KENNESAW STATE UNIVERSITY | Planning, Design & Construction

November 5th, 2026

Request for Proposal | Design Build Services
Addendum #3
6000-27-084 Village Residential Dining (North Campus)

This forms **ADDENDUM #3** for the above noted project.
This addendum attempts to clarify and address questions raised via email up through 2:00pm on Monday, October 26th, 2026.

1. **Question:**

   Does KSU wish for both parties (GC and Architect) comprising the Design-Build team to provide complete information for section A of the Statement of Qualifications, or just the GC as the prime contract holder for the Design-Build party?

   KSU PDC's Response: Both the General Contractor (GC) and the Architect comprising the Design-Build team should provide qualifications information for Section A of the Statement of Qualifications.

2. **Question:**
   The RFP mentions the site will require "substantial reconfiguration to accommodate" the proposed project, and that the current space is configured for "office and student lounge functions." Can you verify what, if any, applicable critical infrastructure currently exists to support the proposed use, for example: appropriate MEP systems, fire protection, grease trap(s), etc.?

   KSU PDC's Response: The existing facility supports office, student lounge, and limited catering kitchen functions. Significant mechanical, electrical, plumbing, and fire protection modifications may be required to accommodate a full-service dining facility with approximately 200 indoor and 50 outdoor seats.
   The Design-Builder shall assess and verify the capacity and suitability of existing systems and provide necessary upgrades to meet the proposed program, applicable codes, and University standards.

3. **Question:**

   Will any portions of the adjacent building be occupied at any point during this work? If so, please describe them, and any special considerations you would therefore expect of the Design-Builder.

   KSU PDC's Response: The project area is located within an active mixed-use residential facility, with occupied student residences on the second through fourth floors. An adjacent wing housing student residences (upper floors) and student support functions (ground floor) are separated from the project area by an open passageway, approximately 12'-6" wide at its narrowest point, connecting to the adjacent parking deck. Two elevators and a stairwell serving the residential floors shall remain operational and accessible throughout construction.
   The Design-Builder shall be responsible for appropriate construction phasing, separation, and protection measures to maintain safe access, egress, life-safety systems, and ongoing building operations. Proposers shall account for temporary barriers, utility outage coordination, noise and dust control, work-hour restrictions, and other measures necessary to minimize disruptions to occupied areas throughout construction.

4. **Question:**

   The RFP requests that the Design-Builder review the Owner's project program, feasibility studies, existing drawings, etc. Can you share exactly what studies or analysis have been conducted to-date, to what level of detail they provide information for, and/or what condition of completeness any and all "as-built" documents exist for the space and surrounding site?

   KSU PDC's Response: The Owner will provide Step II finalists with a preliminary feasibility study addressing the proposed program, budget, project schedule, and layout options, along with available 2004 PDF and select CAD drawings for reference. The Design-Builder shall verify existing conditions and the accuracy of the provided documents.

5. **Question:**

   Are any BIM models and/or laser scans of the space and/or site available for the Design-Builder to utilize? If not, given the presence of "several conditions requiring careful coordination," does KSU wish the Design-Builder to provide laser scanning services to help ensure the most accurate modeling and documentation of the space?

   KSU PDC's Response: No BIM models or laser scans are currently available. The method used to verify existing conditions shall be determined by the Design-Builder as part of its proposed approach to delivering the project. The Design-Builder shall be responsible for performing all field verification, documentation, and coordination necessary to validate existing conditions and support the final design and construction.

6. **Question:**

   Please describe the nature of the operating party of this dining facility; will it be KSU run, operated by a third-party vendor, etc.? If third party, is this party currently, or soon to be engaged by KSU so they might participate in the configuration and design of the project?

   KSU PDC's Response: The dining facility will be operated by KSU Dining.

7. **Question:**

   Will space include a full commercial kitchen, prep and warming only, or some other kitchen configuration?

   KSU PDC's Response: The facility is envisioned as a full-service dining operation that includes a commercial kitchen and associated food preparation, cooking, storage, serving, and support spaces. The dining area is anticipated to accommodate approximately 200 seats. Final programming and configuration will be validated during the design phase in coordination with KSU Dining Services and the University.

8. **Question:**

   Does KSU have any specific food service and/or kitchen design consultants with prior experience they would recommend or prefer Design-Builders consider working with?

   KSU PDC's Response: KSU prefers food service and kitchen design consultants with extensive experience in planning and designing comparable institutional dining facilities. No specific firms are required or preferred.

9. **Question:**

   The RFP mentions incorporating the requirements of the Energy Efficiency & Sustainability Construction Act, can the Design-Builder then safely assume Georgia Peach certification is required, and if so, how many peaches is the project targeting?

   KSU PDC's Response: Proposers should identify and recommend an appropriate certification level and sustainability approach consistent with the project scope, budget, and program requirements. Final certification goals, if pursued, will be determined during project development in coordination with the University.

10. **Question:**

Can you share KSU's expectations regarding graphics, branding, menus, etc. for the new dining facility?

KSU PDC's Response: KSU branding, graphics, signage, and wayfinding shall comply with applicable University standards. Dining concepts and menu offerings will be developed during the design phase in coordination with KSU Dining Services. Current planning assumptions include approximately five food service stations within a dining facility sized to serve approximately 2,000 students per day. Final programming requirements will be validated during design.

11. **Question:**

Can you share KSU's expectations for potential AV scope for the project?

KSU PDC's Response: The Design-Builder shall provide audiovisual (AV) systems in accordance with applicable KSU standards and guidelines, in coordination with KSU's AV subject matter experts (SMEs), to achieve the functionality, quality, and performance typically expected of a university dining facility.

12. **Question:**

Will Furniture specification and procurement be included?

KSU PDC's Response: FF&E specifications and procurement will be managed by KSU's Interiors team in collaboration with relevant stakeholders. The Design-Builder shall provide necessary infrastructure, accommodations, and installation support to ensure proper integration into the project.

13. **Question:**

The RFP identifies approximately 12,500 sf of space within University Village and notes that plans may be available at the time of the site visit. Given the concise timeline of Step II of the RFP, would you be willing to provide the specific building and a plan or diagram of anticipated project limits in advance of Step 2?

KSU PDC's Response: No, this will not be provided.

14. **Question:**

Page 5 references a feasibility study and bridging documents. Is there an existing feasibility study that can be shared at this time?

KSU PDC's Response: The feasibility study will be provided to the finalist firms following the RFQ selection process.

14. **Question:**
Will bridging documents, existing drawings, utility information, and any feasibility studies be made available to finalists?

KSU PDC's Response: Yes, select documents will be provided to the finalist firms following the RFQ selection process.

15. **Question:**
Is the $4.9M budget inclusive or exclusive of kitchen equipment, FF&E, design fees, contingencies, and owner soft costs?

KSU PDC's Response: The revised SCL is $5.2M and refers to the Design-Builder's construction and fees only, which include Design fees.

16. **Question:**
Has an existing utility capacity assessment been completed for electrical service, grease waste, kitchen exhaust, domestic water, and sanitary sewer systems?

KSU PDC's Response: A preliminary assessment was conducted through visual observations and review of available existing documentation. The selected Design-Builder shall further evaluate, verify, and confirm the capacity and adequacy of existing utility systems, including electrical service, grease waste, kitchen exhaust, domestic water, and sanitary sewer, and identify necessary upgrades to support the proposed dining facility.

17. **Question:**
What level of exterior/site improvements is anticipated as part of the project scope?

KSU PDC's Response: The anticipated scope of exterior and site improvements is outlined in the Project Background section on Page 3 of the RFQ.

18. Question:

Please confirm if Exhibits H and I are required at Step I or only Step II to shortlisted firms.

KSU PDC's Response: See Addendum #2 for the revised list of Exhibits. Exhibits H and I are no longer applicable to this RFQ/RFP.

20. Question:

Please confirm whether the front cover, back cover, tab dividers and table of contents count toward the 50-page limit.

KSU PDC's Response: The 50-page limit is inclusive of the front cover, back cover, tab dividers, and table of contents.

21. Question:

Are 11 x 17-fold-out pages permitted (for example, for organizational charts or schedules)? If so, does each count as one page or two?

KSU PDC's Response: 11" × 17"-fold-out pages are permitted, with each sheet counting as two pages toward the 50-page limit.

22. Question:

Section 3 requires a sworn statement attesting to the minimum qualifications. Is there a required form, and must it be notarized?

KSU PDC's Response: There is no required form for the minimum qualifications, but they must be included in the Statement of Qualifications. Notarization is not required.