REQUEST FOR
Mixed-use Hotel and Retail / Entertainment District Adjacent to Neyland Stadium
RFI # UTK2023-05-01
UT Knoxville

This Addendum forms a part of the Request for Information (RFI) and modifies the original RFI documents issued May 17, 2023.

Schedule

Item 1.1 IV Schedule

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<tr>
<th>EVENT</th>
<th>DATE</th>
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<tr>
<td>RFI Response Deadline</td>
<td>June 30, 2023</td>
<td>12:00 pm ET</td>
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<td>Proposals must be submitted to the Owner no later than the date and time shown.</td>
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Item 1.2 Clarifications and Comments

1. Are there height restrictions for the hotel?
   The University desires that the hotel respect the historic massing of Neyland Stadium.

2. What, if any, distance must be maintained from Zeanah Nuclear Engineering Building?
   No standoff distance must be maintained from the Zeanah Nuclear Engineering Building, other than what is required by current construction code.

3. Can the current parking garage be used to serve this development?
   Yes, it is anticipated that the G10 deck will help to service the Neyland Entertainment District. However, the parking deck is a campus-wide asset, and the University is in the process of developing a campus parking strategy to accommodate this development. It is the University’s expectation that the development will contribute to the University’s parking inventory so as to be a net-neutral impact.

4. Are there financial expectations to keep the garage operational if additional real estate is built on top? If so, is this an obligation of the developer?
   The purpose of the table-top concept is to preserve the function of the G10 deck as an operational parking garage. The ongoing operation of the G10 deck will remain the responsibility of the University, though a parking strategy that will be negotiated in collaboration with the finalist proposer(s).
5. Can the site be utilized for privately owned student living product?
   While not intended as the primary purpose of this development, the University will consider concepts that include some student housing.

6. Is the goal to extend the greenway along the riverfront (i.e., will there be a need to bridge over Neyland Drive)? Or does engagement with the riverfront refer to the visual from the hotel + entertainment plaza only?
   Views of the river from the hotel and plaza area are vital elements. However, the University is interested in other creative ways to connect back to the river. Pedestrian connectivity is important, and while the University does not have existing plans to extend the Neyland Greenway, it would be open to economically feasible concepts that facilitated such a connection.
   The University would also consider concepts that were not physically connected, such as expanded docking capacity for the Vol Navy or other “on-river” assets, while acknowledging the need to coordinate with additional regulatory bodies for such improvements.

7. What are Homeland Security’s requirements regarding the stadium and how could they affect this possible development?
   UTK prioritizes gameday security at Neyland Stadium. Current gameday security procedures vetted and approved by the Department of Homeland Security include the physical lock down and bomb search of all buildings immediately adjacent to Neyland Stadium the evening before each home game. These procedures have allowed Neyland Stadium to receive and maintain the “Facility of Merit Award” for Neyland (football) stadium from the National Center for Spectator Sports Safety and Security (NCS4). The buildings immediately adjacent to Neyland Stadium are searched by law enforcement and explosive detection canines and the doors are permanently locked, with common key cores removed and replaced with cores keyed solely to law enforcement and Facilities personnel. The doors to these buildings are sealed and if a seal is broken, law enforcement searches that building again before re-sealing those doors.
   UTK Public Safety research shows that there are no direct guidelines from DHS relative to a hotel or residential building physically attached to a Division I stadium, but the University anticipates that the development would at a minimum follow the DHS “Protective Measures Guide for the U.S. Lodging Industry” (see link: https://info.publicintelligence.net/DHS-HotelProtection.pdf) and to the extent possible, UTK’s internally approved procedures.
   Accordingly, UTK expects that the development would account for:
   - Explosive protection, particularly on any portion of the facility that touches or faces Neyland Stadium
   - Deterrence/prevention of an active shooter, including evaluation of applications of bullet proof glass and preventing windows facing into the bowl of the stadium.
   - Access control for hotel lobby and upper levels, district service areas, and stadium areas, including for guests, employees, and for vehicles.
   - Video surveillance
   - Protection for utilities serving the stadium.
8. What is known about the rail line that runs along the parking garage and riverfront? What concerns/challenges does this impose? Does this create a challenge for pedestrian corridor improvements and the “strong sense of arrival at south end of stadium” goal?

