

**Public-Private Partnership for Mixed Use Hotel and Entertainment District Adjacent to  
Neyland Stadium**

The University of Tennessee Knoxville  
SBC No. 540/009-18-2023

**Addendum 1**

February 5, 2024

This Addendum forms a part of the Requests for Proposals (RFP) and modifies the original document dated December 18, 2023. The item listed below shall supersede the previous information issued in the RFP. The Proposer shall acknowledge receipt of this Addendum in the space provided on the Certification Statement located in Exhibit 1. Failure to do so may subject the Proposer to disqualification.

RFP Questions and Comments

1. Are there height restrictions and/or setbacks from the public way required for a building on the proposed hotel/condotel site?

There are no local regulations that currently impose height and/or setback restrictions on the proposed hotel site.

2. What is the maximum building height allowed for the Condo Hotel project? During the RFI meeting process, it was mentioned that the building could be as high as 15 stories on the site, however, the RFI and RFP reference 12 stories for the condo hotel.

The University does not desire to specify a maximum or minimum height for the condotel facility but will refer proposers to the security design objectives. No windows or patios should allow a view into Neyland Stadium without being protected by bullet-resistant glass, or alternative security protocols developed in coordination between the University and the Proposer's safety advisor(s) to prevent risk to individuals in and around the Project and Neyland Stadium.

3. Has there been any consideration to increase the floor plate of the hotel by extending over the G10 drive lanes?

Proposers may submit concepts that extend the floor plate of the hotel over the G10 drive lanes, but in no case may access to the deck be impeded. Proposers are encouraged to review the utility plans included within the RFP Site Inventory Portfolio to evaluate the impact that such an expansion would have on existing underground utilities.

4. There was a brief mention of the Conference and Event Space within the Condo Hotel; is there any information on the preferred sizing/occupancy and planned uses for the conference and event space by the University?

While not specifically required in the RFP, the University envisions a conference and event space serving a multifaceted role, potentially functioning as a hub for game-day hospitality, a venue for academic conferences, banquets, corporate meetings, and community events. Proposers are encouraged to craft proposals that align with the distinctive character of the location and contribute meaningfully to the Project's overall objectives. To the extent included in any proposal, conference and event space should be right-sized and programmed to offer a differentiated experience from the UT Conference Center (<http://www.outreach.utk.edu/conferences/conferencecenter.html>, 600 Henley Street, Knoxville TN).

5. Condo sales within both a hotel management pool and a ground lease structure may limit financing ability or add significant financing cost for potential end-users. To that end:
  - a. Would the University contemplate a conventional lease or license structure in lieu of 'condotel' units?

Proposals must include the minimum number of condo units specified in the RFP. However, Proposers may also submit alternate concepts for the University's consideration that include a conventional lease structure. Note that in any scenario, the University would anticipate managing access to the non-hotel portion of the project as described in Section 3.7(ii) of the RFP.

- b. Alternately, has the University considered and/or would the University entertain certain ground lease carveouts (such as rent escalation exclusions) applicable to the condotel units, with the intent of augmenting potential sale and financing feasibility?

The University has not specified the terms for a ground lease payment. While financial return to the University is an important strategic objective, as noted in 3.1(a), the University will consider ground lease payment as part of the holistic value of the Project to the University.

6. Will hotel and/or condo guests need to pass through security screening on non-game days?

Screening protocols on game day and non-game days may be different but shall be developed in coordination between the University and the Proposer's safety advisors. Anti-Terrorism and Force Protection assessments for the property should take into consideration how to screen luggage and other large bags entering a hotel in the days leading up to an event held in Neyland Stadium. Agreed upon measures will be required at the time of BAFO submission.

7. Has the University completed any environmental investigations of the relevant parcels, i.e., Phase I/II investigations? Will any abatement be required; (page 8 of 58)?

The University has not completed environmental investigations of the specific Project sites, and Proposers will ultimately be provided the opportunity to conduct their own due diligence. However, the University was able to complete recent excavations for Neyland Stadium improvements adjacent to the condotel site without the need for environmental remediation.

8. Is there available data on the capacity of the existing utilities to support the hotel-condo facility?

The University has not analyzed the capacity of existing utilities to support the future condotel facility.

9. Regarding site utilities, what utility relocations will be required?

Please review the Utilities Map in the Site Inventory Portfolio. Any utility relocations would be determined based on the Proposer's concept.

10. Can we obtain documents referenced in Exhibit 1 of the RFP:

- c. Subsurface & Geotech Recommendations
- d. Utilities Map
- e. Site Survey
- f. Site Grading Plan

The utilities map has been included in the Site Inventory Portfolio. Additional site information from surrounding developments is provided for context, but Proposers will be responsible for obtaining their own site and subsurface evaluations of the Project sites.

11. G10 Garage –

- a. Are details available on any known conditions related to the required refurbishment and replacement of the eastern section of the G10 garage as referenced in section 2.2.

No current need for replacement or refurbishment of the eastern section of the G10 deck exists, but it is more than 30 years old. Replacement or refurbishment will be necessary in the long term.

- b. There was mention of a break point in the G10 garage during the meeting to demo as an alternative to the tabletop. Any further information available?

Please refer to the image below showing where the west section of the G10 deck was added to the older east section:

12. Can the University provide a more detailed daily traffic and pedestrian flow (like Figure 6) as well as Gameday circulation as mentioned in section 2.3 to help inform the parking design?

A recent traffic study performed by the University has been added to the Site Inventory Portfolio.

13. Please further explain the concept of potentially replacing the east section of the G-10 parking garage. (page 7 of 58)

The University acknowledges that the east section of the G10 deck will most likely need to be renovated or replaced over the duration of a long-term partnership. The RFP does not

necessarily require the Proposer to replace this portion of the parking deck but does require that the initial and subsequent phases proposed account for this need and allow for the deck to be realistically renovated or replaced over time, by either the developer or the University.

14. Will the University allow any existing parking in the G10 garage to be used for this project?

Yes, existing G10 garage parking spaces may be used for this project. However, any existing spaces taken away from general campus use will need to be replaced in another location in order to achieve a net neutral parking impact on campus. As noted in RFP section 3.2(v), parking delivered as part of this Project will be considered part of the campus parking system, and for the purposes of this RFP, Proposers do not need to assume the operations, enforcement, and maintenance cost of such replacement parking.

15. Has an engineering study been completed for the G10 garage that confirms how many additional levels can be added?

No, the University has not completed an engineering study specifically confirming the number of additional levels that can be added to the G10 garage. At present, the G10 garage is not deemed capable of supporting additional structure. However, if developers wish to explore creative engineering solutions, potentially reinforcing the structure to enable upward expansion, UTK is open to considering such proposals. It is essential, though, for developers to carefully consider parking usage throughout this process, ensuring continued accessibility and safety of the parking garage.

16. Has the University identified potential land parcels within the greater district for structured parking development as part of a dispersed parking model?

No, the University has not identified potential land parcels within the greater District for structured parking since this would vary depending on the Developer's concept. However, while not shown within the District, the Campus Master Plan identified other campus sites that could accommodate additional parking. Please see page 123 of the Campus Master Plan (<https://masterplan.utk.edu/>).

17. Has the University identified potential interim parking solutions in the event that project construction temporarily removes significant parking capacity?

No, UTK has not identified potential interim parking solutions at this stage. It is anticipated that the development will play a key role in collaborating with the University to identify and implement suitable interim parking solutions in the event that project construction temporarily removes parking capacity. The expectation is to work closely with Proposers to ensure minimal disruption to parking availability during the construction phase.

18. Has the University defined a time frame for delivery of the one-to-one parking? Should it be considered immediate, or can it be phased so long as total count is net neutral by project completion?

The University continues to consider this question as part of the larger campus parking strategy. A more specific answer will be provided in a subsequent addendum.

However, Proposers should note that there is currently an increased demand for campus parking. Plans to bring replacement parking online in time to mitigate impacts created by the construction of the Project are necessary to avoid disruptions to University operations.

19. Has the University performed a structural evaluation of Parking Structure C6 to determine if the existing structure and column grid can support vertical development?

No, this level of due diligence has not been completed.

- a. Alternately, should Developer assume that vertical construction on those parcels would require demolition of the existing structure and one-to-one replacement of all related parking space?

For the purposes of this RFP, Proposers Developers should assume that vertical construction on the Parking Structure C6 parcels would necessitate the demolition of the existing structure and the one-to-one replacement of all related parking spaces.

20. Can we receive copies of the design drawings for Neyland Stadium upgrades for the south end portion of the stadium or anywhere that may be affected by the hotel design? Any supporting survey and/or geotechnical information would be helpful as well.

Additional graphics and design documents for the Neyland Stadium upgrades have been included in the Site Inventory Portfolio. Please also reference the description and timeline of improvements approved by the University Board of Trustees below:

# NEYLAND STADIUM RENOVATION PROJECT

## Overview/Request

In June 2022, the University of Tennessee Board of Trustees (the “Board”) authorized University Administration to: (i) adjust the project scope of the Neyland Stadium Renovations project (the “Project”), (ii) increase the project budget to \$288.0 million, and (iii) seek to increase and adjust the debt funding for the project to \$232.6 million. At this time, the administrative leadership of Tennessee Athletics (Athletics) is requesting an increase to the project budget due to various scope details that have been identified by the project team and determined to be necessary for the proper completion of the project. Furthermore, the project has encountered cost escalation in certain equipment and materials that are attributed to inflationary conditions in the marketplace.

