

Expression of Interest		 <p>Marshall University Office of Purchasing One John Marshall Drive Huntington, WV 25755-4100 Direct all inquiries regarding this order to: (304) 696-2727</p>		Bid# MU26RESIDENCE Addendum No. 01
Vendor:		For information call: Purchasing Contact: Michelle Wheeler Phone: (304) 696-2727 Email: michelle.wheeler@marshall.edu & Purchasing@marshall.edu		
<p>Sealed requests to bid for furnishing the supplies, equipment or services described below will be received by the Institution. TO RECEIVE CONSIDERATION FOR AWARD, UNLESS OTHERWISE NOTED, THE BID WILL BE SUBMITTED ON THIS FORM AND UPLOADED INTO THE MU BONFIRE PORTAL ON OR BEFORE THE DATE AND TIME SHOWN FOR THE BID OPENING. When applicable, prices will be based on units specified; and Bidders will enter the delivery date or time for items contained herein. The Institution reserves the right to accept or reject bids on each item separately or as a whole, to reject any or all bids, to waive informalities or irregularities and to contract as the best interests of the Institution may require. BIDS ARE SUBJECT TO THE GENERAL TERMS AND CONDITIONS AS SET FORTH HEREIN.</p>				
DATE 1/16/2026		SUBMISSION DUE: January 29, 2026 @ 2:59 PM EST	DEPARTMENT REQUISITION NO. MU26RESIDENCE	BIDS OPEN: <u>January 29, 2026 @ 3 PM via TEAMS</u> <u>Link:</u> <u>https://tinyurl.com/MU26RESIDENCE</u>
Item #	Quantity	Description		Unit Price
		ADDENDUM NO. 01 <i>Project Name: MU26RESIDENCE - Marshall University Residence Hall P3 Project Building located in Huntington, West Virginia</i> This addendum represents vendors technical questions and answers.		Extended Price
				Total

To the Office of Purchasing,

In compliance with the above, the undersigned offers and agrees, if this offer is accepted within _____ calendar days (30 calendar days unless a different period is inserted by the purchaser) from the bid open date, specified above, to furnish any or all items upon which prices are offered, at the price set opposite each item, delivered at the designated point(s), within the time specified.

Bidder guarantees shipment from

within _____ days

Bidder's name Vendor

Signed By

FOB

After receipt of order at address shown

Typed Name

Terms

Title

Email

Street Address

City/State/Zip

Date

Phone

Fcin

SOLICITATION NUMBER: MU26RESIDENCE

Addendum Number: No. 01

The purpose of this addendum is to modify the solicitation identified as ("Solicitation") to reflect the change(s) identified and described below.

Applicable Addendum Category:

- Modify bid opening date and time
- Modify specifications of product or service being sought
- Attachment of vendor questions and responses
- Attachment of pre-bid sign-in sheet
- Correction of error
- Other

Description of Modification to Solicitation:

Addendum issued to publish and distribute the attached documentation to the vendor community.

1. Vendor Questions Received to Date

NO OTHER CHANGES.

Additional Documentation: Documentation related to this Addendum (if any) has been included herewith and is specifically incorporated herein by reference.

Terms and Conditions:

1. All provisions of the Solicitation and other addenda not modified herein shall remain in full force and effect.
2. Vendor should acknowledge receipt of all addenda issued for this Solicitation by completing an Addendum Acknowledgment, a copy of which is included herewith. Failure to acknowledge addenda may result in bid disqualification. The addendum acknowledgement should be submitted with the bid to expedite document processing.

Attachment A

Addendum No. 01

Marshall University
MU26RESIDENCE Residence Hall– HUNTINGTON, WV

Vendor Questions and Answers

Maslow's- Bid Questions Submitted- Marshall Response

Q1. Please clarify. What service areas typically available within a public-private partnership (P3) structure are anticipated by the university for this project, as defined broadly across the range of DBFOM (design-build-finance-operate-maintain)?

A1. The project will be delivered using a P3 model encompassing design, construction, and financing. Marshall will assume operations and maintenance responsibilities for the duration of the financial repayment term, excluding the one-year construction warranty period and any extended warranties, such as those for roofing and mechanical systems.

Q2. Please clarify the intent for the inclusion of Exhibit D and Exhibit E within the EOI procurement. Are these exhibits intended to designate the desired project site? If so, should EOI responses assume the removal of any existing improvements? If not, has a project site been determined? Please clarify, as possible

A2. Yes. This project will be located on the former Holderby Hall site located at 1720 5th Avenue, Huntington, WV 25755. The drawings were provided just to show lot size and location.

Q3. In regard to building program, how has the specified 250-room requirement been established and what level of flexibility may be acceptable? Would the university consider different project scale and/or product type related to building program, based on additional market demand analysis and related projections?

A3. The intent of this project is to replace the 275 single beds lost with the demolition of Holderby Hall during the summer of 2025. Marshall University is open to an alternate proposals based on pricing, student privacy, and flexibility of options.

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Trace Creek Construction - Bid Questions Submitted- Marshall Response

Q4. Who will be responsible for operations and maintenance of the building during the finance period, the developer or the university

A4. Marshall will assume operations and maintenance responsibilities for the duration of the financial repayment term, excluding the one-year construction warranty period and any extended warranties, such as those for roofing and mechanical systems.

Q5. Does the university have a date targeted to issue the AIA A133 contract once a team is selected?

A5. Fall 2026

Q6. Has the university established a target date for occupancy of the project?

A6. June 1, 2028

Q7. Please confirm proposals should be submitted by the company who will be serving as the Construction Manager as Constructor.

A7. Yes, proposals should be submitted by the company who will be serving as the Construction Manager.

Design Group - Bid Questions Submitted- Marshall Response

Q8. For the 10 points allocated to “Design Concepts”, what level of detail is expected in the EOI submission (for example, massing studies, conceptual floor plans, previous project case studies)?

A8. Conceptual floor plans and schematic design of building.

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Q9. During the interviews, should teams only clarify their EOI responses, or should they also present visual materials such as design concepts, schedules, project management plans, financing alternatives or risk mitigation plans?

A9. Show design concepts, schedules, project management plans, and financing alternatives.

Q10. Is the University targeting a specific semester for occupancy, and will schedule scoring be based on total duration, phasing strategy, or acceleration opportunities?

A10. June 1, 2028. (same as Q 6)

Q11. Can you clarify the intended P3 structure, specifically how payments will be made over the 20-year term and which party is expected to carry financing and long-term risk?

A11. The Developer

Q12. Can you clarify which portions of the AIA A133 with WV-96 Addendum are negotiable and which terms must remain unchanged?

A12. On the WV-96, the first two sentences of Paragraph 4 RIGHT TO TERMINATE may be removed. Paragraph 9 LIMITING LIABILITY, a liability cap may be negotiated. The last sentence of paragraph 19 THIRD-PARTY SOFTWARE may be removed. In very limited cases, paragraph 13 ASSIGNMENT can be edited.

Q13. After turnover and during the financing repayment period, which operations and maintenance responsibilities will Marshall retain, and which responsibilities, if any, will fall to the P3 partner?

A13. Marshall will assume operations and maintenance responsibilities for the duration of the financial repayment term, excluding the one-year construction warranty period and any extended warranties, such as those for roofing and mechanical systems.

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Q14. The RFP states 250 single rooms that must also meet double-occupancy sizing; can you confirm if future capacity up to 500 occupants or some target between is part of planning and infrastructure assumptions?

A14. The primary goal of this project is to replace the 275 single beds lost due to the demolition of Holderby Hall. Marshall University welcomes alternate proposals that consider pricing, student privacy, and flexibility of options. The EOI was intentionally worded to ensure that, if future occupancy needs increase, the rooms will have sufficient square footage to accommodate double occupancy if necessary.

Q15. Please define the target student cohort this project and program is intended to accommodate; and how you would like to see this facility compliment the broader on-campus housing system?