The rail line belongs to Knoxville and Holston River Railroad, which is a subsidiary of Gulf and Ohio. Changes to the existing crossing and/or additional crossings will need to be coordinated via easements with the railroad that will likely come with an annual cost. The University will provide a railway point of contact for interested parties to coordinate with.

9. Is it feasible/cost prohibitive/desired to bury the overhead power lines that run along Neyland Drive?

The University has not studied the feasibility or cost of burying the overhead power lines near the stadium. This would be desirable from the University’s perspective, but the decision to do so would be made in consideration of the overall concept and cost, and with input from the Knoxville Utilities Board.

10. Are there concerns about the limited access points to the site? Entry/egress will be key. Can traffic signals be added?

Yes, a site planning strategy that creates strong connections with the rest of campus and existing infrastructure will be important. Signal improvements on Neyland Drive (SR 158) would be subject to the approval of the University and the TN Department of Transportation.

11. Is access/use of the parking garage required to be maintained for any portions of the calendar?

See above. A parking strategy will be negotiated in collaboration with the finalist proposer(s) that accounts for general campus use, gameday use, and service to the Neyland Entertainment District.

12. Are there any precedent developments, venues, etc. UT is looking to mimic as it relates to the tabletop over the garage?

The University has shared examples of desirable gathering spaces on the UT Athletics website: https://utsports.com/news/2023/4/30/Neyland_Stadium_Entertainment_District.aspx

13. In terms of land assemblage, would the University consider the redevelopment of the parking lot located behind the John D. Tickle Engineering Building and off Neyland Dr. to create a more impactful and integrated sports, entertainment, and arts district?

As noted above, the University desires that the Neyland Entertainment District have a net-neutral impact to campus parking. To the extent parking spaces are redeveloped as part of this project, they will need to be replaced elsewhere on campus.

14. Are there any other parcels in the general vicinity, either university owned or potentially acquirable, that we could consider as part of a more broad but still well integrated program that could accommodate additional parking, housing, further retail, etc.?
The University will consider ideas that utilize other portions of campus or potentially acquirable land. However, UTK must ultimately comply with its Campus Master Plan in the use of university land and must seek approval for any revision to the Master Plan.

15. For the tabletop retail concept, would alcohol service be permitted to maintain a tailgate-like atmosphere? Is it conceivable that there might be a path towards permitting open containers on the tabletop?
   
   The University does not anticipate restricting food service in the table-top retail concept from including alcohol sales.

16. Will alcohol sales be permitted in the hotel and other potential food service establishments?
   
   The University does not anticipate restricting the hotel and other potential food service establishments from serving alcohol.

17. Will there be restrictions on hours of operation?
   
   The University will refine operational parameters with proposers at a later point in this solicitation process.

18. Will food and beverage purveyors be free to source goods from wherever they choose, or are they going to be restricted to the University’s current supplier(s)?
   
   The University cannot confirm this at this time, but it is willing to consider allowing the selected partner to source goods and services as they choose, under the applicable governmental rules and regulations.

19. What is the University’s thought when it comes to the integration of multi-family and/or student housing uses within the scope of this project?
   
   See answer above.

20. In Attachment B, page 11, a proposed scoreboard is referenced. Is that connected to the Neyland South renovations or is this envisioned as a unique element for the G10 deck?
   
   The reference to a scoreboard is not connected to the Neyland South renovations but would be a unique element for the G10 deck. While Attachment B does specifically refer to a “scoreboard,” the broader aspiration to be understood is the use of one or more large screens to support tailgating, gathering for events/watch parties, and other creative programming.

21. Does the University anticipate ownership of the developed structures as part of the P3 solicitation?
   
   The University anticipates that the developed structures will be owned by a private partner under a ground lease structure. Ownership of the land will remain with the University.

22. It is likely (almost certain) that the G10 deck would have to be closed during construction of [at least] the tabletop. Does the University have a plan to deal with the displaced parking during construction?
   
