



**Request for Information:
Development of Property near UT-Knoxville
Lindsey Nelson Stadium**



Please mark all submission envelopes with the following information:

RFI # UTK2021-08-01

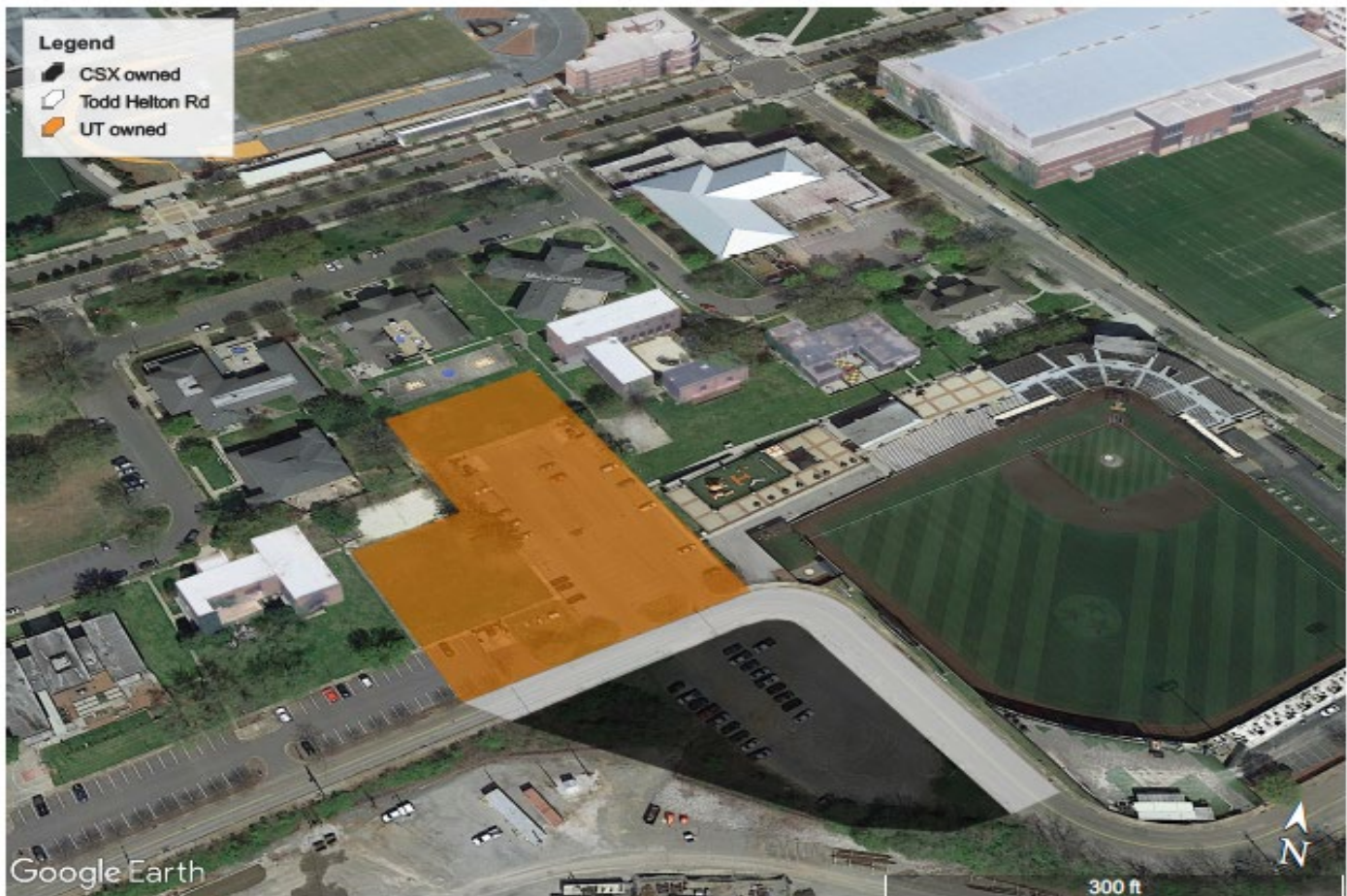
All questions must be received by September 17, 2021

All responses must be received by October 28, 2021

**University of Tennessee
Request for Information
RFI # UTK2021-08-01
Development of property near Lindsey Nelson Stadium
on the University of Tennessee-Knoxville Campus
Issued September 2, 2021**

Introduction

The University of Tennessee-Knoxville (“University”) is soliciting INFORMATION ONLY responses to this Request for Information (RFI) from development firms and other entities that may be interested in submitting a technical and cost proposal to develop approximately 2.9 +/- acres under a long-term ground lease near Lindsey Nelson Baseball Stadium on the UT Knoxville campus. The proposed development would include student housing, parking, and retail space to serve students, faculty, staff as well as athletic events in the area. The development would also include an indoor baseball infield training facility with bleachers and/or porches behind the right field fence. Finally, please consider relocating a segment of Todd Helton Drive to the south, bordering the CSX property boundaries, to create a single site for the project. The purpose of this document is to provide general parameters and guidelines for the RFI Submission.



The RFI is intended solely for the University to gauge interest and obtain information that the University may use to develop a strategy for the potential project.

All information submitted is subject to the Tennessee Open Records Act. If any information provided is believed to be confidential and proprietary, please mark it accordingly. Such marking does not exempt the information from the Open Records Act, T. C. A. § 10-7-503, if the information does not fall within any exemptions available under T. C. A. § 10-7-503.

This document is a Request for Information (RFI), not a solicitation for proposals, and will not result in a contract, but may be used by the University for informational and planning purposes related to future procurements. The University does not guarantee that a formal solicitation will be issued as a result of this RFI.

Schedule of Key Activities

Pre-proposal Meeting	September 8, 2021
Deadline for Questions	September 17, 2021
Posting of Answers to Questions	September 24, 2021
Proposal Submission Deadline	October 28, 2021 by 2:00 p.m. EST

Pre-proposal Meeting – a pre-proposal meeting will be held on September 8, 2021 at 11:00 a.m. EST via Zoom:

Join from PC, Mac, Linux, iOS or Android: <https://tennessee.zoom.us/j/97527043276>

Or iPhone one-tap (US Toll): +16468769923,97527043276# or +13017158592,97527043276#

Or Telephone:

Dial:

+1 646 876 9923 (US Toll)

+1 301 715 8592 (US Toll)

+1 312 626 6799 (US Toll)

+1 669 900 6833 (US Toll)

+1 253 215 8782 (US Toll)

+1 346 248 7799 (US Toll)

Meeting ID: 975 2704 3276

International numbers available: <https://tennessee.zoom.us/j/97527043276>

Or an H.323/SIP room system:

H.323: 162.255.37.11 (US West) or 162.255.36.11 (US East)

Meeting ID: 975 2704 3276

Attendance is not mandatory for submitting a response to this RFI.

Knoxville Overview

Knoxville is the county seat of Knox County in the U.S. state of Tennessee. As of July 1, 2019, Knoxville's population was 187,603, making it the largest city in the East Tennessee Grand Division, and the state's overall third largest city after Nashville and Memphis. Knoxville is the principal city of the Knoxville Metropolitan Statistical Area, which had an estimated population of 869,046 in 2019.

Knoxville is the home of the flagship campus of the University of Tennessee, whose sports teams, the Tennessee Volunteers, are popular in the surrounding area. Knoxville is also home to the headquarters of the Tennessee Valley Authority, the Tennessee Supreme Court's courthouse for East Tennessee, and the

corporate headquarters of several national and regional companies. As one of the largest cities in the Appalachian region, Knoxville has positioned itself in recent years as a repository of Appalachian culture and is one of the gateways to the Great Smoky Mountains National Park.

University Overview

Founded in 1794, UT is big on tradition, and we are proud of our humble beginnings as the first public university chartered west of the Appalachian Divide. UT Knoxville — which includes the UT Institute of Agriculture and the UT Space Institute — serves the state by educating its citizens, enhancing its culture, and making a difference in people's lives through research and service. We embody excellence in teaching, research, scholarship, creative activity, outreach, and engagement. We are improving undergraduate and graduate education, research, support for faculty and staff, our campus infrastructure, and our resources.

UT Knoxville is:

- Tennessee's flagship university and premier public research institution
- Part of the UT System, along with UT Chattanooga, UT Martin, the UT Health Science Center, and UT Southern.
- Classified as producing very high research activity by the Carnegie Classification of Institutions of Higher Education (Doctoral Universities R1 category)
- Co-manager of Oak Ridge National Laboratory with Battelle Memorial Institute as UT-Battelle
- A Carnegie Community Engaged university
- Governed by a board of trustees with 12 members

The primary mission of the University of Tennessee is to move forward the frontiers of human knowledge and enrich and elevate the citizens of the state of Tennessee, the nation, and the world. As the preeminent research-based land-grant university in the state, UT embodies the spirit of excellence in teaching, research, scholarship, creative activity, outreach, and engagement attained by the nation's finest public research institutions.