The vision for the Project is to deliver an unparalleled gameday experience and venue for the UT community through impactful and resourceful modifications. The updated project requires a total budget increase of \$49.0 million, resulting in an overall total project budget of \$337.0 million, which will be fully funded by Athletics’ revised stadium financial plan.

The substantial renovations are monumental and transformational for the UT campus community, the Knoxville area and state of Tennessee. The resulting improvements align with Tennessee Athletics’ stated goals of modernizing the fan and visitor experience through enhanced amenities and diversified seating options, improving fan safety and security, and aligning stadium features and aesthetics with campus architectural standards. A critical remaining element in the plan is major and necessary upgrades to the south side and perimeter of the stadium, including the widening of concourses, construction of expanded gates and entryways and provision of additional restrooms and concessions areas. The delivery of this primary component will dramatically improve fan comfort and safety. The Project will continue ongoing renovations with scope completions for the Fall 2023 football season and provide annual deliverables through an anticipated project completion date of Fall 2026. The following is a timeline of the tentative project schedule:

### **Fall 2023**

- Removal of South Stadium Hall with structural strengthening of the stadium's south end
- Partially completed Wi-Fi capabilities
- Brick cladding around in-bowl vomitories (phase 1)
- New restrooms under the Gate 10 ramp

### **Fall 2024**

- Full stadium-wide Wi-Fi connectivity
- Stadium kitchen, commissary and loading dock
- New southeast elevators vertically connecting all concourses
- New Gate 4 entry plaza
- Brick cladding around in-bowl vomitories (phase 2)
- Renovations and upgrades complete for all stadium skyboxes
- Initial construction for the westside Founders Suites
- New restrooms and concessions on north concourse two

**Fall 2025**

- Expanded south concourse 1 (increased restrooms, enhanced concessions, wider concourse)
- Completed Founders Suites
- Tee Martin Drive to shift south of the Gate 10 ramp

**Fall 2026**

- Completion of entry plazas

For clarity, please note that completion of entry plazas described in Fall 2026 will not move forward if those sites are part of the Neyland Entertainment District. Additionally, the siting of the Gate 10 stadium ramp may be modified in a limited manner if beneficial to the district concept, but such modifications would be subject to University approval.

21. Which authorities will have jurisdiction? SFMO, City, etc.?

For the purposes of this RFP, Proposers should anticipate the Project is subject to City of Knoxville and State Fire Marshal jurisdiction.

22. Under Section B Proposal Evaluation Criteria b – Prior Experience: Provide at least 2 recent projects within the last 10 years in which the Developer has participated that are comparable in complexity, quality, and scope... at least one district development and one hospitality development of comparable quality and scope, incorporation of athletics venues and/or higher education context is preferred. Will UT allow projects over 10 years old?

Yes, the University will allow projects over 10 years old, but will consider the relevance of such projects in light of the current project team and experience of the personnel proposed.

23. Is there a desired completion / delivery time frame of the Phase 1 development? Future phases?

Speed to market is an important consideration. The University desires for the initial phase of the Project to be delivered as soon as the Proposer determines is realistically feasible. Note that the processes to obtain University and State of Tennessee approvals will be important schedule drivers, and a final project schedule will be developed in collaboration with the University.

24. Is the expectation that the development team submit the equivalent of a GMP on March 4 or will there be an opportunity to refine the cost of the project after that date as design progresses?

Costs submitted in proposals will be refined through BAFO, and, after selection, during a design and negotiations period with a finalist team.

25. Would the University consider utilizing the Wayne G Basler Boathouse for future phase development of the Entertainment district and connection to River? It is not shown in Figure 5.

The University would consider the use of the Basler Boathouse in a future phase but would require an amendment to the Campus Master Plan approved by the Board of Trustees. As such, it cannot be considered for the initial phase. However, the University is open to finding new ways for the Project to engage the riverfront, such as use of some of the boathouse land or adding docks. Any future concept would need to provide for the existing uses of the boathouse, which include the varsity women's rowing team and Athletics offices.

26. The RFP says that the plaza / greenspace is to be of "varying size." Is it up to the project team to propose a design and associated size for greenspace if it meets the intent of section iv on page 14-15?

The RFP allows flexibility for the project team to propose a design for the plaza/greenspace, including its associated size, as long as it aligns with the intent outlined in Section IV on pages 14-15. The University encourages creative and thoughtful proposals that meet the project objectives and contribute positively to the overall development.

27. Would the University consider demolition of the adjacent Andy Holt Tower?

The University would consider the demolition of the adjacent Andy Holt Tower in a future phase but would require an amendment to the Campus Master Plan approved by the Board of Trustees. Such a future concept would need to provide for the existing uses of Andy Holt Tower, which include University administration offices and the WUTK radio station.

End of Addendum