   The University is in the process of developing a campus parking strategy to accommodate this development.
23. A “tabletop” or “cap” concept is described for the G10 Garage. Could the University clarify whether you envision this as an addition using the existing structure of the G10 Garage or a separate structure spanning over the Garage? If preliminary design concepts were created to validate this concept, could the University please share them with the respondents?

The University has envisioned the table-top concept as a separate structure spanning over the garage. It has not produced preliminary design concepts to share with respondents.

24. While an approximate typical floorplate size for the development is provided (16,000 sf), the site area is not defined. Please provide the area of the proposed development parcel or the contemplated future shape and area of the subdivision.

The University will provide greater specificity for respondents at a later point in the solicitation process. For the purpose of this RFI, please consider the areas that have been shown in light of the University’s stated goals in Section VI-B of the document.

25. Does the current Neyland Stadium renovation scope include improvements to the exterior structure or surface of the stadium?

The Neyland Stadium renovation scope will not include exterior structure improvements in conflict with the condotel/tabletop concept.

26. Does the University have a minimum ground lease term in mind or any other proposed critical aspects of the transaction structure that it could share with the respondents?

The University is inviting feedback from respondents regarding terms they consider essential to the feasibility of the project, which the University will take under advisement.

27. Could the University please confirm that text in captions/graphics can be reduced to 9pt. font?

Yes, text in captions/graphics can be reduced to 9pt. font.

28. The market sounding describes quantitative and qualitative data about the supply and demand of different real estate products pertinent to the project (i.e. condo, hotel, retail, etc.). Has the University commissioned a full market report that it would be able to share with the respondents?

The University has not commissioned a market report beyond what has been represented in materials to date.

29. Attachments C and D provide Geotech information pertinent to the south stadium renovation and the perimeter around the G10 Garage, respectively. Does the University have a Geotech report for the immediate scope of the P3 project site area?

The University has provided the relevant Geotech information in its possession.

30. Per our preliminary due diligence, it appears that UTK is in the process of updating its long-range campus master plan. We were able to locate a document from June 2023 but marked as DRAFT in the file name. Is the master plan update approved by the AHJ? If so, could the University provide the latest version of this document? If not, what is the anticipated date for approval, and could the University please share the latest version of the master plan document?
The MP was approved by the State Building Commission (SBC) on June 8. The document can be located at https://masterplan.utk.edu/

31. Please refer to the context provided in the ‘UTK Master Plan’ question above. The KGIS parcel viewer shows that the site is composed of several parcels zoned INST. Have the larger INST parcels been replatted to support this development or does the University plan to work with the Developer to do this? Is the site entitled for this development? Will the University be the authority reviewing and approving planning and permitting?

The University has not undertaken replatting efforts in support of this project but would consider working with a developer to do so if necessary. The University would rely on the private partner and/or their survey to coordinate with Knoxville-Knox County Planning to accomplish any such revisions.

32. Please refer to the context provided in the ‘UTK Master Plan’ question above. The UTK Master Plan does not seem to contain use and area tables (e.g. permitted uses, area mins and maxes), lot and building standards (e.g. setbacks, FAR, stories, heights), nor development or design standards (e.g. parking requirements, design features) for this Site. Could the University please share this information with the respondents?

University development on campus is not typically subject to zoning requirements such those you have described, and as such, does not specify these parameters as part of its master plan.

33. Please refer to the context provided in the ‘UTK Master Plan’ question above. Is there information available about the proposed Neyland Drive Improvements and could the University please share this information with the respondents?

The 2023 Master Plan conceptually proposes improvements to the corridor. Short term enhancements were limited to university property and included: branding, connecting the greenway, landscaping, lighting, site furniture, garage screening, and graphics. Longer term ideas included multi-modal lanes, traffic calming, engagement to the river, and potential connection to the proposed pedestrian bridge. These broader concepts at the road would require collaboration with the City. If the riverbank is affected, coordination with Army Corp of Engineers, TDEC and TVA would be necessary.

END OF ADDENDUM 1