University of Kentucky
Procurement Services

INVITATION FOR BIDS

CCK-3187.10-1-26
Kroger Field Repairs 2026
Lower Bowl Concrete & Waterproofing
ADDENDUM #2
12/09/2025

IMPORTANT: BID AND ADDENDUM MUST BE RECEIVED BY: 12/16/2025 @ 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: Revisions to Original Bid Documents and Questions & Answers

- Refer to and incorporate within the offer, the enclosed additional information and Questions and Responses from the project team.

OFFICIAL APPROVAL
UNIVERSITY OF KENTUCKY

12/09/2025
Ken Scott
_____
Ken Scott / (859) 257-9102

SIGNATURE

_____

_____
Typed or Printed Name

University of Kentucky
Procurement Services
322 Peterson Service Building
Lexington, KY 40506-0005

THP Limited

Addendum No. 02

Date:
December 9, 2025

To the Project Manual and Drawings for:
UK Kroger Field Lower Bowl Concrete and Waterproofing
3187.10
25130.00
December 2, 2025

Prepared by:
THP Limited Inc.

To:
All Bidders

This addendum supplements and modifies the Project Manual and Drawings for the above Project dated October 27, 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.

Contractor Questions:

Note: Questions 1 and 2 answered as part of Addendum No. 1.

3. Question 3: Key Note 35 of 102A and 102B calls for the cove sealant replacement along the backside of all precast seating units. There is no existing cove sealant at this location. This is a significant amount of joint sealant if required. Please confirm cove joint sealant is required.

    a. Response:

    Cove sealant installation is NOT required at the backside of precast seating units (riser to tread transition). Cove sealant is required at perimeter walls and aisle treads.

4. Question 4: Key Note 29 of 102A and 102B requires the assumption of re-welding 700 EA broken seat to seat connections. If connections cannot be rewelded, a Unit Price 13. Supplemental Connection is to be installed per Key Note 30. Since rewelding of brackets is an assumed lump sum item and not a unit price, how it be handled if there are substantially more or less connections rewelded?

    a. Response:

    This repair will be itemized on the project Schedule of Values. The cost will be adjusted as a change order for added or decreased quantities based on the number of locations as compared to the itemized cost on the project Schedule of Values. The change will factor in the cost for mobilization and demobilization of the welding contractor.

5. Question 5: Key Note 26 102A and 102B requires grinding an assumed 150 treads/slabs to eliminate differential elevations. Similar to Question 4, how will any credits or adds be handled?

    a. Response:

    This repair will be itemized on the project Schedule of Values. The cost will be adjusted as a change order for added or decreased quantities based on the number of locations as compared to the itemized cost on the project Schedule of Values.

6. Question 6: Regarding Liquidated Damages, is it fair to say that, for example if bleachers & existing membrane are not removed from the entire area of lower bowl by Phase A February 28th deadline then contractor would be charged $1000.00/day?

    a. Response:

    Refer to Article 07, Liquidated Damages, in the Special Conditions. Liquidated damages of $1000.00/day apply to the Contractor not meeting any single phase. This applies to any or all of the project Phase completion dates.

7. Question 7: For bidding purposes, should it assume that existing sealant is installed per industry standard and is properly cured out?

    a. Response:

    The only information known about the sealant is that it is more than 20 years old. During bidding, the Contractor may remove sample sections of sealant to review the condition. Reinstall temporary sealants to prevent water infiltration to the area below.

8. Question 8: In nested seating areas, is Vapor barrier required being it is an unvented slab on metal deck?

    a. Response:

    Yes, a vapor barrier is required in the nested seating areas.

9. Question 9: 3.2 Preparation E. Membrane Removal 2.a. of Specification Section 071800 requires Contractor to comply with all University, Local, Federal, EPA requirements for capturing, testing & disposing of hydro-demolition water. On past projects, the University required extensive daily monitoring/treatment of water for PH and particulates before discharging into the drainage system. Can the requirements/expectations of the University be provided?

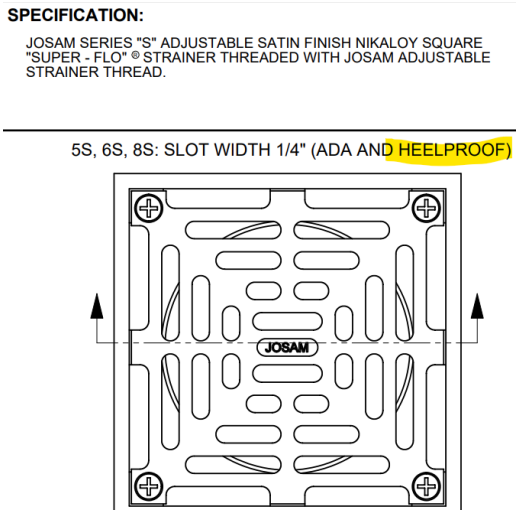
    a. Response:

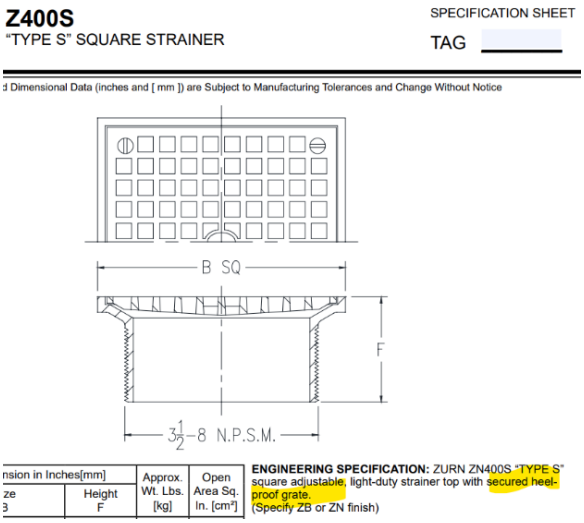
Contractor is responsible for directing all water to a sanitary sewer in the stadium. Contractor to follow all local, federal, and EPA requirements related to discharge.

10. Question 10: The drains specified in some instances are not heel proof. Given that foot traffic will be going over top of these drains, what is the Engineer's recommendation?

    a. Response:

    It is our intention that all drain strainers are to be heel proof. See images below.





11. Question 11: Detail 28/303: Is there a drawing detail (not photo) for this repair?

    a. Response:

    There is no drawing detail for that repair. The descriptions on the photo detail provide the requirements for fabricating the plate and bolting it in place.

12. Question 12: Key Note 1 on DWG 201: Can this equipment/mobile data be located to avoid damage? If not, can University provide photos of the space or access and contact for who maintains these?

    a. Response:

    No, the equipment cannot be relocated. Provide protection as needed. You can email Donnie Mefford or Bob Williams for access to this area to review the required protection needs at Donnie.mefford@uky.edu or Robert.williams4@uky.edu.

    The contractor should consider keeping the existing membrane over the data room intact until they can schedule removal and reinstallation in a short time frame in order to not expose the concrete to moisture.

13. Question 13: Who is responsible for scanning the slab/structural members as an example per Detail 18/302?

    a. Response:

       The Contractor is responsible for locating the embedded steel reinforcing via non-destructive means.

14. Question 14: Is the existing metal cap flashing to remain at side walls with sealant installed up to it?

    a. Response:

       The existing metal cap is to remain and new vertical sealant on the side walls will terminate up to it.

15. Question 15: Some existing seating brackets have 3 or 4 anchors currently installed. Please confirm that only 2 anchors need to be re-installed.

    a. Response:

       Provide two anchors to secure the bracket.

16. Question 16: For the work in the tunnel, who is responsible for moving items out of the way?

    a. Response:

       UK will relocate items temporarily for the work. The contractor is to provide a 2-week notice to relocate the items.

17. Question 17: Bleacher removal. Grind existing bolts flush w deck surface after removal. Explain in more detail reinstallation. Are the brackets to be slightly shifted to misalign with existing bolts cut flush? Or are the embedded existing bolts to be "drilled out". Or cored out?

    a. Response:

       Brackets to be slightly shifted from previous mounting location to avoid the cut bolts. Refer to Detail 2/301 and 3/301.

18. Question 18: Painting: Provisions for lead based paint abatement? Is UK aware of any on existing surfaces?

    a. Response:

Lead testing was previously completed in other areas of the stadium. See attached report at the end of the Addendum. The contractor shall assume the paint in the current work area is similar to the attached report and is responsible to take all necessary precautions.

19. Question 19: Membrane waterproofing: Lower Bowl, aisles define? Is aisle only at 4ft step risers or does aisle mean horizontal thread length of seating area at ea row? Define

    a. Response:

    Yes, the aisle is defined as the 4'-0" wide step riser (vertical walkway between seating sections only). The horizontal seating rows are not included in this definition.

20. Question 20: FP-1 is missing from this project's spec book (bid docs were obtained directly from www.ukplanroom.com). Please advise.

    a. Response:

    The Form of Proposal is a separate document, Tab 3 in the bid documents.

21. Question 21: Who will make the determination on the seating clips that are in need of repair?

    a. Response:

    Potential repair locations to be surveyed by the Contractor and reported to the University prior to seating removal. The University/Consultant is to make the determination of the seating clip repair needs upon review with the Contractor.

22. Question 22: Please reference Page 102A, keynotes 29 and 30. Who/what is going to dictate which repair is affected? Same question on page 102B.

    a. Response:

    The primary base bid repair for seating-to-seating steel connections is welding per keynote 29. If the steel is heavily deteriorated that welding cannot be completed, then installing a supplementary angle per keynote 30 will be the alternate repair as a unit price cost.

23. Question 23: Weld inspection(s)?

    a. Response:

    The University will hire an independent 3rd party inspector to review the welds.

24. Question 24: Who decides repair process?

    a. Response:

       The repair process is outlined by the Drawings and Specification. Any questions during construction shall be submitted via an RFI.

25. Question 25: Who decides which cast-in-place stair tread gets replaced?

    a. Response:

       See Drawing Note F explaining Unit Price repair items. Contractor is to survey for unit price repair locations, and the University/Consultant will approve the locations prior to beginning the work.

26. Question 26: Is it required to remove all existing membrane before application of new membrane?

    a. Response:

       All existing membrane (treads and risers) to be removed per Specification Section 071800 Article 3.2 Paragraph E.

27. Question 27: Can we use sand blasting to get material off the concrete if needed?

    a. Response:

       Sand blasting can be used assuming the concrete is not damaged which would require added preparation, the media does not spread outside the work area, and all applicable codes are followed per Specification Section 071800 Paragraph 1.4.A.

28. Question 28: For Detail 7 on Drawing 601 for the 2 expansions joints on the lower bowl going up the risers is this just reinforced fabric on this with the coating going over to seal?

    a. Response:

       Detail 7/601 has a strip of uncured neoprene reinforcing at the expansion joints.

       Detail 9/601 has the polyester reinforcing at the other remaining beam lines / raker beams.

       Refer to edited detail as part of this Addendum per the Drawings section.

29. Question 29: As far as the coating on the perimeter walls of the lower bowl, are we just to come up 4” onto the vertical and stop or are we to come up all the way on the walls?

    a. Response:

The membrane should terminate at a masked 4" turnup on the perimeter concrete walls of the seating areas. The remaining surface of the walls to receive a new concrete high-performance coating per the drawing notes.

30. Question 30: Is the ground you are standing on when you go through the gate 4 entrance is slab on grade? I have no clue how to access the underside of the lower bowl for repairs if we can't have equipment over 2,000 lbs.

    a. Response:

    See Keynote 1 and 2 on Drawing 101 for the Main Concourse.

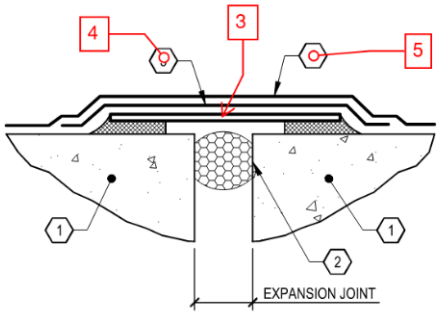
    The 2,000-pound load restriction references a single concentrated point load on Ramp 4. Multiple point loads of this limit could be utilized for equipment if engineered and spread out per General Note C.1.d on Drawing 002. The Contractor is responsible for reviewing the structure and hiring an engineer as needed for equipment placement per General Note D.4 on Drawing 002.

Project Manual:

1. N/A

Drawings:

1. Modify Detail 7 on Drawing 601 as shown.



1. TREAD OR RISER OF PRECAST SEATING UNIT.
2. CLEAN OUT EXPANSION JOINT AND INSTALL NEW BACKER ROD.
3. NEW STRIP OF UNCURED NEOPRENE REINFORCING AS APPROVED BY MEMBRANE MANUFACTURER. SET IN A 3" BED OF EPOXY ON EACH SIDE WITH A HUMP IN THE MIDDLE.
4. NEW MEMBRANE DETAIL COAT CENTERED ON JOINT FULLY ENCAPSULATING THE NEOPRENE. REFER TO SPECIFICATION SECTION 071800.
5. NEW MEMBRANE SYSTEM. REFER TO SPECIFICATION SECTION 071800.

7/601 *SEATING UNIT EXPANSION JOINT WATERPROOFING* **DETAIL** NO SCALE

Attachments:

1. Kroger Field paint testing results from Schneider Laboratories Global, Inc. The report is dated December 13, 2024. Sample was an exterior south ramp structure (KF-1, KF-2, and KF-3) and an endzone stair at the luxury boxes (KF-4 and KF-5) was completed to review the existing ice cream colored paint

End of Addendum No. 02

Lead Paint Sampling
Samples Collected by Tommy Taylor
December 11th, 2024

Kroger Field / South Ramp & Luxury Box Stairs

KF-1	ice cream paint	I-beam level 1
KF-2	ice cream paint	I-beam level 5
KF-3	ice cream paint	guard rail level 1
KF-4	ice cream paint	I-beam on stairs
KF-5	ice cream paint	handrail on stairs

