

**Invitation For Bids (IFB)**  
FOR  
**General Contractor Services**

Solicitation NO. 2022-CON-B09



**METROPOLITAN DEVELOPMENT AND HOUSING AGENCY**  
FOR  
**5<sup>th</sup> & Summer Apartments**  
**NASHVILLE, TENNESSEE**

**ADDENDUM No. 1**  
**December 10, 2022**

---

## **Addendum No. 1 5<sup>th</sup> & Summer Apartments**

### **Updated Information**

1. Reference Section 2.1 Pre-Bid Conference, new date, and time December 16, 2022, at 2:00 p.m. Central Standard Time (CST), below zoom link:

<https://us06web.zoom.us/j/86018241667?pwd=V3lxRFgwUEp1MUxuc25HUzkwZGhvUT09>

**Phone Number:** 1 (646) 931-3860

**Meeting ID:** 860 1824 1667

**Passcode:** 191291

2. Reference Section 2.4 Submission Deadline, new date, and time January 18, 2023, at 2:00 p.m. Central Standard Time (CST), below zoom link:

<https://us06web.zoom.us/j/84144347263?pwd=WG54UXBwSTk1YS9MV1o5TzRhMHZEz09>

**Phone Number:** 1 (646) 931-3860

**Meeting ID:** 841 4434 7263

**Passcode:** 997336

3. Dr. White's signature page attached.
4. Acknowledgement Addendum No. 1 on the Bid Form.

**END OF ADDENDUM No. 1**

---

Figure 2

UNIT TOTALS BY LEVEL	Leasing	Level 01	Level 02	Level 03	Level 04	Level 05	Level 06	TOTALS
Unit Totals by Level		7		25	25	25	25	107
Unit Net Rentable Sq.Ft.		6,526		20,934	20,934	20,934	20,934	90,262
Overall Unit Average Sq.Ft. (See Note 1.)								844
Unit Balcony Sq.Ft.		1,646		1,080	1,080	1,133	1,133	6,072
Unit Conditioned Sq.Ft.	n/a	6,526.00	n/a	20,893.00	20,893.00	20,934.00	20,934.00	90,180.00
BUILDING AREA TOTALS BY LEVEL	Leasing	Level 01	Level 02	Level 03	Level 04	Level 05	Level 06	TOTALS
Parking Count		12	112					124
Parking Level Net Area (See Note 2.)			34202					34,202
Circulation / Corridor	1106	1825	626	2203	2203	2203	2203	12,369
Shafts				678	678	678	678	2,712
Trash Room / Elec Rooms / Building Services	1125	663	460	382	382	382	382	3,776
Rentable Resident Storage	290							290
Indoor Resident Amenity	2660							2,660
Leasing / Lobby / Mall	857		284					1,141
Retail/Office								0
Multifamily Building Area (See Note 3.)	6,038	10,672	35,572	25,277	25,277	25,330	25,330	153,496
<b>Notes:</b>								
1.) The Average Net and Gross Square Footages are weighted based on the mix and not the individual number of unit types.								
2.) Parking Level Net Area includes all areas associated with the parking garage, shafts, circulation, building services, BOH, etc. Excluded: Rentable resident storage and amenities.								
3.) Multifamily Building area includes all spaces that are related to the Multifamily operation (corridors, vertical circulation, rental closets, leasing & amenities, residential balconies) Excluded: retail, garage, and outdoor amenity areas.								
4.) The Gross Building Area includes all areas documented in this table. Excluded: Area calculations for building façade materials beyond the plane exterior face of structure.								

The Project is fully designed and is in accordance with all applicable Federal, State, and local code requirements. The Contractor will be expected to coordinate with other neighboring projects, with occupied residential and commercial neighbors, with the Engineer, Nashville Electric Service (NES), Metropolitan Public Works (MPW), Metropolitan Water Services (MWS), and other metro departments as necessary.

All Bidders are encouraged to visit the site to become familiar with the factors that may have an impact on their Bid. Should any additional information about the Project become available prior to the due date of the Bid, it will be distributed to all Responders as an Addendum to the IFB.

Each bid shall be accompanied by a Bid Bond in an amount not less than five percent (5%) of the total Bid to be retained as liquidated damages in the event the Successful Bidder fails to execute the Agreement and file the required bonds and insurance within ten (10) calendar days after the receipt of the Notice of Award. The Successful Bidder acknowledges and agrees that it shall execute the Agreement in the form attached hereto and incorporated herein.

The Successful Bidder shall be required to finally complete all Work within **six hundred thirty-three (633) consecutive calendar days** from and after the Commencement Date specified in the Notice to Proceed.

We appreciate your interest and look forward to receiving your Bid in complete accordance with the submittal requirements defined herein.

**Dr. Troy D. White**  
**MDHA Executive Director**

--END OF SECTION 1--