



**CITY OF MEMPHIS
REQUEST FOR PROPOSAL
RFP #119754**

**CONSTRUCTION MANAGER AT RISK FOR
MEMPHIS MULTI-USE STADIUM**

Addendum #3

This Addendum will become part of the Contract Documents. In case of difference with previous Addenda or communications, this Addendum takes precedence. Receipt will be acknowledged by inserting the Addendum number and its date in the RFP Response.

This Addendum consists of (22) pages.

I. MODIFICATIONS/CLARIFICATIONNS TO THE CMAR RFP

1. During the presentation one of the presenters mistakenly stated that the Owner (City) has requested the CMAR to provide an CCIP insurance program. That is not correct. Per RFP Addendum NO. 1 issued March 14, 2023, the Owner has elected to use an OCIP (Owner Controlled Insurance Program).
2. The deadline for submitting questions is 4:00pm on March 28, 2023 as instructed in Section 4.5 of the RFP.
3. Pre-Submission Meeting Presentation
4. Pre-Submission Meeting In-Person Sign-In Sheet
5. Exhibit 3 Non-Collusion Affidavit Form
6. Exhibit 5 Price Form
7. Exhibit 6 Proposer Questions Template

II. ATTACHMENTS

1. Pre-Submission Meeting Presentation
2. Pre-Submission Meeting Virtual Sign-In Sheet
3. Exhibit 3 Non-Collusion Affidavit
4. Exhibit 5 Price Form
5. Exhibit 6 Proposer Questions Template

MEMPHIS MULTI-USE STADIUM

REQUEST FOR PROPOSAL

CMAR – CONSTRUCTION MANAGER AT RISK

Meeting Agenda

- Welcome
 - Introductions
 - Sign-In Instructions // Please email mbrown@viestellc.com with contact information
 - City Objectives
- Organization Chart
- RFP Timeline
- Liberty Park Site Maps
- Project Description
- Request for Proposal– Key Highlights
- Questions
- Final Instructions

Introductions

City of Memphis:

Chandell Ryan

Dan Springer

Nick Walker

Ashley Cash

901FC:

Craig Unger

Mark McCullers

Fairgrounds Partners:

Chris Acuff

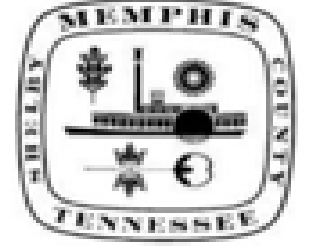
Bill Burross

Phil Couture

Don Currise

Mark Appell

Steven Scott



Memphis Multi-Use Stadium CMAR RFP

Pre-Submission Meeting

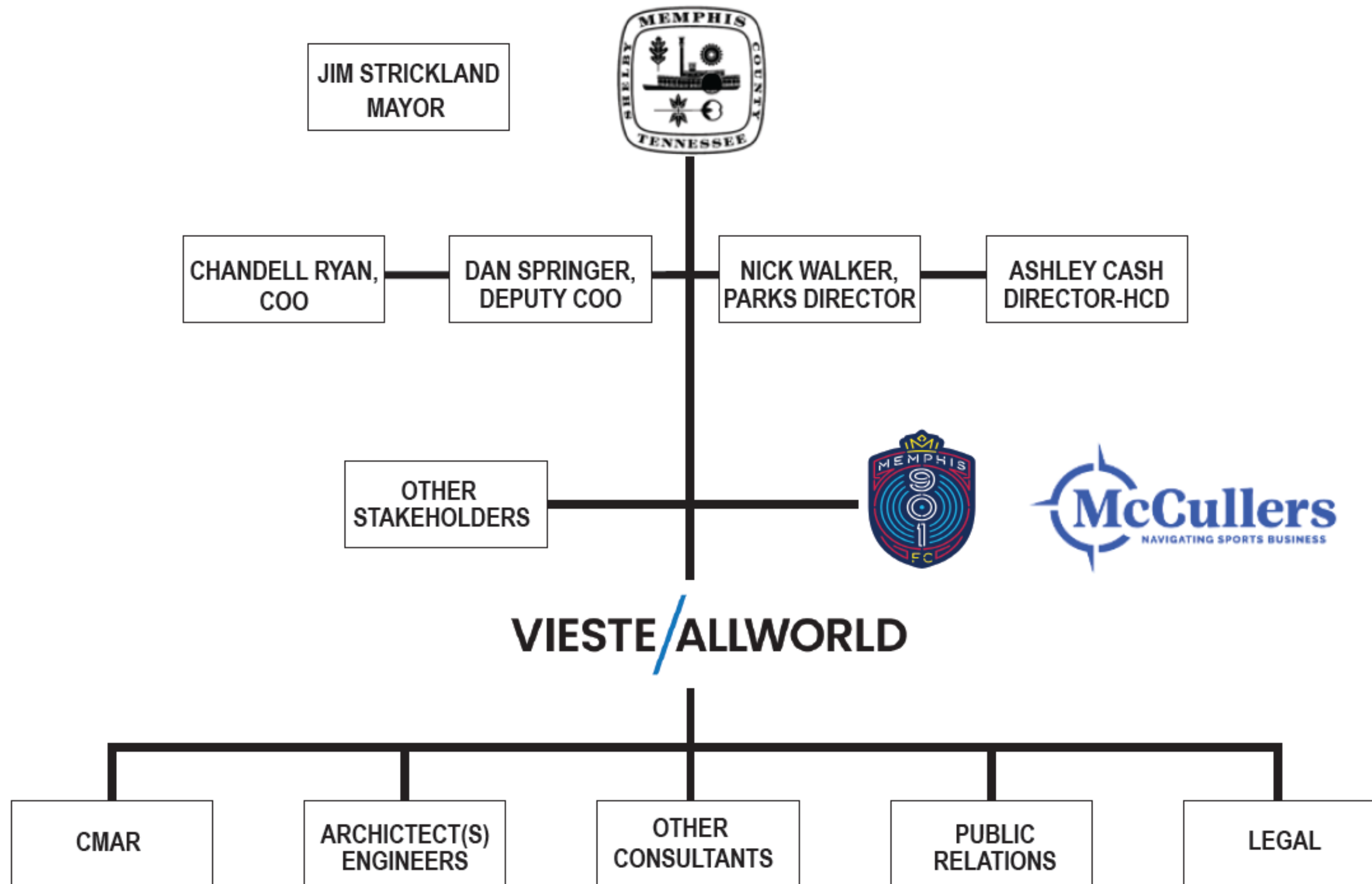
Sign In

Name	Phone #	Email	Company

Virtual attendees please email contact information to mbrown@viestellc.com

Memphis Multi-Use Stadium

A-1. Organizational Chart



CMAR RFP Timeline

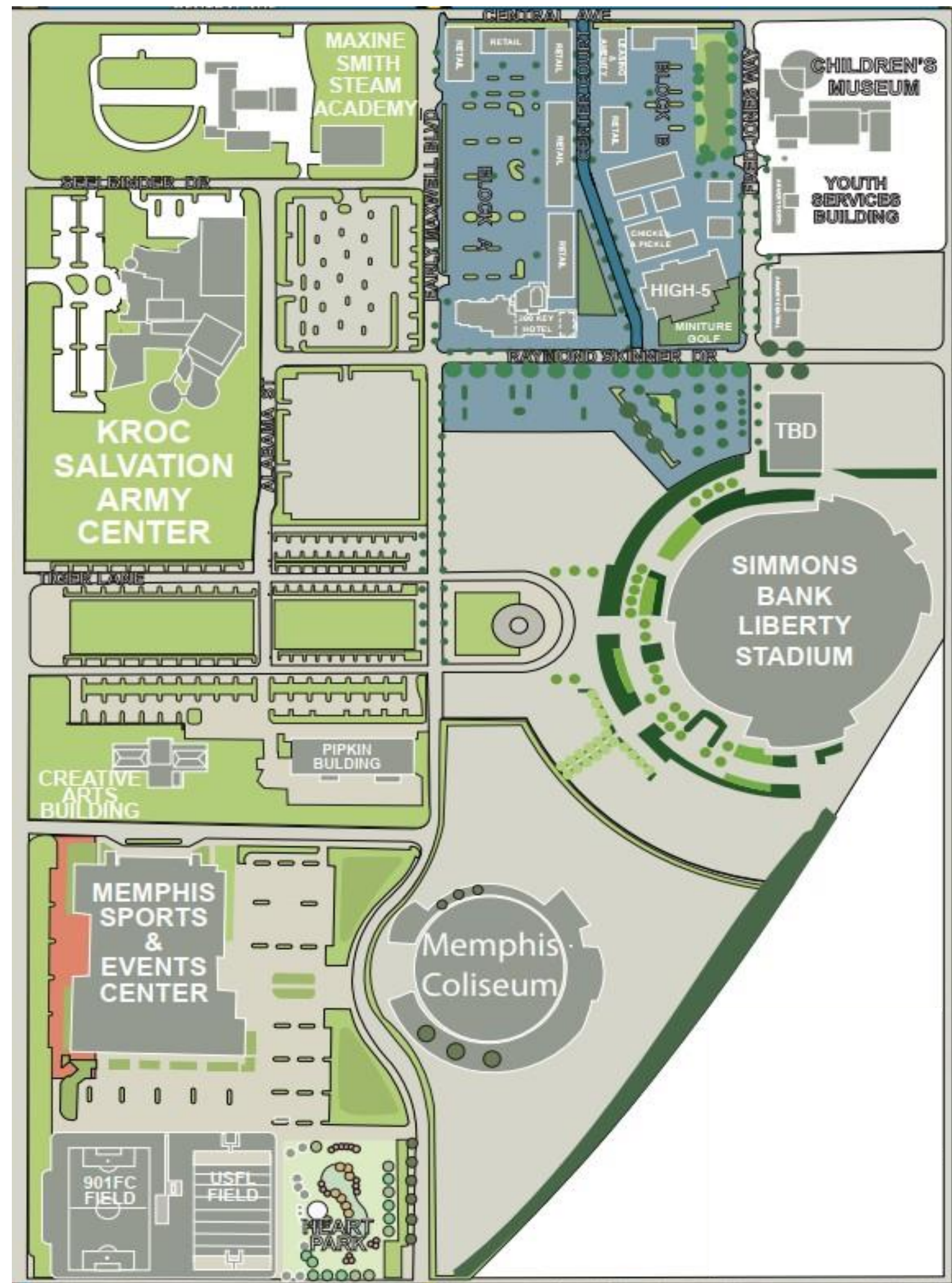
- Publish RFP March 14, 2023
- Addendum 1 Published March 14, 2023
- Addendum 2 Published March 16, 2023
- Pre-Submission Meeting March 21, 2023
- **Proposer Questions Deadline** **March 28, 2023**
- City Response to Questions March 30, 2023
- **Proposal Submission Deadline** **April 5, 2023**
- Finalist Presentations (Options) April 12-14, 2023
- Selection of CMAR April 17, 2023
- Negotiations April 17-24, 2023
- Execute Pre-Construction Agreement April 25, 2023

Liberty Park: Geographic Location



To Downtown Memphis: 12 minutes / 4.5 miles
To University of Memphis Campus: 6 minutes / 2 miles

Liberty Park: Site Plan



Current Site Layout



Project Description (Exhibit A)

A brief description and list of primary assumptions for the proposed Stadium project at Liberty Park are as follows.

1. The proposed development includes demolition of the existing Mid-South Coliseum, site and infrastructure improvements and new, multi-use stadium consistent with the USL Stadium Development Guidelines, anticipating the following basic program requirements:
 - a) 6,500 to 8,000 seating capacity
 - b) 10-15 Private Suites
