July 15, 2019

ADDENDUM NUMBER ONE

RE: DB 101894 Alameda Bulk Storage Warehouse

Total pages in this Addendum: eight (8)

1. PowerPoint presentation from Pre-Submittal Meeting July 15, 2019 attached herein.

All other specifications, terms and conditions of the solicitation shall remain unchanged.

NOTE: Please acknowledge your firms' receipt of this Addendum in your bid on the Addendum Acknowledgement Form.

Jacquelyne Ahern

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Alameda Bulk Storage Warehouse Facility

734 West Alameda Drive, Tempe, AZ
Warehouse Needs

- Consolidate several existing shipping/receiving, managed storage, & materials management operations under one roof to improve efficiency and increase safety on campus
- Provide new, additional storage square footage to accommodate the growing needs of the University
- Free up existing University assets (specifically Material Services site just south of USB at Vista del Cerro) for higher and better uses
- Gain the efficiency and safety garnered from a single point of central receiving for deliveries to the University
- Increase additional revenue generation through collection of last-mile delivery fees from major delivery partners (UPS, FedEx, Amazon, etc.)
**Warehouse Requirements**

- Warehouse to be Tilt-Up concrete construction.
- Facility to be LEED Silver minimum for Warehouses and Distribution Centers. (LEED v4)
- Design Build Team is to propose the best location for building and exterior storage.
- It is “preferred” that the docks be at grade, not depressed.
- Approx. 6500 SF of office area
- Approx. 6000 SF of Mail Services

**Departments to occupy the Facility:**

- Central Receiving
- Surplus Operations
- Mail Services
- Moving Services Storage
- Furniture Storage
- Managed Storage
Warehouse Size

- Approximately 77,000SF footprint high-bay (36’ +/- clear) building, with the ability to rack and mezzanine inside the building to add additional storage and operational space
- Adequate, functional dock space for a variety of trucks and vehicles
- Approximately 20,000SF +/- of outdoor storage space

Warehouse Cost

Based on current market pricing for the construction of tilt-up warehouse buildings, it assumed a warm shell can be constructed for approximately $75/SF, with an additional $10/SF for further tenant improvements:

- $5,750,000 for the base warm-shell building
- $750,000 for additional TIs
- $500,000 for site work (drainage and retention, and underground utilities)
- $1,000,000 for high-bay racking and FF&E
- $8,000,000 project construction cost
Alameda Bulk Storage Warehouse Facility
Area to be demolished. Existing to remain.

Existing Occupied Collections area to remain.