



# UNIVERSITY OF KENTUCKY

## Purchasing Division

REQUEST FOR PROPOSALS

UK-2322-23

PROGRAM MANAGER SERVICES UKREC – PRINCETON RECOVERY

ADDENDUM # 02

03/16/2023

**ATTENTION: This is not an order. Read all instructions, terms, and conditions carefully.**

**IMPORTANT: RFP AND ADDENDUM MUST BE RECEIVED BY 03-29-2023 @ 3:00 P.M. LEXINGTON, KY TIME**

Offeror must acknowledge receipt of this and any addendum as stated in the Request for Proposal.

### **ITEM #1: PROPOSAL DEADLINE EXTENDED**

The *proposal* deadline has been extended to 3:00 P.M. Lexington, KY time on Wednesday March 29, 2023.

The *question* deadline has been extended to 1:00 P.M. Lexington, KY time on Tuesday, March 21, 2023. Offerors are encouraged to send all written questions regarding this RFP to [cckbidquestions@uky.edu](mailto:cckbidquestions@uky.edu) before that time.

### **ITEM #2: QUESTIONS AND ANSWERS**

1. **Please provide term information for the program.**
  - a. For evaluation purposes, the financial offer should anticipate an effective start date of May 1, 2023, and completion of onsite services date of March 31, 2025.
2. **Please provide missing scope documents, such as the buildings and structures missing from Attachment A in the original RFP.**
  - a. See the attached "ADD02\_Program\_Details"
3. **Please provide a pre-proposal attendance log**
  - a. See the attached "ADD02\_Pre-Proposal\_Log"
4. **Please define "Proposal Firm Through" on the proposal authentication form**
  - a. This is a template item that refers to the date through which the Offeror will honor the price from the financial proposal. The standard pricing hold for RFPs is six months, but Offerors can exceed that if they wish.

**5. Please provide an advance copy of the “Kentucky Personal Service Contract Agreement”**

- a. Upon review, a “personal service contract” as defined by Kentucky Revised Statutes is not required for this effort. The Agreement is anticipated to post in a subsequent addendum and will be typical of Owner’s Representative Agreements for public universities and state agencies.

**6. Is section 7.2 Optional Services and 8.2 Alternate Pricing meant to be the same thing?**

- a. Optional Services are extra value that the firm offers that may be related to our stated need, but that we did not detail in our RFP. Technical information pertaining to optional services should be included in the technical proposal but identified as distinct from the requested information. Alternate pricing in 8.2 is the pricing component for those optional services and is submitted with the financial offer so that all technical and all financial proposal information is kept separate for the evaluation process.

**7. Can offerors gain access to any design drawings for the proposed projects?**

- a. Other than the Grain and Forage Excellence Center, which is still in design, all buildings in the Program are typical of residential, light commercial, and agricultural new construction.

**8. Please define expectations for onsite supervision. The staffing matrix referenced on the price form was not attached.**

- a. The University desires a highly qualified owner’s representative to be present onsite for the duration of the program, along with a support person such as a project engineer. For evaluation purposes, the offeror should account for both to be onsite five days per week.

**9. How often, if at all, will the successful offeror need to report, in person, to the construction and purchasing department in Lexington, KY?**

- a. The successful offeror will need to account for some training time with the Owner’s project management system and for some familiarization with UK Capital Project Management, UK Purchasing, and the College of Agriculture, Food, and Environment staff and leadership at the Lexington campus. Thereafter it is anticipated that the Owner’s Representative will rarely, if ever, need to appear in person at the UK Lexington campus.

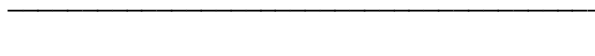
END OF ADDENDUM 02

**OFFICIAL APPROVAL**  
**UNIVERSITY OF KENTUCKY**



Corey W. Leslie, Purchasing Officer

**SIGNATURE**



Typed or Printed Name

## ADD02\_Pre-Proposal\_Log

Pre-proposal Meeting for UK-2322-23 Program Mgr Services UKREC Princeton Recovery

Name (Original Name)	Organization
Corey Leslie	UK Purchasing
Chris Bingaman	Bingaman Consulting
Don Marshall	Broaddus & Associates
John Leap	Codell Construction
Kevin Locke	UK Facilities Planning, Design, and Construction
Wayne Thomas   UK CPMD	UK Capital Programs
Mark Leemaster	
Spivey Lipsey/John Harchelroad	Lemoine Program Services
Orlando Chambers	UK CAFE
Eli Griggs	Whiting-Turner
Dennis Smith	Pinnacle Construction
Avery Watkins	UK CAFE
Brian Hoerr	UK Capital Programs
Kyle Raney	PMI Precision Mechanical
Tahara's iphone	Lemoine Program Services
Jody Reilly	Limbach

## **UKREC Princeton Recovery Program - Capital Projects**

### **#2581.0, EMERGENCY REPLACEMENT GRAIN AND FORAGE CENTER**

**DESCRIPTION** 58,000 SF building to include administrative, conference, learning and office areas.  
Replaces the building demolished in the 12/21 tornado.

**ESTIMATE** \$30,000,000

**ESTIMATED BID DATE** 8/2023

**ESTIMATED SUBSTANTIAL COMPLETION** 3/2025

### **#2602.0, FIELD RESEARCH BUILDING**

**DESCRIPTION** 18,300 SF building provides a workspace for processing field samples and storage of research equipment, fertilizer, and seed.

**ESTIMATE** \$3,362,000

**ESTIMATED BID DATE** 9/2023

**ESTIMATED SUBSTANTIAL COMPLETION** 8/2024

### **#2603.0, RESIDENCE HALL**

**DESCRIPTION** 4,700 SF dormitory style residential hall for residents.

**ESTIMATE** \$1,614,800

**ESTIMATED BID DATE** 9/2023

**ESTIMATED SUBSTANTIAL COMPLETION** 8/2024

### **#2601.0, FARM SHOP**

**DESCRIPTION** 7,700 SF building provides workspace for the maintenance of fleet vehicles, farm machinery and research equipment.

**ESTIMATE** \$1,872,000

**ESTIMATED BID DATE** 8/2023

**ESTIMATED SUBSTANTIAL COMPLETION** 7/2024

## **UKREC Princeton Recovery Program – Non-Capital Projects**

### **Equipment Shed #1 (contracted)**

**DESCRIPTION** 32' x 112' 3-sided Pole Barn Storage Structure

**ESTIMATE** \$125,890.00

**ESTIMATED SUBSTANTIAL COMPLETION** mid-May 2023

### **Equipment Shed #2 (contracted)**

**DESCRIPTION** 32' x 116' 3-sided Pole Barn Storage Structure

**ESTIMATE** \$131,800.00

**ESTIMATED SUBSTANTIAL COMPLETION** mid-May 2023

### **Equipment Shed #3 (contracted)**

**DESCRIPTION** 40' x 112' drive-thru Pole Barn Storage Structure

**ESTIMATE** \$127,200.00

**ESTIMATED SUBSTANTIAL COMPLETION** mid-May 2023

### **Equipment Shed #4 (contracted)**

**DESCRIPTION** 40' x 112' drive-thru Pole Barn Storage Structure

**ESTIMATE** \$127,200.00

**ESTIMATED SUBSTANTIAL COMPLETION** mid-May 2023

### **Equipment Shed #5 (contracted)**

**DESCRIPTION** 40' x 112' drive-thru Pole Barn Storage Structure

**ESTIMATE** \$127,200.00

**ESTIMATED SUBSTANTIAL COMPLETION** mid-May 2023

### **Equipment Shed #6 (contracted)**

**DESCRIPTION** 32' x 64' 3-sided Pole Barn Storage Structure

**ESTIMATE** \$89,500.00

**ESTIMATED SUBSTANTIAL COMPLETION** mid-May 2023

## ADD02\_PROGRAM DETAILS

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### **Dark Fire-Cured Tobacco Barn (contracted)**

**DESCRIPTION** 32' x 64' Enclosed Pole Barn Tobacco Structure

**ESTIMATE** \$254,900.00

**ESTIMATED SUBSTANTIAL COMPLETION** mid-May 2023

### **Air-Curing Tobacco Shed (contracted)**

**DESCRIPTION** 32' x 98' Pole Barn Tobacco Shed Structure

**ESTIMATE** \$169,990.00

**ESTIMATED SUBSTANTIAL COMPLETION** mid-May 2023

### **Air-Cured Tobacco Barn (design phase)**

**DESCRIPTION** 32' x 96' Enclosed Pole Barn Tobacco Structure

**ESTIMATE** \$383,000.00

**ESTIMATED SUBSTANTIAL COMPLETION** summer 2023

### **Tobacco Greenhouse (construction began Feb 15)**

**DESCRIPTION** 35' x 60' plastic greenhouse structure

**ESTIMATE** \$40,000.00

**ESTIMATED SUBSTANTIAL COMPLETION** March/April 2023

### **Pesticide Storage Facility (quoted, awaiting approval and sole source approval) Tract 300**

**DESCRIPTION** 36'x23.5' Steel Fabricated Turn-Key Chemical Storage Unit

**ESTIMATE** \$450,000.00

**ESTIMATED SUBSTANTIAL COMPLETION** Summer 2023

### **Chemical Storage Facility (pre-design)**

**DESCRIPTION** 45'x135' pole barn structure with ATV storage, cage storage, pesticide mixing room, bathrooms, and sprayer mixing/cleanout bay

**ESTIMATE** \$350-500K

**ESTIMATED SUBSTANTIAL COMPLETION** 2024 after temporary shop structure is moved

## ADD02\_PROGRAM DETAILS

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### **Grain Crops Greenhouse (pre-design)**

**DESCRIPTION** Replacement greenhouse structure

**ESTIMATE** \$400K

**ESTIMATED SUBSTANTIAL COMPLETION** 2025 after temporary office structures are moved

### **Horticulture Greenhouse (pre-design)**

**DESCRIPTION** Replacement greenhouse structure

**ESTIMATE** \$400K

**ESTIMATED SUBSTANTIAL COMPLETION** 2025 after temporary office structures are moved

### **Headhouse Structure for Greenhouse Complex (pre-design)**

**DESCRIPTION** Replacement headhouse structure, possibly pole-barn structure

**ESTIMATE** \$300,000.00

**ESTIMATED SUBSTANTIAL COMPLETION** 2025 after temporary office structures are moved

### **Animal & Food Sciences Barn (design verbally approved by principal user/need to develop bid documents)**

(Replaces #7822)

**DESCRIPTION** 192' x 22' Mono-slope metal structure Feeder Barn (upgraded pen design included in initial design however not part of insurance)

AgCentral is working on a structure/pen design based of our initial drawings thru their suppliers

**ESTIMATE**

**ESTIMATED SUBSTANTIAL COMPLETION** Fall 2023/Winter 2023

### **Animal & Food Sciences Barn (design verbally approved by principal user/need to develop bid documents) Tract 300**

(Replaces #7821)

**DESCRIPTION** 30' x 60' Gable Roof Pole Barn Concrete Floor 3-Sided Cattle Storage Barn

**ESTIMATE**

**ESTIMATED SUBSTANTIAL COMPLETION** Fall 2023

## ADD02\_PROGRAM DETAILS

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### **PSS Cattle Handling (initial design/vendor consultation phase)**

(Replaces #7883 PSS)

**DESCRIPTION** Replaces/relocates PSS (Forage) cattle handling that was insurance claim to Tract 200.

Met 1/23/23 with Drs. Matthews, Teutsch, Knott and VanValin; revised layout  
Sending current layout to Tarter rep today for further design with their components after meeting on-site 2/6/23

**ESTIMATE** Chute/Equipment \$27,000 (For-Most unofficial email quote; awaiting official) + cattle handling (3 holding pens & lane) + small roof & concrete pad for chute

**ESTIMATED SUBSTANTIAL COMPLETION** Fall 2023

### **AFS Cattle Handling (initial design/vendor consultation phase) Tract 300**

(Replaces #7883 AFS)

**DESCRIPTION** Replaces/relocates AFS (Animal Science) cattle handling that was insurance claim to Tract 300.

**ESTIMATE** Chute/Equipment \$27,000 (For-Most unofficial email quote; awaiting official) + small roof & concrete pad for chute

