



University of Kentucky[®]

Procurement Services

INVITATION FOR BIDS

CCK-2968.00-1-25

Parking Garage Maintenance 2025

ADDENDUM #1

03/19/2025

IMPORTANT: BID AND ADDENDUM MUST BE RECEIVED BY: 03/27/2025 @ 3:00 P.M. LEXINGTON, KY TIME

Bidder must acknowledge receipt of this and any addendum as stated in the Invitation for Bids.

ITEM #1: UPDATES/REVISIONS TO ORIGINAL BID DOCUMENTS

- Please refer to and incorporate within the offer the enclosed additional information from the project team.

OFFICIAL APPROVAL
UNIVERSITY OF KENTUCKY

03/19/2025

Ken Scott

Ken Scott / (859) 257-9102

SIGNATURE

Typed or Printed Name



THP Limited

Addendum No. 01

Date: 3/18/2025

To the Project Manual and Drawings for:

University of Kentucky – FY 25 Garage Repair Project
UK# 2968.0
THP #22312.00

Prepared by:

THP Limited Inc.

To:

All Bidders

This addendum supplements and modifies the Project Manual and Drawings for the above Project dated February 10, 2025, and shall hereby be incorporated into the Work as part of the Contract Documents. Bidders shall verify this fact by indicating receipt of the Addendum in their bids.

Attachments:

1. 250311 – UK FY25 Prebid Meeting Notes

End of Addendum No. 01



THP Limited

Pre-Bid Meeting Notes

Date: 03/11/2025

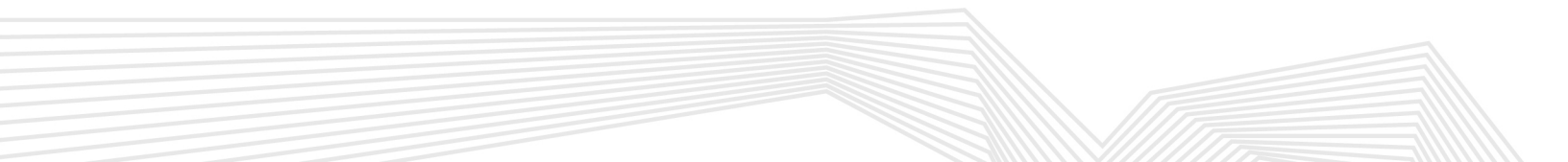
Project: University of Kentucky – FY 25 Garage Repair Project
UK#2968.0

THP #: 23241.00

Introductions:

Attendee	Company	Telephone	Email
<input checked="" type="checkbox"/> Bob Williams	UK Project Manager	859.509.0992	Robert.williams4@uky.edu
<input checked="" type="checkbox"/> John Ketron	UK Director of Parking	859.257.6317	jrketr1@email.uky.edu
<input checked="" type="checkbox"/> Michelle Robinson	THP	513.969.7199	mrobinson@thpltd.com
<input type="checkbox"/> Bill Judd	THP	513.252.6128	bjudd@thpltd.com

1. Notes will be distributed with Addendum #1
2. Bidding
 - a. Questions submitted by **March 18, 2025** by EOD.
 - b. Answer to Plan Holders by **March 20, 2025** by EOD.
 - c. Bids Due: 3:00 PM, **March 27, 2025**.
3. Bid Form:
 - a. Bidding through UK Ecomm system.
 - b. Base Bid, Unit Price, and Add Alternate Bid line items.
 - c. Must provide pricing for all line items, Base Bid, and Unit Price, for the proposal to be considered complete.
 - i. Summation of unit prices to be included in base bid line item breakdown. Corresponding quantities are listed in Section 012100.
 - ii. Alternates
 1. Alt 1: Parking Structure 5 – Cleaning and Coating of Stairwell walls.
4. Substitution Form
 - a. Bids must be based on specified products only.
 - b. Propose any alternate products or manufacturers must be using provided substitution form.
5. Schedule
 - a. Expected date of contract award: April 2025
 - b. The Substantial Completion date is: August 15, 2025 – PS1, PS2, PS5, PS6 and PS7. September 19, 2025 – PS3 and Good Sam. Revert to Drawing 003.
 - c. Shop drawings to be submitted to engineer within first 4 weeks of project. Contractor to include fabrication and material lead times in construction schedule.
 - d. Bi-weekly onsite progress meetings to be held to review work in place.
 - e. On off weeks coordination meeting will be held via Teams to keep all parties informed of progress to be held online during the work – attendance required of Project Manager and Site Foreman.

- f. Contractor to obtain all necessary permits, stamped documents will be supplied by THP upon request.
 6. Phasing / Sequencing
 - a. Contractor shall provide phasing plan (including signage) to Engineer and Owner for review two weeks prior to mobilization.
 7. Allowances (Section 012100)
 - a. Cash Allowance \$25,000.00 to be used for Time and Material work, additional unit price quantities and unforeseen conditions.
 8. Submittal Procedures (Section 13300)
 - a. Construction schedule required with submittal package.
 - b. Specific submittal requirements listed in each section.
 - c. Warranty forms must be included in submittals.
 - d. Reviewed in more detail during preconstruction meeting with successful bidder.
 9. Temporary Facilities (Section 015000)
 - a. Facilities – Dumpster, temporary toilets, and material storage locations to be coordinated between Owner and Contractor.
 - b. Utilities – Electric and water available as accessible. Plan for portable generator for repairs areas.
 - c. Parking for contractor vehicles related to the project within the garage. Parking passes/validation will be coordinated with the owner.
 - d. Contractor must make other accommodations for heavy debris & demolished concrete disposal.
 10. Concrete Repairs (Section 030100)
 - a. Miscellaneous concrete repairs
 - b. All unit price efforts.
 - c. 2-year warranty.
 11. Urethane Injection (Section 036424)
 - a. 2-year warranty.
 12. Structural Steel (Section 051200)
 - a. Supplemental Steel
 - b. Bollards
 - c. 2 year warranty for repair work and 5 year warranty for new work.
 13. Vehicular Traffic Membrane (Section 071800)
 - a. Full system removal and replacement.
 - b. Membrane recoat at existing Lymtal systems.
 - c. Traffic membrane at drains.
 - d. Specified manufacturer's Lymtal International, Neogard, Sika Corp, BASF.
 - e. 5-year material and 5-year installation warranties.
 14. Penetrating Concrete Water Repellant (Section 071900)
 - a. Façade vertical surface installation.
 - b. Protection of vehicles and pedestrians below work area.
 - c. No warranty, installation must be observed owner's representative and manufacturer's representative.
 15. Expansion Joints (Section 079000)
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- a. Winged compression joint replacement
 - b. Compressible expansion joints
 - c. Existing expansion joint sealant repairs
 - d. Vertical Compressible expansion joints.
 - e. 5-year warranty on new work and 2-year warranty on repairs.
16. Sealants (Section 079200)
- a. Cove sealants as required.
 - b. Random crack rout and seal.
 - c. Replacement of construction joints.
 - d. Silicone vertical façade sealants.
 - e. 5-year material and 5-year installation warranties.
17. Façade Cleaning (Section 090100)
- a. No Warranty
18. High Performance Coatings (Section 099100)
- a. Preparation and coating of previously coated metal systems.
 - b. Preparation and coating of CMU and Concrete Walls.
 - c. 5 year warranties.
19. Drains and Piping (Section 221400)
- a. New floor drains and piping
 - b. Supplemental drain and piping.
 - c. Standard 1-year warranty.
20. Pavement Markings (Section 321723)
- a. Line striping.
 - b. Directional arrows and text.
 - c. Curbs.
 - d. Line striping to be placed back to match existing system.
 - e. Line stipe material must be compatible with Vehicular Traffic Membrane system.
 - f. 2-year warranty

Questions:

- Where should pricing for the pressure washing of façade areas be listed?
 - Pressure washing of façade should be included on the line item for installation of Silane water repellent for the corresponding garage.

The preceding is a summary of our notes from the meeting. If you believe there are any omissions or misleading information in these Meeting Notes, please contact me as soon as possible.

Notes by: Michelle Robinson, Restoration Project Manager

Signature:

