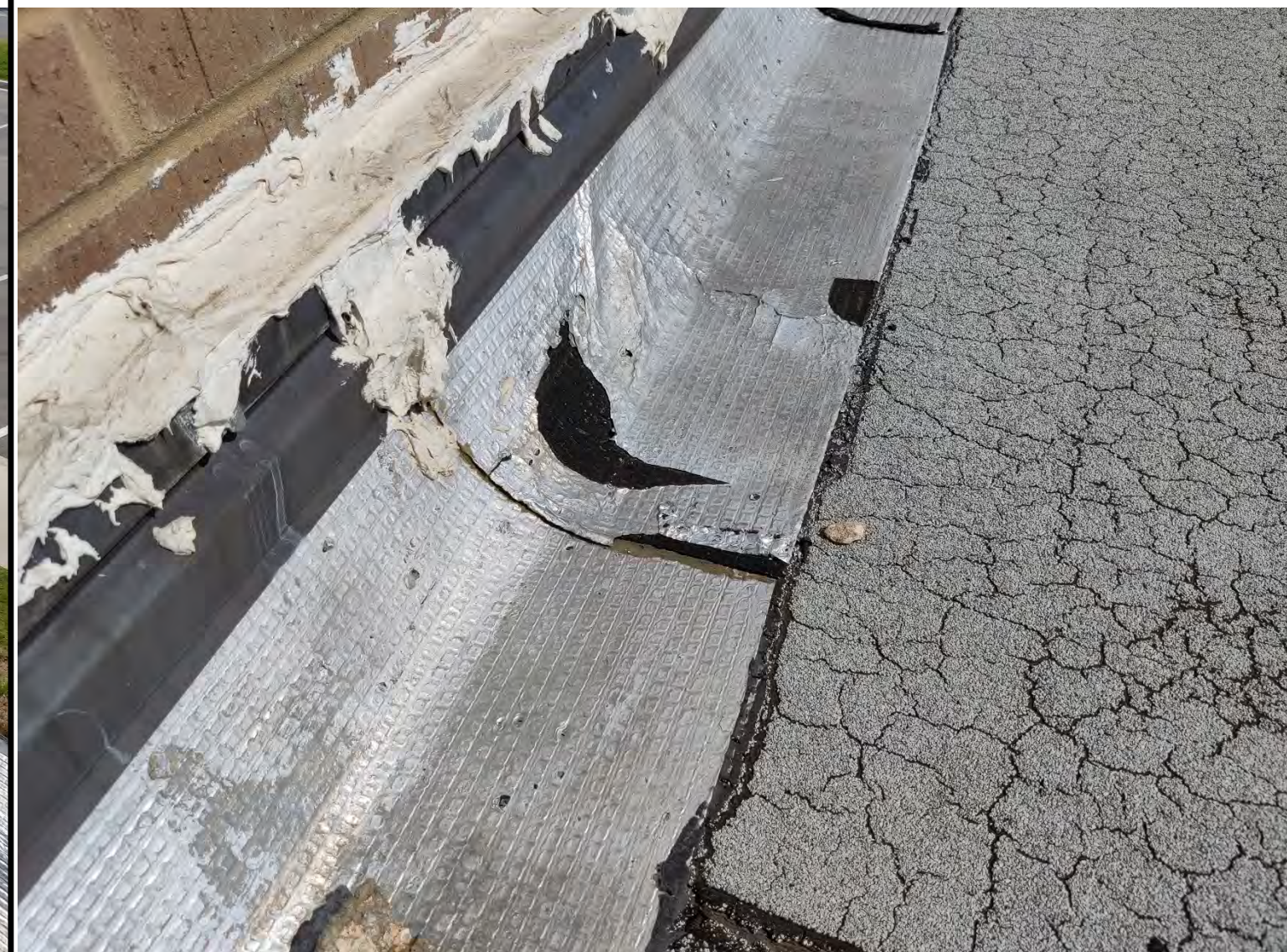
Replace Roof and Repair Water Damaged CMU Wall



Replace Roof and Repair Water Damaged CMU Wall



Replace Roof



Replace/Repair damaged Butyl waterproofing tape



NOT USED

Replace Entry Doors to Allow for Natural Lighting



Repaint Interior Doors and Repair Grille



Replace Rubber Base Throughout Facility



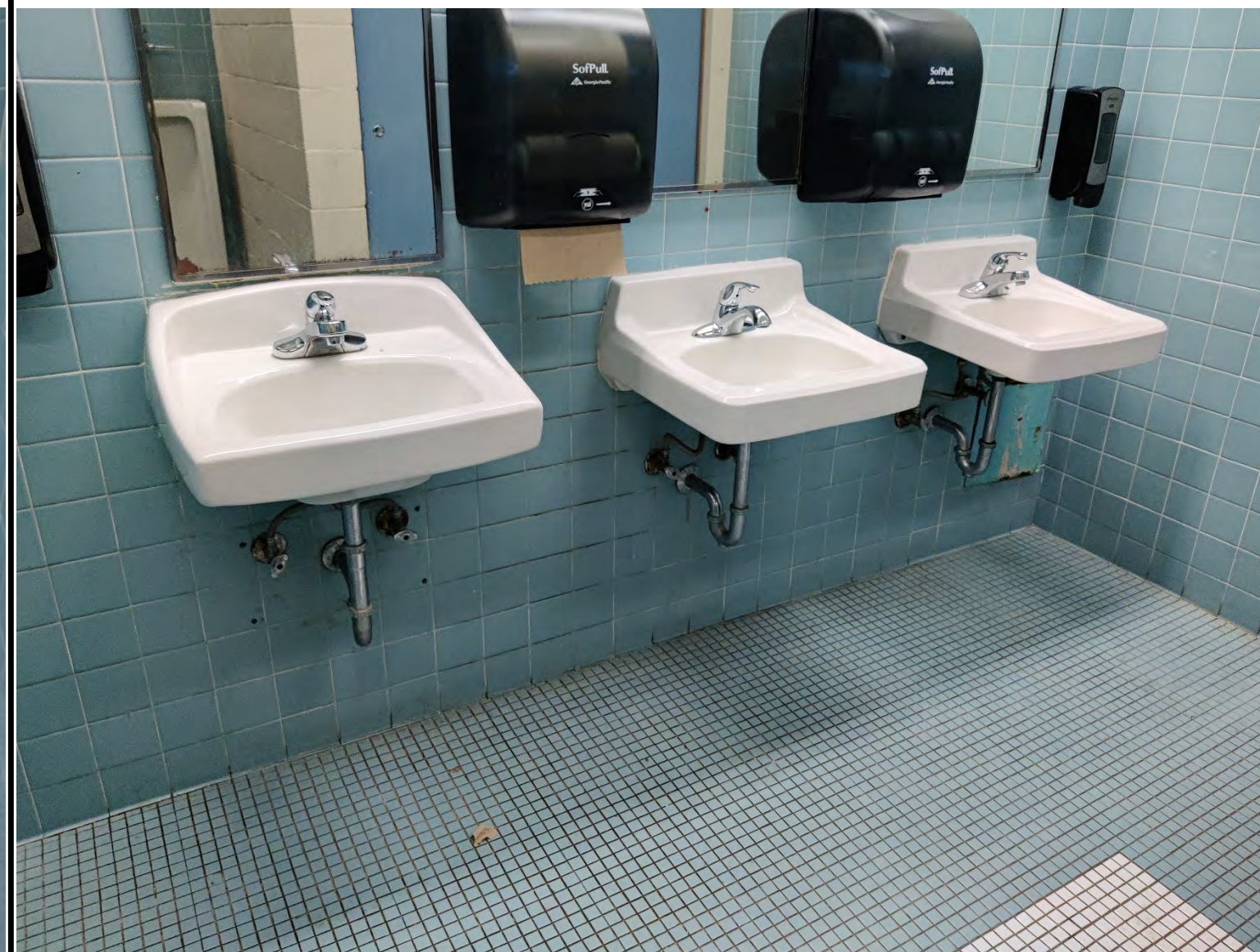
Repair Cabinetry Throughout Facility



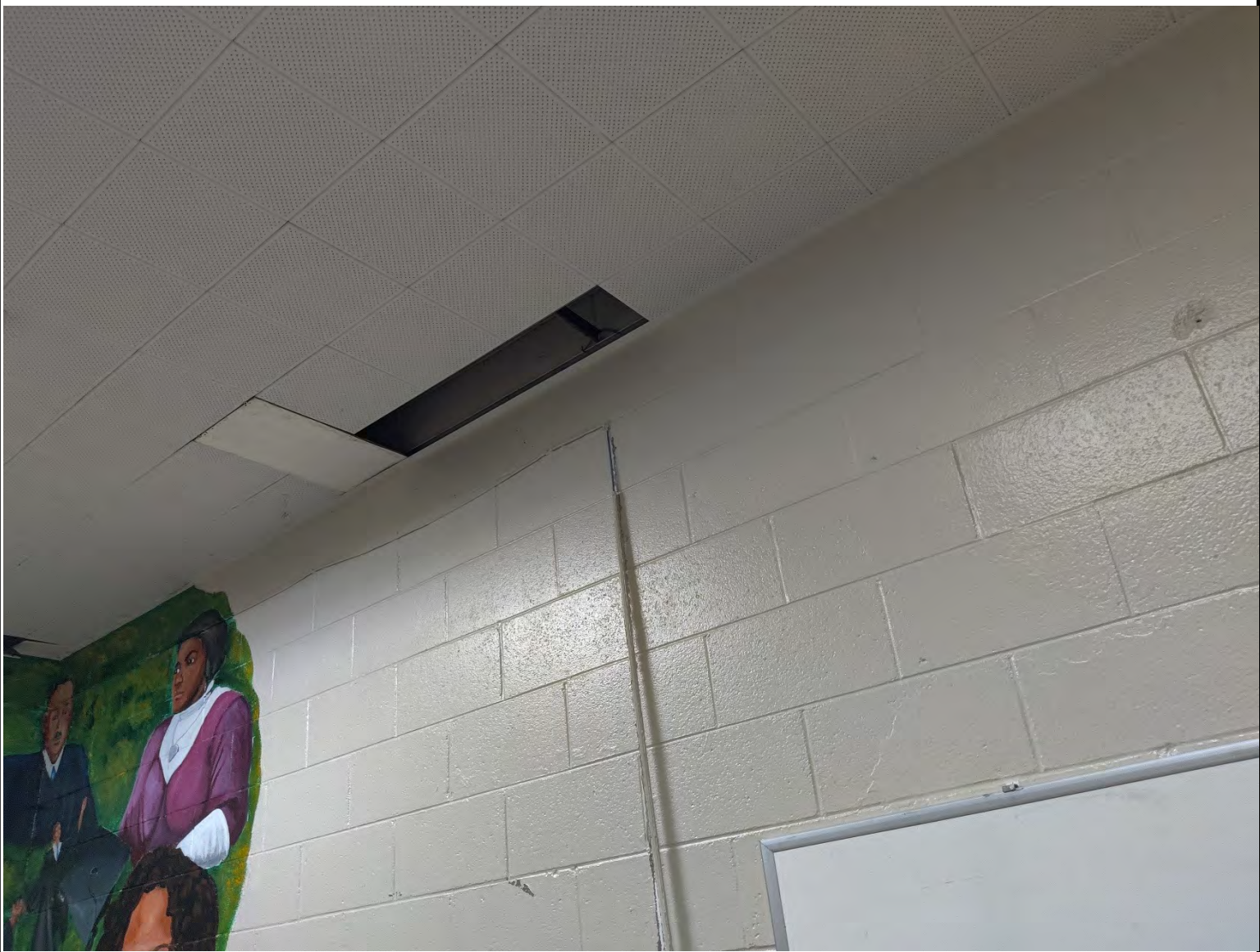
Replace Damaged Flooring Throughout Facility