A15. This housing is intended for upper-class students (sophomore, junior, and seniors). The intent for this facility is to provide more private style restrooms and private living space that are upper-class students are seeking.

Q16. Of the two restroom models provided, which option does Marshall prefer, or perhaps compliments the broader student housing portfolio best, or should both be considered equally at this stage?

A16. At this stage, both options will be given equal consideration. The design should prioritize student privacy and ensure that restroom facilities do not resemble traditional, historical community-style restrooms.

Q17. Can you confirm whether alternate mechanical system types will be considered, or if the listed equipment and manufacturers represent mandatory requirements?

A17. The mechanical systems are preferred. Listed materials and equipment are the basis of design. Campus standards are strongly preferred for consistency and maintenance. Alternates may be considered case-by-case through Planning & Construction with the appropriate campus SMEs.

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Q18. Are equivalent products acceptable for items where specific brands are listed, and what is the process for submitting alternates for approval?

A18. If alternate products are suggested, the proposer shall include an explanation for any proposed variance with justification that addresses the project. This would require approval from Marshall University committee.

Q19. Can you confirm whether the University's security integrator will be carried under the GC's scope or procured directly by Marshall?

A19. Security will be carried under the developer's scope with an allowance to cover University contract provider.

Q20. Can you provide a more legible building site plan, help identify existing utility connection points, and flag any known geotechnical or environmental constraints?

A20. The drawings provided are the best Marshall has available. We are planning on allowing a site visit to be determined later, to discuss utility points and constraints.

Q21. Are there any sustainability requirements, such as LEED, WELL, or energy performance standards, beyond code minimums?

A21. Code minimums are all that will be required.

Q22. Are any additional student-life or community spaces expected beyond those listed, such as study rooms, fitness areas, or specialty spaces?

A22. The facility will need a housekeeping closet on each floor with utility sink along with adequate space for maintenance/housekeeping building storage.

The kitchen area on each floor will need adequate community space to serve as a lounge, study area, or community gathering area.

On the main floor of the building, we would like a mail/package room

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with an exterior entrance with no entrance from the building. The size of the room needs to be adequate to serve as a package room for all residence halls.

Q23. Have the Housing and Residence Life offices on the project property been relocated? Is the University looking to replace their office space within the new housing development?

A23. Housing and Residence Life central office space is not planned for this building. This building will need the traditional one to two building staff offices and a front desk area with a storage closet in this area to hold programming supplies and student mail/packages.

Q24. Should respondents assume that specified FF&E will be owner-furnished and contractor-installed or fully furnished and installed by the contractor?

A24. FF&E will be fully furnished and installed by the contractor using the university's current cooperative purchasing agreement for such commodities.

EC Build - Bid Questions Submitted- Marshall Response

Q25. Is the project intended to be Developer Led, or is the EOI seeking Design-Build or design services only? Section 1/#1 is asking for "architectural/engineering services and construction" without mention of developer services.

A25. Developer led (P3 Project)

Q26. What are the Sources of Funding for the project? University Issued debt or privately financed?

A26. Privately Financed by Developer

Q27. The EOI Section 1/#1 specifies that the total cost of delivery will be paid over 20-year term...by whom and to whom?

A27. The developer carries the debt; the University anticipates structured

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payments over 20 years. Respondents should propose mechanisms consistent with a developer-led P3.

Q28. Scope – how many units and beds are intended? EOI states 250 single rooms (Is that single occupancy rooms, or single rooms with multiple occupancy).

- Is this a traditional res hall with Community Bathroom?
- Suites with in-unit bathroom?
- Single or double occupancy?
- What is the total bed count quantity?

A28. 250 single occupancy rooms for a total of 250 bed spaces with a minimum size of 200 sq ft per room. Bathroom set up should be either in unit jack and jill style- where two rooms share a bathroom, private restroom for that bed space only, or modified community style restroom where there are multiple restrooms on the floor that are single occupancy (each restroom unit has a sink, shower, and toilet).

The intent of this project is the replace the 275 single beds lost with the demolition of Holderby Hall. Marshall University is open to an alternate proposal based on pricing, student privacy, and flexibility of options.

Q29. What is the deliverable for 1/29? Is it a written proposal? Is this just a hard cost bid including design and engineering? If the deliverable are only the items mentioned in Section 3 / #3.1, they do not align with the grading criteria in Section 4/#3.4 which mentions a schedule and design concepts.

A29. Written proposal including design and engineering plus schedule and concepts.

Q30. Expression of Interest Section Four/#2: “state shall select the best value solution...no “price” or “fee” information is required. What is your criteria for best value option in this instance?

A30. Best value with price and fee considered.

Q31. Expression of Interest Section Four/#3.4: Scoring includes Schedule and design concepts...what exactly are they looking for? Is there any project site

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information?

A31. Show design concepts, schedules, project management plans, and financing alternatives.

Q32. The plots in Exhibit D and E are illegible. Are there better quality documents available to clearly delineate the information shown on these plots?

A32. No

Q33. Section 3/#5.1 states oral presentations should be prepared to discuss the items in section 2. Section 2 includes WV rules and instructions.

A33. Presentation should be representative of the entire proposal as outlined in response, in addition to Section 2 to include responses to Section 3: Project Specifications and Exhibits A, B, C, D, and E.

JDS Development - Bid Questions Submitted- Marshall Response

Q34. Is this EOI for a 250 students' / beds dorm or a 250 - room dorm (with multiple students per room? Please define.

A34. 250 Single Occupancy Rooms

Q35. This solicitation is for qualification only, no price or no proforma schedules are to be submitted. Please confirm and define. (Please review EOI, section 4, article 2.)

A35. Should read best value with price and fee considered.

Q36. Does the owner have a budget? If so, please share the budget.

A36. No budget.

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Q37. Is this EOI to include design concepts, including but not limited to, room plan, floor plan, exterior elevations, site plan etc.

A37. Yes. Include substantive design concepts (including exterior) consistent with university standards.

Q38. Is this EOI to include a critical path bar chart schedule or some outline of important milestones? Please explain.

A38. Start Fall of 2026 and complete by June 1, 2028.

Q39. Does the owner (Marshall University) dictate the overall schedule here or is that the sole discretion of the submitting team?

A39. Marshall will dictate the schedule. June 1, 2028, substantial completion.

Q40. Does this EOI require assured financing / project funding approvals prior to cost submission.

A40. Respondents should demonstrate ability to finance and meet bonding requirements if selected; full financing approvals are typically confirmed during pro forma negotiations with the chosen developer.

Q41. Does this EOI require bonding assurances prior to cost submission?

A41. Yes

End of questions.

ADDENDUM ACKNOWLEDGEMENT
FORM SOLICITATION NO.: MU26RESIDENCE Addendum 1

Marshall University Residence Hall P3 Project

Instructions: Please acknowledge receipt of all addenda issued with this solicitation by completing this addendum acknowledgment form. Check the box next to each addendum received and sign below. Failure to acknowledge addenda may result in bid disqualification.

Acknowledgment: I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans and/or specifications, etc.

Addendum Numbers Received:

(Check the box next to each addendum received)

<input checked="" type="checkbox"/> Addendum No. 1	<input type="checkbox"/> Addendum No. 6
<input type="checkbox"/> Addendum No. 2	<input type="checkbox"/> Addendum No. 7
<input type="checkbox"/> Addendum No. 3	<input type="checkbox"/> Addendum No. 8
<input type="checkbox"/> Addendum No. 4	<input type="checkbox"/> Addendum No. 9
<input type="checkbox"/> Addendum No. 5	<input type="checkbox"/> Addendum No. 10

I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further understand that any verbal representation made or assumed to be made during any oral discussion held between Vendor's representatives and any University personnel is not binding. Only the information issued in writing and added to the specifications by an official addendum is binding.

Company

Authorized Signature

Date

NOTE: This addendum acknowledgement should be submitted with the bid to expedite document processing.