 - c) A variety of group sales and gathering areas
 - d) Stadium Club and banquet facility to accommodate up to 250 guests
 - e) The ability to accommodate event flexibility is a high priority
 - f) Natural grass playing field
2. The stadium footprint is estimated at 5-6 acres with additional property required for an entrance plaza, secured player & staff parking and truck docks.
3. Event parking will be provided from the existing surface within Liberty Park, including a dedicated area for premium ticket holders.
4. The zoning for the Liberty Park site is expected to be appropriate for the proposed stadium and improvements and therefore adjustment to the existing zoning is not expected.
5. The Construction Manager at Risk (CMAR) approach is anticipated wherein the CMAR provides both Preconstruction and Construction phase services.
6. The CMAR shall be selected utilizing a competitive Request for Proposal process.
7. Prevailing wage provisions shall apply to all on-site trade workers.
8. Community participation is expected as required by the City's applicable Equal Business Opportunity Program.
9. The stadium is expected to comply with FM Global standards and criteria.
- 10. The target budget for the construction hard cost, not including demolition, is \$53,950,000.00 including pre-construction services.**

CMAR RFP

QUESTIONS

FINAL INSTRUCTIONS

Obtaining RFP:

The RFP is posted to the City's Website, linked here:
<https://www.memphistn.gov/business/rfps-rfq/>

QUESTIONS DURING BID:

Email all questions to kristie.hardy@memphistn.gov **ONLY** by end of day March 28, 2023.