Update Restrooms Throughout Facility



Update Restrooms Throughout Facility



Replace Damaged Vents Throughout Facility

Replace Ceiling Panels Throughout Facility



Replace Broken Speaker System

NOT USED



Repaint Throughout Facility



Replace Damaged Ceiling Tiles Throughout Facility



Repair Backboards



Repaint Gym Walls



Power Wash Exterior



Replace Signage and Install Exterior Light Fixtures



General Landscaping Needed



Clean and Tuck Point Exterior Brick

Engineering Assessment Verification



Three firms. One team.

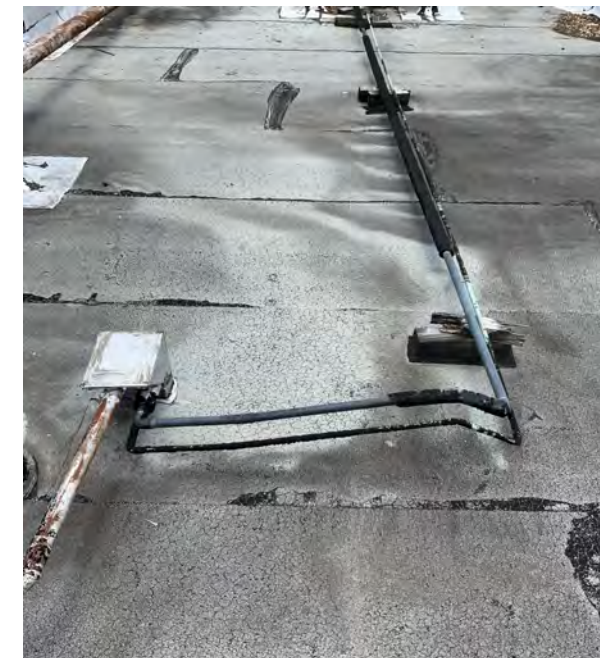
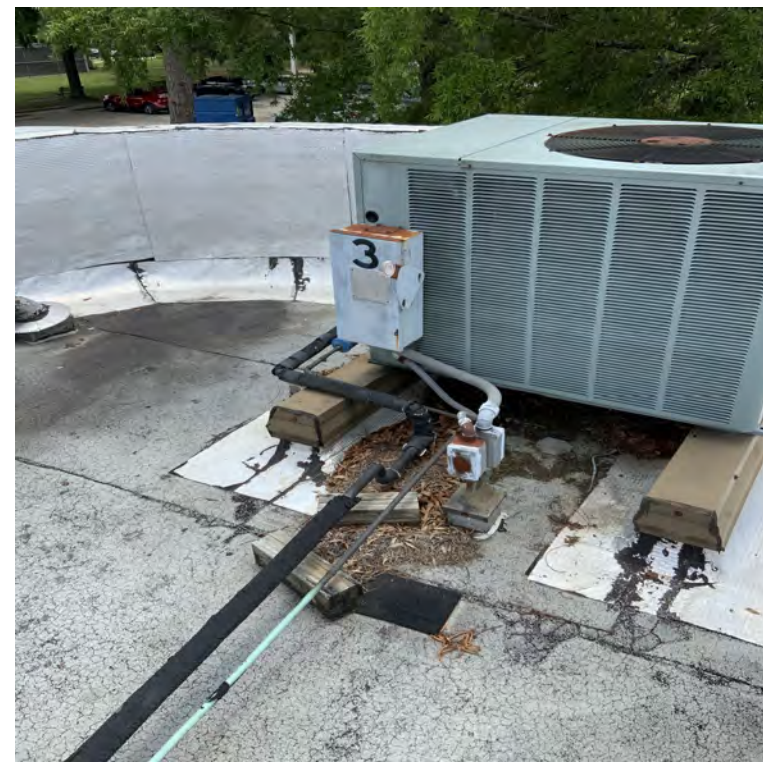
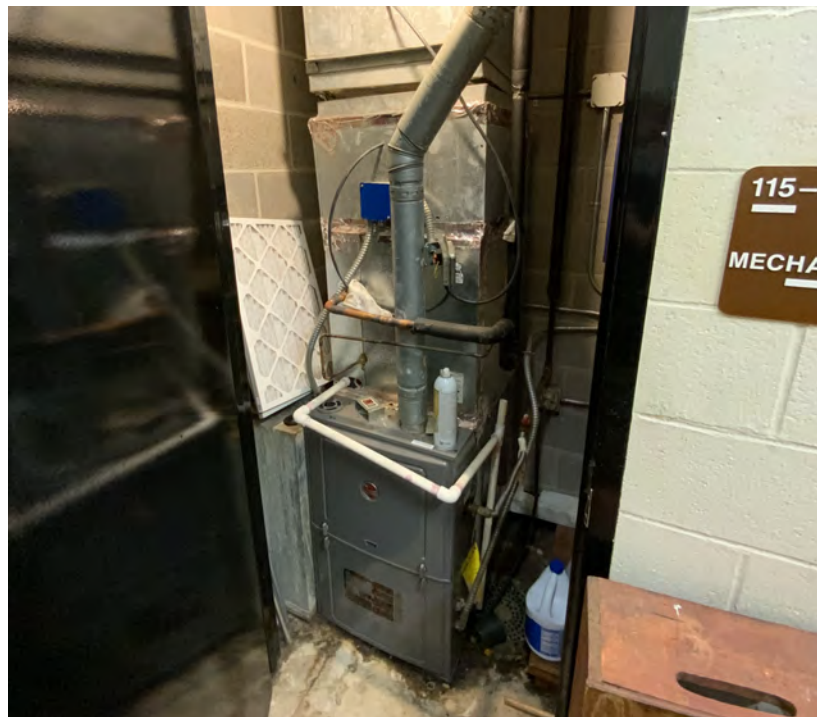