Land Use – Property Information

The University owns approximately 1.6 +/- acres of the area under consideration, part of parcel 108 F C011. CSX owns approximately 0.9 +/- acres and the area under Todd Helton Drive is approximately 0.4 +/- acres (see outlined areas on Map on page 2). The size of the proposed site may decrease due to unknown constraints or increase if additional property is added. The exact location of the proposed development will be driven by the Developer's concept and any constraints defined by the University.

Purpose of RFI

The purpose of this RFI is to determine interest in developing a student housing, parking and retail development and an indoor baseball indoor training facility with bleachers/porches behind right field. A minimum of 400 beds is desired in the housing portion of the development. While the University could finance, design, construct, operate and maintain this development with bond financing and traditional contracts for design and construction services, the University is interested in exploring options from the private sector that require little or no capital upfront expense to the University.

The University prefers options where the developer finances, designs, constructs, and maintains the housing development under a long-term ground lease and is responsible for leasing of the retail space, subject to University approval of uses. The University would be responsible for leasing housing units to students, collection of rents, and providing oversight of student activities. The University prefers similar options for the financing, design and construction of the indoor baseball practice facility and bleachers/porches and will

consider post construction options such as leasing, taking ownership or other alternatives identified by the developer.

While the preferred option is outlined above, the University will consider other alternatives that meet the objectives outlined in this RFI.

The University may request additional information from those providing responses to this RFI. This RFI is not intended to result in a contractual relationship.

Scope of Work

Primary RFI Deliverable

A concise, complete, and well-written response to the RFI to help assess the respondent's level of interest, capability, experience, and commitment to the proposed development.

The response should contain the following information:

Company Information

- Legal/registered name of the company
- Brief description of the company and website
- Identify the primary contact (including address, email address and telephone number), responsible for all queries made during the intake and processing of the response
- Identify the office location
- If this would be a joint venture, include all partners, firm names, the type of services provided by each company and the primary contact for each

Project Development /Concept

- Approach to the project
- Identify considerations needed to achieve the desired objectives of the development
- Discuss benefits to the University and any revenue sharing opportunities
- Provide timeline for development of the proposed site, taking into account all due diligence
- Relevant experience and qualifications, including similar successful projects. Of special interest are project with public universities.
- Discuss financial capability to complete the project.

Response Requirements

- Submissions should not exceed a total of 20 pages, using a minimum type size of 12
- The response should include concept(s) on how the site would be used for this development.
- The original PDF response must contain the signature and printed name and title of the person authorized to represent the firm

Responses to the RFI must be mailed to:

The University of Tennessee
Office of Real Property & Space Administration
Attn: Adam Foster
5723 Middlebrook Pike, Suite 209
Knoxville, TN 37996

Responses must be received by 2:00 p.m. EST on October 28, 2021.

Process

Responses to this request will be reviewed for informational purposes only and will not result in the award of a contract. Entities submitting a response to the RFI are not prohibited from responding to any related subsequent solicitation. Not responding to this RFI does not preclude participation in any future procurement, if any is issued.

Questions

Questions regarding this RFI shall be submitted in writing by email to Adam Foster at afoste17@tennessee.edu. Verbal questions will NOT be accepted. Questions will be answered by responding to questions via public posting. Accordingly, questions shall NOT contain proprietary or classified information. All questions must be received by September 17, 2021 at 3:00 p.m. EST. Responses to questions will be provided by September 24, 2021 by close of business unless otherwise indicated. All questions and responses will be posted to <https://procurement.tennessee.edu/how-do-i-buy/bid-proposal-advertisements/>

Vendor Costs

Respondents are responsible for all costs associated with the preparation and submission of this RFI. UT will not be responsible for any respondent's related costs associated with responding to this request

Addendum

- Any clarification or additional information that may substantially affect responses to this RFI will be provided in the form of a written addendum. All addenda will be posted on the University of Tennessee System Procurement Website at <https://procurement.tennessee.edu/how-do-i-buy/bid-proposal-advertisements/>