



REQUEST FOR PROPOSALS

UK-2615.0-1-24

CM SERVICES FOR CONSTRUCT/IMPROVE MEDICAL/ ADMINISTRATIVE FACILITY 3
(EXPAND PATIENT CARE FACILITY – DESIGN PHASE ONLY)

ADDENDUM #1

01/26/2024

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

IMPORTANT: RFP MUST BE RECEIVED BY 02/14/2024 @ 3:00 P.M. LEXINGTON, KY TIME

Offerors should acknowledge receipt of this, and any addendum, as directed in the Request for Proposals.

ITEM #1: CLARIFICATION TO THE SOLICITATION DOCUMENTS:

- The RFP intent and scope contains a typo which misstates the total budget as “\$2,3000,000,000.” It should be “\$2,300,000,000” or two billion three hundred million dollars.

ITEM #2: REMINDERS TO OFFERORS:

- A database of firms with certified diverse ownership can be found at this link:
<https://www.mbdky.com/>
- Offerors are encouraged to revisit section 4.9 Criteria 5 – Other Additional Information and consider this opportunity to provide information regarding any apprenticeships, employee development or subcontractor mentoring programs, business accelerators, or similar programs that your firm sponsors or administers for the benefit of economic inclusion.

ITEM #3: SUPPLEMENTAL INFORMATION FOR OFFERORS:

Additional description of scope:

The RFP provides a description of the building(s) and references additional work scope on the site. This construction manager will be responsible for the coordination and construction of the new building and:

1. New and relocated site utilities to support new construction and maintain connections to existing campus facilities. Utilities include but are not limited to steam, chilled water, medium voltage electric, communications, domestic/fire water, sanitary sewer, storm sewer, natural gas, and utility company owned overhead and underground electric.

2. Installation of additional emergency generation facilities located at the Medical Center Heating and Cooling Plant with utility connections to the new facilities.
3. Connection from the new facility to the existing Pavilion A and renovations within Pavilion A for this connection.
4. Renovations within Pavilion A to repurpose areas vacated/affected by services which move into the new facility may be included in this scope of work.
5. Demolition of all existing buildings on the site outlined in the RFP.
6. Coordination with the private partner who will build a parking garage on the site, construction of utilities to the garage, and construction of site improvements leading to the garage.
7. Coordination with another project and construction management company which will be constructing a bridge across Limestone from the cancer ambulatory building to Pavilion A.

Additional schedule information (dates are approximate):

1. May 2024: Programming of Chandler Expansion ends.
2. November 2024: Chandler Expansion core and shell schematic design phase ends.
3. April 2025: Construction begins for a new facility for Environmental Quality Management (potentially on a different site and by a different construction manager).
4. June 2025: Chandler Expansion core and shell design development phase ends.
5. October 2025: Site utilities relocations and site preparation construction begins.
6. November 2025: Chandler Expansion foundation and structure construction document phase ends.
7. November 2025: Chandler Expansion vertical transportation (stair and elevator) construction document phase ends.
8. November 2025: Chandler Expansion fit-out design development phase ends.
9. February 2026: Chandler Expansion curtainwall construction document phase ends.
10. February 2026: Balance of Chandler Expansion core and shell construction document phase ends.
11. March 2026: Demolition of Ag North begins.
12. June 2026: Construction of central utility plant begins.
13. August 2026: Substantial completion of new building for Environmental Quality Management.
14. November 2026: Chandler Expansion fit-out construction document phase ends. There will be multiple bid packages.
15. November 2026: Demolition of Garrigus begins.
16. August 2027: Demolition of Parking Structure #1 begins.
17. November 2027: Construction of new parking garage begins.
18. Mid-2028: Central utility plant is operational.
19. Mid-2029: Substantial completion of Chandler Expansion and associated facilities.
20. Mid-2029: Substantial completion of new parking garage.

END OF ADDENDUM 01

OFFICIAL APPROVAL
UNIVERSITY OF KENTUCKY

Corey W. Leslie, Purchasing Officer

SIGNATURE

Typed or Printed Name