OT Marshall Architects

\ Fleming Architects

\ Aaron Patrick Architects

Innovative Engineering Services



Condensate not properly trapped. Disconnects are rusted. Exterior metal duct is rusted. Cracked/missing refrigerant piping insulation.



Grille vanes are broken.

EXHIBIT 5 – PRICE FORM

REQUEST FOR PROPOSALS FOR CONSTRUCTION MANAGER-AT-RISK –

NEW WHITEHAVEN BANQUET FACILITY

Please complete the following form and include with the Proposal as item 10.

Having carefully examined all the requirements of this RFP, and any attachments and addenda, the undersigned proposes to furnish the Construction Manager-at-Risk services as required for this project on the following terms:

Establishment of the Construction Manager-at-Risk’s Budget Limitation (CMBL): The City of Memphis has established a CMBL amount of \$3,270,564 which includes the pre-construction phase fee, owner’s contingency, and the construction services GMP proposals.

1. Proposer’s Pre-Construction Phase Fee: Proposer’s Pre-Construction Phase Fee	\$
Establishment of the Construction Cost Limitation: Using the CMBL and the Proposer’s Pre-Construction Phase Fee identified above, the Proposer shall identify the Construction Cost Limitation (CCL)	
2. Construction Manager-at-Risk’s Budget Limitation (CMBL)	\$3,270,564
3. Owner’s Construction Contingency	Included in Item 2
4. Proposer’s Construction Cost Limitation (CCL) (Line 2 minus Line 1)	\$
5. Proposer’s Construction Phase Fee: Using the CCL identified on Line 4 above, the Proposer shall identify a Construction Phase Fee Percentage	%
6. Proposer’s Estimated Construction Phase Fee Amount (Percentage on Line 5 times CCL in Line 4)	\$
7. Proposer’s General Conditions Percentage: Using the CCL identified on Line 4 above, the Proposer shall identify a General Conditions Fee Percentage	%
8. Proposer’s Estimated General Conditions Amount (Percentage on Line 7 times CCL in Line 4)	\$