March 23-24, 2023

Addendum 3 to be Issued

March 28, 2023

Proposer Questions Deadline

March 30, 2023

City Response to Questions

April 5, 2023

Proposal Submission Deadline

April 12-14, 2023

Finalist Presentations – Optional (City's Discretion)

April 17, 2023

Selection of CMAR

April 17-24, 2023

Negotiations

April 25, 2023

Execute Pre-Construction Agreement

All responses must be received in the Purchasing Agent's office on or before 12:00PM (Central Time), Wednesday, April 5, 2023.

Thank you for participating today and we look forward to receiving your responses!

**REQUEST FOR PROPOSAL FOR CONSTRUCTION MANAGER AT RISK FOR
MEMPHIS MULTI-USE STADIUM**

EXHIBIT 3 NON-COLLUSION AFFIDAVIT

The Proposer, by its officers and its agents or representatives present at the time of filing this Proposal, being duly sworn on their oaths say, that neither they nor any of them have in any way, directly or indirectly, entered into any arrangement or agreement with any other Proposer, or with any officer of the Owner or Owner's representative whereby such affiant or affiants or either of them has paid or is to pay such other Proposer or officer any sum of money, or has given or is to give to such other Proposer or officer anything of value whatever, or such affiant or affiants or either of them has not directly or indirectly, entered into any arrangement or agreement with any other free competition into the letting of the contract sought for by the attached prices that no inducement of any form or character other than that which appears on the face of the Proposal will be suggested, offered, paid or delivered to any person whomsoever to influence the acceptance of the Proposal or awarding of the Contract, nor has this Proposer any agreement or understanding of any kind whatsoever, with any person whomsoever to pay, deliver to, or share with any other person in any way or manner, any of the proceeds of the Contractor sought by this Proposal.

Submitted By:

Firm Name _____

Authorized Signature _____

Date _____

SIGNATURES

If PROPOSER is:

A. An Individual

By _____

(SEAL)

(Individual's Name)

Doing business as

Business Address:

Phone Number: _____

B. A Partnership

By _____ (SEAL)

(Firm Name)

(General Partner)

Business Address:

Phone Number: _____

C. A Corporation

By _____

(SEAL)

(Corporation Name)

(State of Incorporation)

By _____

(Name of Person Authorized to Sign)

Title _____

Attest _____

(Secretary)

Business Address:

Phone Number: _____

D. A Joint Venture

By _____
(Name)

Business Address:

By _____ (Name)

Business Address:

Each joint venture member must sign. The manner of signing for each individual partnership and corporation that is party to joint venture should be in manner indicated above.

**REQUEST FOR PROPOSALS FOR CONSTRUCTION MANAGER-AT-RISK –
MEMPHIS MULTI-USE STADIUM**

EXHIBIT 5 – PRICE FORM

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-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 \$53,950,000 which includes the pre-construction phase fee, 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)	\$53,950,000
3. Owner’s Construction Contingency	N/A
4. Proposer’s Construction Cost Limitation (CCL) (Line 2 minus Line 3 minus Line 4)	\$ N/A
5. Proposer’s Construction Phase Fee: Using the CCL identified on Line 5 above, the Proposer shall identify a Construction Phase Fee Percentage	%
6. Proposer’s Estimated Construction Phase Fee Amount (Percentage on Line 6 times CCL in Line 5)	\$
7. Proposer’s General Conditions Percentage: Using the CCL identified on Line 5 above, the Proposer shall identify a General Conditions Fee Percentage	%
8. Proposer’s Estimated General Conditions Amount (Percentage on Line 8 times CCL in Line 5)	\$

Respectfully submitted and Certified by:

Proposer's Authorized Signature

**Proposer's Authorized Signature Printed
Name**

Date of Signature

Address

DUNS Number

Contact Person

**Contact Person
Email**

FAILURE TO USE THIS FORM MAY DISQUALIFY YOUR PROPOSAL.

FAILURE TO INCLUDE BOTH PAGES OF THIS FORM MAY DISQUALIFY YOUR PROPOSAL.

**REQUEST FOR PROPOSALS FOR CONSTRUCTION MANAGER-AT-RISK –
MEMPHIS MULTI-USE STADIUM**

EXHIBIT 6 – PROPOSER QUESTIONS TEMPLATE

RFP Section	QUESTION