**ESTIMATED SUBSTANTIAL COMPLETION** Fall 2023

### **Fuel Island (initial design/vendor consultation phase)**

**DESCRIPTION** Initial designs in process

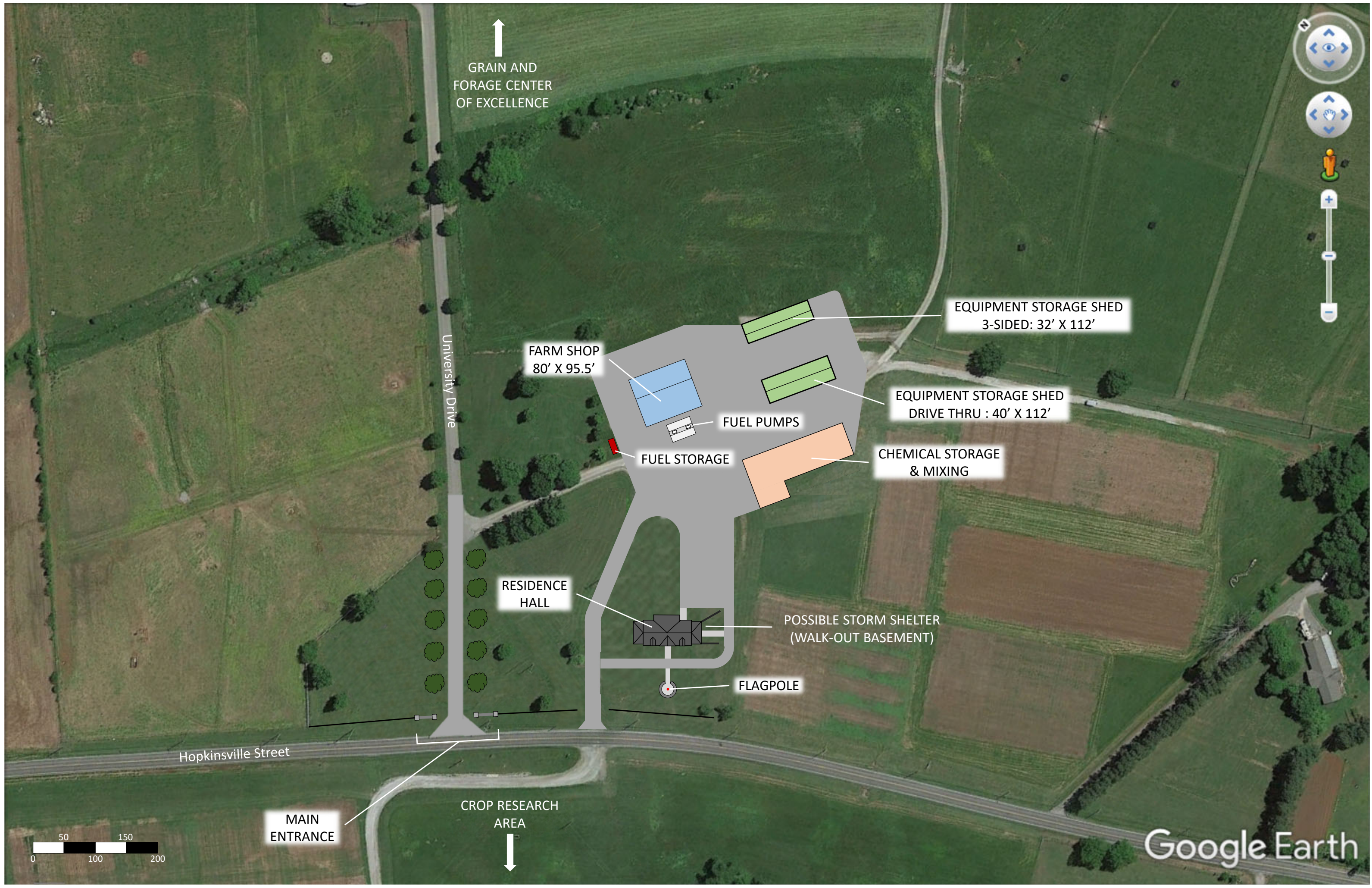
Will be installed adjacent to Shop (7837)

Will need data from Shop

### **Concrete Silage Pad (project completed Summer 2022)**

(Replaced #7847, 7848, 7874)





↑  
GRAIN AND  
FORAGE CENTER  
OF EXCELLENCE

University Drive

FARM SHOP  
80' X 95.5'

FUEL STORAGE

FUEL PUMPS

EQUIPMENT STORAGE SHED  
3-SIDED: 32' X 112'

EQUIPMENT STORAGE SHED  
DRIVE THRU : 40' X 112'

CHEMICAL STORAGE  
& MIXING

RESIDENCE  
HALL

POSSIBLE STORM SHELTER  
(WALK-OUT BASEMENT)

FLAGPOLE

Hopkinsville Street

MAIN  
ENTRANCE

CROP RESEARCH  
AREA  
↓



Google Earth



Hopkinsville Street



DARK FIRE-CURED  
TOBACCO BARN  
32' X 64'

FIELD PROCESSING BLDG.  
18,272 FT<sup>2</sup>

EQUIPMENT  
STORAGE SHED  
3-SIDED: 32' X 64'

EQUIPMENT STORAGE SHED  
3-SIDED: 32' X 116'

TOBACCO AIR-CURE SHED  
32' X 96'

EQUIPMENT  
STORAGE SHEDS  
DRIVE THRU : 40' X 112'

TOBACCO AIR-CURE BARN  
32' X 96'



Google Earth





Sandlick Road

GRAIN AND FORAGE  
CENTER OF EXCELLENCE

GRAIN CROPS GREENHOUSE  
(LIKE-4-LIKE: 1278 SQ. FT.)

HEADHOUSE  
(LIKE-4-LIKE: 920 SQ. FT.)

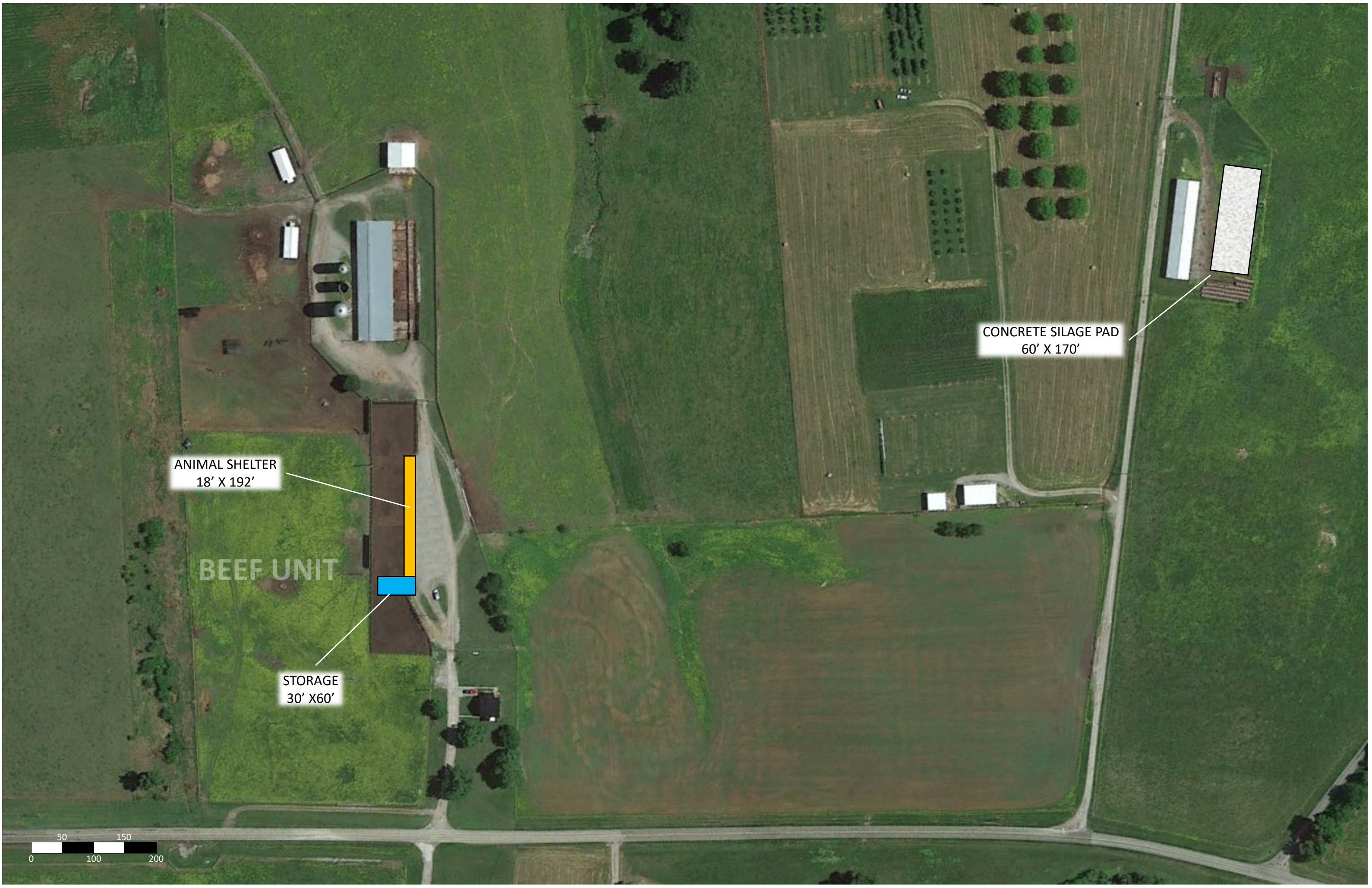
REPLACE HORT. GREENHOUSE  
(LIKE-4-LIKE : 2100 SQ. FT.)

University Drive



Google Earth





ANIMAL SHELTER  
18' X 192'

BEEF UNIT

STORAGE  
30' X 60'

CONCRETE SILAGE PAD  
60' X 170'