Analysis Report

Schneider Laboratories Global, Inc

2512 W. Cary Street • Richmond, Virginia • 23220-5117
804-353-6778 • 800-785-LABS (5227) • Fax 804-359-1475

Customer: McCall & Spero Environmental (4975)
Address: 1831 Williamson Ct Suite 100
Louisville, KY 40223

Attn:

Project: Kroger Field South Ramp+Luxury
Location: 355 Cooper Dr Lexington KY
Number: 41-068

Order #: 598100

Matrix	Paint
Received	12/12/24
Analyzed	12/13/24
Reported	12/13/24

PO Number:

Sample ID / Parameter	Cust. Sample ID	Location / Method	Sample Date	Weight / Total µg	% / Wt.	Conc.	RL*
598100-001	KF-1		12/11/24	313 mg			
Lead		EPA 7000B		59.2 µg	0.0189 %	189 PPM	31.9 PPM
598100-002	KF-2		12/11/24	341 mg			
Lead		EPA 7000B		72.4 µg	0.0212 %	212 PPM	29.3 PPM
598100-003	KF-3		12/11/24	305 mg			
Lead		EPA 7000B		116 µg	0.0380 %	380 PPM	32.8 PPM
598100-004	KF-4		12/11/24	312 mg			
Lead		EPA 7000B		10.2 µg	0.00326 %	32.6 PPM	32.1 PPM
598100-005	KF-5		12/11/24	316 mg			
Lead		EPA 7000B		<10.0 µg	<0.00317 %	<31.7 PPM	31.6 PPM

Analyst: SAJ
598100-12/13/24 04:07 PM

Reviewed By: **Daniel McKee**
Analyst

Federal Lead Paint Statute as of 8/1/24

Location	Level	Unit
Lead in paint by wt.	0.50	%
Lead in paint PPM	5000	mg/kg

Minimum reporting limit: 10.0 µg. *RL indicates Reporting Limit. All internal QC parameters were met. Unusual sample conditions, if any, are described. Do not reproduce this report except in full. Values are reported to three significant figures. PPM = mg/kg | PPB = µg/kg. The test results apply to the sample as received. AIHA LAP, LLC accredited for Lead (Lab ID 100527).

McCall and Spero
Environmental, Inc.
Specialists in Microanalysis

1831 Williamson Court • Suite 100 • Louisville, KY 40223
Phone (502) 244-7135 • (800) 641-0180 • FAX (502) 244-7136
E-mail: customerservice@mselabs.com • Website: www.mselabs.com

Please Send Samples to:
Schneider Laboratories Global

2512 W. Cary Street
Richmond, VA 23220

Lead
Chain-of-Custody

Company Name: UNI OF KENTUCKY Address: 355 COOPER DR City/State/Zip: LEXINGTON, KY 40506

Phone: ( ) Fax: ( ) E-mail: Acct. Number:

Project Name / Testing Address: KROGER FIELD SOUTH RAMP & LUXERY BOX SIDE City/State (Required):

Collected by: TOMMY TAYLOR Certification Number: 41-068 Purchase Order Number:

* Do wipe samples submitted meet ASTM E1792 requirements? Yes No

Turn Around Time (TAT)
1-Day (3-Day)
Same Day (Must Call Ahead)
Weekend (Must Call Ahead)
If no TAT is specified, sample(s) will be processed and charged as 3-Day TAT.

Sample Type

Single Dust Wipe	= DW	Soil	= S		
Paint Chip	= PC	Air	= A		
Composite Soil	= CS				

Abbreviations

FR	= Family Room	F	= Front	0	= Basement
LR	= Living Room	R	= Rear	KT	= Kitchen
DN	= Den	LT	= Left	BA	= Bath
DR	= Dining Room	RT	= Right	BR	= Bedroom
1	= 1st Fl	2	= 2nd Fl		

Surface Type for Dust Wipe

FL	=	Floor
CP	=	Carpet
SL	=	Window Sill
WW	=	Window Well

No.	Sample Type	Date/Time Collected	Client Sample ID	Collection Location (LR, KT, LTFBR, RTRBR, etc.)	Surface Type	Area: Length X Width in inches (Provide paint chip area only if requesting mg/cm2)	Paint Chip: mg/cm²	Paint Chip: PPM	Paint Chip: %	Air: Flow Rate (L/min)	Air: Total Time (minutes)	Air: Volume (Total Liters)	Comments
1	PC	12-11-24 1:00	KF-1		STEEL	X		X					
2	PC	↓	KF-2		↓	X		X					
3	PC	↓	KF-3			X		X					
4	PC	↓	KF-4			X		X					
5	PC	↓	KF-5		↓	X		X					
6						X							
7						X							
8						X							
9						X							
10						X							

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kmuncy 12/12/2024 10:09:17 AM
Federal Express 818086141859

Released by: TOMMY TAYLOR Signature: Date/Time: 1:48 PM

Received by: Signature: Date/Time: