



University of
Kentucky®
Procurement Services

REQUEST FOR PROPOSALS

UK-2368-24

Maintenance, Repair, and Operations (MRO) Services

ADDENDUM # 2

08/14/2023

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

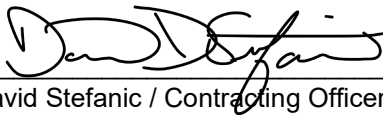
IMPORTANT: RFP AND ADDENDUM MUST BE RECEIVED BY 8/24/2023 @ 3:00 P.M. LEXINGTON, KY TIME

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

This addendum is to:

1. Release Answers to questions submitted.
2. Request that any trade that includes a license and/or certification (HVAC, Plumbing, Electrical, etc.), please include copies of current licensing and certifications.
3. The Attached E&F Spreadsheets are to replace the original E&F spreadsheets, the only difference is the newly attached E&F are non-protected spreadsheets, all info is the same. Please use these in place of original spreadsheets.

OFFICIAL APPROVAL
UNIVERSITY OF KENTUCKY



David Stefanic / Contracting Officer / (859) 257-5792

SIGNATURE

Typed or Printed Name

University of Kentucky
Purchasing Division
322 Peterson Service Building
Lexington, KY 40506-0005



Written Questions and Answers

Maintenance, Repair, and Operation (MRO) Services

RFP UK-2368-24

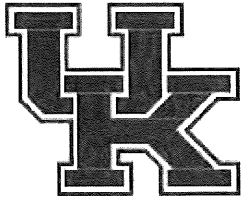
Closing Date: 08/24/2023

Today's Date: 08/14/2023

| No. | Question | Answer |
|-----|--|--|
| 1 | Please clarify if UK is looking to contract with one single vendor or multiple vendors for the electrical work | Refer to section 2.1 of Request for Proposal |
| 2 | What is the typical historical monthly volume in dollars or square footage of the concrete repairs covered by this contract? | Between March and October \$32,000. Between November through February \$18,000. |
| 3 | The RFP seems to have a spreadsheet for labor pricing entry but not materials. We typically create unit pricing for concrete which includes all labor including supervision, materials, supplies, tools, appliances, equipment, permits, inspections, bonds (if deemed necessary), and any additional services necessary for maintenance and repairs. We can provide labor rates, but should we also submit a list of typical concrete flat work we perform with our usual unit pricing? | All we are requiring for the financial proposal is labor rates. Anything more would be submitted through the quoting process. |
| 4 | For the purposes of this contract, will UK sometimes / often purchase any of the non-labor items directly, then pay the offeror(s) labor only to install them? | Refer to section 2.1 of the Request for Proposal |
| 5 | Is this MRO for all buildings on campus or just the hospital? | This RFP will cover all buildings for The University throughout the commonwealth of Kentucky if your firm is able to. As well as The Kings Daughters Hospitals in Ashland - Kentucky, West Virginia, and Ohio. |
| 6 | Could the pre-bid sign sheet be included as part of the addendum? | Yes, they will be attached. |
| 7 | Can the university confirm that the successful contractors must respond to a request for maintenance and repair | This language is not included in this RFP, refer to section 2.1. |

| | | |
|----|---|--|
| | services within 2 hours after notification of an issue 24 hours a day, 365 days a year? | |
| 8 | Can the university confirm that the successful contractors shall provide written quotes for service or maintenance projects within 2 working days of notification from UK representatives? | Successful awardees should provide a detailed written quote within 2 days after the review of the scope of work with University Facility officials |
| 9 | Can the university confirm that the successful contractors shall furnish a performance and payment bond in the amount of \$40,000, and further that the contractors will be required to submit additional bonds necessary to cover the amount of work being done over the \$40,000 limit? | Refer to section 2.1 & 7.1 of RFP |
| 10 | Could you please explain the difference between an RFP request and a Job Quote? | The Request for Proposal (RFP) acts as the bidding process to contract with qualified, responsible firms to provide MRO Services and Licensed Trades. The job quotes will follow requirements as explained in sections 2.1 & 7.1 of the RFP. |
| 11 | Would there be a limit to the number of E-parking passes available for the UK campus work (as long as we pay for them)? | Successful awardees will need to work with the University's Transportation services. https://www.uky.edu/transportation/vendor |
| 12 | Would there be any interest on the part of the University and its affiliates for contractors to submit alternate bid options that would also include subcontractors and design (understanding that the overall scope of the projects would have to be under the \$250k threshold)? | Not currently. |
| 13 | I am looking for the list of generators needing bid. | Unknown currently. |
| 14 | The evaluation section refers to "contractor". Please confirm that UK intends to offer multiple contracts including more than one in any given trade category. | See Section 2.1 |
| 15 | Other than the criterion listed in the Solicitation, has UK established a scoring system to rank the Offerors in order to establish which Offerors will be awarded a contract? | Please refer to section 5.0 of the RFP – Evaluation Criteria Process |
| 16 | Are the ten annual contract renewals mandatory for the Offeror, or can the Offeror opt out of a renewal anywhere along the way? | Per section 6.1, "10 additional one-year renewal periods", if the contractor chooses not to renew, they are not obligated to, and can choose not to at the renewal period. |

| | | |
|----|---|--|
| 17 | Can the Contractor be allowed to cancel this contract as long as proper notice is given and any then-issued contracts are completed? | Please see the answer to previous question |
| 18 | At the pre-proposal meeting it was implied that an Offeror could deviate from the terms of the solicitation but that might result in fewer invitations to quote. Aside from that guidance, is there any part of the solicitation that cannot be changed? For example, regarding call-out work a sprinkler fitter may be required to make a repair in the ER on Christmas Day, but a painter would not be required to paint a door at midnight on a weekend. Can that painter opt out of the call-out provision and still be considered? | See Section 4.3 |
| 19 | Can a contractor arrange for certain “incidental work items” to be performed by a separate company under his/her contract? Examples include an HVAC contractor getting a sub to insulate ductwork or an electrician hiring a controls person or a fire alarm person, etc. | Not at this time |
| 20 | Can a company that typically functions as a GC be considered? In this case there would be an expectation that the GC would subcontract parts of the work that they do not self-perform due either to the number of trades involved, coordination issues, or the small size of certain tasks. | Not at this time |
| 21 | The solicitation states UK’s intent to have the Contractor assist UK by including DBEs. How does this change the Section 6.14 that says subcontracting is only by permission? | This solicitation is open for DBE participation, not Contractors assisting UK by including DBE’s as subcontracting. Section 6.14 stands as stated. |
| 22 | The financial section requires stated hourly rates, and reference was made to audits to assure that rates charged are those quoted (6.22). We assume that a contractor, once awarded a contract and asked for a project quote, would be free to reduce the listed labor rates when pursuing a given work order. Please confirm that. | Section 6.22 is the reports and auditing section, that is separate from the auditing of quotes to make sure we are getting charged the correct rates. If a contractor reduces the rate, that is fine, that is at the contractor’s discretion |



UNIVERSITY OF KENTUCKY
Purchasing Division

UK-2368-24 MRO Trade Services

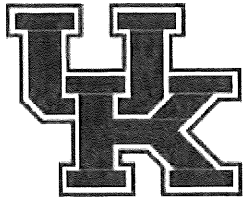
8/3/2023

SIGN-IN SHEET

COMPANY

REPRESENTATIVE

| | | |
|-----|----------------------------------|------------------|
| 1. | C+P Painting LLC | Dunne Crest |
| 2. | Aramark Facilities | Ashley Weaver |
| 3. | Aramark Facilities | Richard Cranston |
| 4. | BLACK SPURLOCK | William PERSKEY |
| 5. | Rob Alpha | Rob Iron |
| 6. | Alpha | Scotty Noct |
| 7. | Alpha | Cody Lewis |
| 8. | Alpha | Doug Dawdy |
| 9. | UK FMFC | CHRIS BUFORD |
| 10. | Ralph Harrison CPS | RN Allen |
| 11. | Chip Summers AEC | Chip Summers |
| 12. | UK FMFC | Shawn Skeese |
| 13. | AE Electrical Solutions | Monty Montfort |
| 14. | Phil JACKETT | UK FMFC |
| 15. | Gilman Printing of Wm | William J. J. J. |
| 16. | Lightly-Electrical | Kevin Starghter |
| 17. | Tom Matthews | EC |
| 18. | EC Matthews Co | Tom Matthews |
| 19. | AC Gofky | Lynn Fawn |
| 20. | John Merritt Drain Dr | John Merritt |



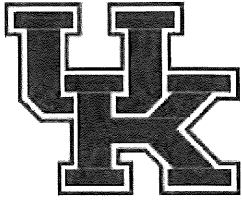
UNIVERSITY OF KENTUCKY
Purchasing Division

UK-2368-24 MRO Trade Services

8/3/2023

SIGN-IN SHEET

| | | | |
|-----|--------------------|-----------------|-----------------------------|
| 21. | <u>Lucas Dixon</u> | <u>Ameresco</u> | <u>ludixon@ameresco.com</u> |
| 22. | | | |
| 23. | | | |
| 24. | | | |
| 25. | | | |
| 26. | | | |
| 27. | | | |
| 28. | | | |
| 29. | | | |
| 30. | | | |
| 31. | | | |
| 32. | | | |
| 33. | | | |
| 34. | | | |
| 35. | | | |
| 36. | | | |
| 37. | | | |
| 38. | | | |
| 39. | | | |
| 40. | | | |
| 41. | | | |
| 42. | | | |
| 43. | | | |



UNIVERSITY OF KENTUCKY
Purchasing Division

UK-2368-24 MRO Trade Services

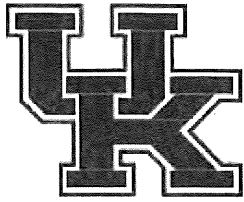
8/3/2023

SIGN-IN SHEET

COMPANY

REPRESENTATIVE

| | | |
|-----|-------------------------|-------------------|
| 1. | Adam O'Brien | Finney Co |
| 2. | Jim Blackwell | Area 2 Facilities |
| 3. | BILL QUENENOVEN | DEYHAN BLYTHE |
| 4. | Patrick King | Dalmatian Fire |
| 5. | William G Tilley | M.R.C. |
| 6. | MRC | Blaine Collins |
| 7. | MRC | Peyton Bowman |
| 8. | ARAMARK | ASHLEY WEAVER |
| 9. | Gilvin Paintings | Kirk Cochran |
| 10. | Christie Exterior Inc | Di Chute |
| 11. | Thermal Service | Janet Post |
| 12. | Thermal Controls | GARRETT Todd |
| 13. | UK - FM | Stephen Drury |
| 14. | Christopher Smith HVAC | Erich Christopher |
| 15. | Air Equipment Company | P. L. P. S. |
| 16. | AE Electrical Solutions | Sean Hurd |
| 17. | Damon Edwards | Send D Const. |
| 18. | Sherwin Williams | Farley Joseph |
| 19. | Sherwin Williams | Jeel Southall |
| 20. | UK - FM | Derek Cruse |



UNIVERSITY OF KENTUCKY
Purchasing Division

UK-2368-24 MRO Trade Services

8/3/2023

SIGN-IN SHEET

| | | |
|-----|-----------------|--------------------------|
| 21. | Stephanie Dixon | Dixon Electric |
| 22. | Doug Dixon | |
| 23. | | |
| 24. | Matt Mueller | FMMC |
| 25. | Scam Edwards | Sand D Construction Mgt. |
| 26. | Harold Sandford | UK FM |
| 27. | Joseph Isaacs | Tekton |
| 28. | Terry Thorne | HECO-Kentucky Source |
| 29. | D Welch | UK FMMC |
| 30. | | |
| 31. | | |
| 32. | | |
| 33. | | |
| 34. | | |
| 35. | | |
| 36. | | |
| 37. | | |
| 38. | | |
| 39. | | |
| 40. | | |
| 41. | | |
| 42. | | |
| 43. | | |