



REQUEST FOR PROPOSALS

UK-3161.0-2-27

MAKERSPACE – MASS TIMBER EARLY PROCUREMENT

ADDENDUM #1

10/29/2026

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

IMPORTANT: RFP MUST BE RECEIVED BY 11/05/2026 @ 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: CLARIFICATIONS AND MODIFICATIONS TO THE CONTRACT DOCUMENTS

- A. Offerors are directed to review and incorporate the below addendum items provided by Pepper Construction Company (Construction Manager) and Sherman Carter Barnhart Architects (Consultant).
- a. The Questions and Answers Log (2pgs)
 - b. Replace Sections 8.1 and 8.2 with the enclosed, updated Form of Proposal and general requirements (9pgs)

OFFICIAL APPROVAL
UNIVERSITY OF KENTUCKY

A blue ink signature of Corey W. Leslie, written over a horizontal line.

Corey W. Leslie, Purchasing Officer

SIGNATURE

Typed or Printed Name

UK-3161.0-2-27 Makerspace Mass Timber Early Procurement Question and Response Log		
#	Question	Response
1	Stair landing elevation B/S5.3 indicated this will be a point supported connection from stair landing column to landing. Structural please provide a detail for the connection at the top of stair landing framing to CLT landing.	Bottom of CLT landing panel will be routed to receive slanted columns. Panel will be attached to columns via recessed lag screws that will be installed from below and concealed with wood plugs
2	Pepper per logistics document provided please provide distance between buildings plan east and south of the path for delivery to site to clarify egress width. Additionally provide substrate, grade of path and any overhead limitations See attached document.	The most narrow point between the two buildings is 20'. The path between buildings is concrete with a minimal grade and fairly flat. There are no overhead powerlines or trees between the two buildings.
3	See attached document. Pepper please confirm crane pad location is acceptable.	Location and equipment required is means and methods by this contractor. However; the site elevation will be lower, so when crossing the sidewalk the ground will immediately begin to slope down into the site, which may not be suitable for the crane to sit on. Crane picks will not be able to be made across the sidewalk due to an active student path that will need to be maintained, and will only be able to be shut down at brief periods of time only to cross the sidewalk. The original idea was to pick from the north side of the building, however this is not prescriptive, and better or more efficient means or methods may exist.
4	Pepper please confirm if a P&P bond is required	Yes, P&P is required.
5	Detail B/S4.1 calls out "Simpson MCTPLX 20 GA Steel PL where required See column schedule" however, the column schedule per S5.1 does not indicate MCTPLX 20. Structural please clarify locations of MCTPLX 20 GA Steel PL	Plate is required at every column-to-column splice
6	Column schedule per S5.1 indicates length and width of Simpson MCBS. Structural please clarify required height of the stanchion for pricing purposes.	Standoff height is 7"
7	Pepper please confirm that all costs related to inspections should be held by the Owner/GC.	The General Building Permit, and Special Inspections will be carried by the design team and owner. If other inspections will be required the bidding contractor will be responsible for that specific inspection

UK-3161.0-2-27 Makerspace Mass Timber Early Procurement Question and Response Log		
#	Question	Response
8	Ref Grid Line 8.4 & A.6 on S2.2 structural please confirm sizing of beam labeled GLB 2.5x21 and provide connection detail to column for pricing.	Glulam dimensions are correct, as this is merely a veneer to conceal steel framing. Connection to column will utilize similar steel angle with lag screw connection shown in detail D/S4.6
9	Pepper please provide allowable site working hours or any restrictions to working hours.	Normal hours are 6:00-4:30. However, if the hours will need to shift for the task to unload mass timber trucks this can be accommodated.
10	Per A/S2.5 no glulam connections are called out. Structural please provide intended connections at the penthouse roof framing.	Glulam-to-glulam connections are called out on plan via connection symbols. The 8.75x15 beam at the stair wall connection to the steel embed plates with connection “CBH 5C”. The two 8.75x12 beams near grid 2 will bear on the cold-formed steel wall – a beam pocket/seat will be provided in the wall and light gauge connection clips will fasten the beams to the seat. The ends of these beams shall be notched so they will bear flat on the CFS wall.
11	Per page 36 of the bidding documents, there are two breakouts for pricing requested. Per the Mass Timber Component Material cost, please clarify if these numbers should include fabrication costs. Please also confirm that this breakout is for mass timber material and associated hardware only and does not include material for temporary weather protection as indicated in the Mass Timber Quality plan.	In reference to the Mass Timber Component Material Costs on page 36 of the RFP, please include fabrication cost in the individual component unit costs. The unit costs are to include mass timber material and associated hardware only and not temporary material for weather protection.
12	All details pertaining to CLT stairs are indicated on A6.2 and S5.3. No connections or hardware are indicated connecting CLT stairs to floors or mid landing. Please provide example details at the stairs and clarify intended hardware to hold in the bid.	The intent is for the CLT stair runs to connect at floor and landing levels with half-lap connections with lag screws. At the landing level, screws will be recessed and plugged to conceal screw heads. At the stair base, the CLT stair run will be anchored to the thickened slab/foundation with threaded rod adhesive anchors that will be fastened through the first stair tread and concealed with wood plugs after installation.

UNIVERSITY OF KENTUCKY
CONSTRUCTION PROCUREMENT

**SECTION 8.1 FINANCIAL OFFER
FORM OF PROPOSAL**

Mass Timber

Project No. 3161.0 Project Title: Makerspace – Mass Timber Early Procurement

Purchasing Officer: Corey W. Leslie

NOTE: The following Form of Proposal shall be followed exactly in submitting a proposal for this work. If this copy is lost, an additional copy will be furnished upon written request to the authority issuing Contract Documents.

This Proposal is submitted by:

(NAME AND ADDRESS OF OFFEROR)

Date: _____

Telephone: _____

TO: BID CLERK
UNIVERSITY OF KENTUCKY
CONSTRUCTION
PROCUREMENT
RM. 322 PETERSON SERVICE BUILDING
LEXINGTON, KY. 40506-0005

REQUEST FOR PROPOSALS: UK-3161.0-2-27

DEADLINE: 3:00PM LEXINGTON KY TIME

11/05/2026
(DATE)

The Offeror, having carefully examined the site of the Work, the Drawings and complete Contract Documents as defined in Article I of the General Conditions, as well as the Specifications affecting the work as prepared by the Consultant, hereby proposes to furnish all labor, materials, supplies and services required to construct the Project in accordance with the Contract Documents, within the time set forth therein, and at the price stated below without qualification.

The Offeror hereby acknowledges receipt of the following Addenda:

ADDENDUM NO. _____ DATED _____

ADDENDUM NO. _____ DATED _____

(Here insert the number and date of any Addenda issued and received. If none has been issued and received, the word NONE should be inserted.)

UNIT PRICES

NOTE: Unit Prices shall include the furnishing of all labor, materials, supplies, and services and shall include all items of cost, overhead and profit for the Contractor and any subcontractor involved and shall be used uniformly without modifications for either additions or deductions. The Unit Prices as established shall be used to determine the equitable adjustment of the Contract Price in connection with changes, deletions or extra work performed under the Contract and the "Rules of Measurement" set forth in the General Conditions shall govern.

All Offerors will be required to complete and submit the following information Unit Prices with the offer.

DESCRIPTION OF WORK	Price	U/M
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FABRICATION & DELIVERY CAPABILITIES

Maximum Component Dimensions

Please list the absolute maximum length, width, and thickness constraints of your CNC fabrication beds for both CLT panels and Glulam billets. Also, consider maximum feasible component sizes that can be delivered to the site (refer to Site Logistics Plan).

- CLT Maximum Dimensions: Longest: _____ ft | Widest: _____ ft | Thickest: _____ in
- Glulam Maximum Dimensions: Longest: _____ ft | Widest: _____ in | Deepest: _____ in

Hardware and Connection Machining

- Please confirm your CNC machinery can execute internal knife-plate slotting up to 24 inches deep into glulam ends. Yes | No

If no, what type of connection can you fabricate as an alternative?

- Describe any limitations your equipment has regarding multi-axis cuts or drilling angles:

Tooling and Penetrations

- Mechanical, Electrical, and Plumbing (MEP) openings are scheduled to be factory-cut.
- What is the minimum radius your CNC routing tools can achieve for internal rectangular cutouts?
_____ in
- Are there any minimum spacing requirements between adjacent CNC-cut penetrations to maintain structural integrity during transit? Yes | No

If yes, what spacing? _____ in

HARDWARE INTEGRATION & TOLERANCES

Factory Hardware Installation

To streamline site erection, the Company prefers connection steel and hardware to be factory-installed wherever feasible.

- Confirm which of the following your plant can pre-install prior to shipping (check all that apply):
 - ☐ Concealed steel knife plates
 - ☐ Glulam connection hardware (Simpson products or equivalent)
 - ☐ Tight-fit dowels
 - ☐ Structural screws or lifting anchors
- If hardware is supplied loose, describe your bundling and labeling process to ensure field alignment with the erection sequence:

Fabrication Tolerances

Please list your standard manufacturing and fabrication tolerances for the following elements (complying with or exceeding ANSI/APA PRG 320 and A190.1):

- Linear length of Glulam/CLT members: +/- _____ in
- Cross-sectional dimensions (width/depth): +/- _____ in
- Squareness of cut ends: +/- _____ degrees
- CNC pre-drilled hole diameters and center-point locations: +/- _____ in

SHOP DRAWINGS & DATA TRANSLATION

BIM Software Compatibility

The project team maintains coordinated Revit models.

- What native 3D modeling and CNC fabrication software does your detailing team utilize (e.g., CAD work, Revit, Dietrich's, HSBcad)? _____
- What specific file formats do you require from the EOR to begin your shop drawing translation (e.g., IFC, Saturn/SAT, DWG)? _____

Detailing Schedule

Upon receipt of the EOR's "Issued for Construction" (IFC) structural model and drawings, how many business weeks do you require to produce a complete first draft of fabrication shop drawings and 3D model for project team review?

- Estimated turnaround time: _____ calendar weeks.

QUALITY ASSURANCE & MOISTURE MANAGEMENT

Factory Moisture Controls

Mass timber elements must maintain stable moisture content (MC) to prevent checking, twisting, or delamination.

- What is the target moisture content percentage of your lumber at the time of pressing/gluing? _____
- What is the maximum acceptable MC variation between adjacent laminations? _____

Factory Coatings and Surface Protection

Exposed architectural timber requires protection from weather and UV exposure during transit and site staging.

- Specify the brand, type, and technical specifications of the factory-applied moisture repellent or end-grain sealer included in your base offer.

- Is this sealer fully compatible with field-applied architectural stains or fire-retardant coatings? (Provide product data sheet).

Storage and Packaging

Describe your standard packaging protocol for flat CLT bundles and long Glulam members.

- Do you wrap elements individually or in bundled batches?

- What type of UV-protective, water-resistant wrapping material is utilized?

- Does your packaging include integrated spacer blocks (dunnage) to allow airflow and prevent trapping condensation?

ADDITIONAL QUESTIONS FOR PROPOSING MANUFACTURERS

- Are there any foreseen issues with adhering to the project schedule?

COST BREAKDOWN

Overall Mass Timber Lump Sum Costs (Base Offer)

Please provide the following:

- | | |
|--|----------|
| • Timber/Wood Material | \$ _____ |
| • Timber/Wood Fabrication | \$ _____ |
| • Timber Erection | \$ _____ |
| • Structural Steel Erection | \$ _____ |
| • Sealers / Moisture Mitigation | \$ _____ |
| • General Conditions (Overhead, Profit, Transportation, General Conditions, etc.): | \$ _____ |
| • Total Base Offer | \$ _____ |

OFFEROR'S PROPOSED MAJOR SUBCONTRACTORS AND SUPPLIERS

For the purposes of this form, a major subcontractor or supplier is a person or entity that will have a direct or assigned contract or purchase order for the performance or supply of any item listed below if the Offeror is successful.

All subcontractors must comply with the laws of the Commonwealth of Kentucky and the policies and procedures of the University of Kentucky as administrated by the UK Construction Procurement Section and Capital Project Management Division.

If the Offeror will self-perform these items, list "Self-Perform" for each applicable item.

No major subcontractor or supplier may be added or changed without written consent from the Owner's representative after the proposal deadline.

<u>DIVISION OF WORK</u>	<u>SUBCONTRACTOR</u>	<u>VALUE</u>
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LIST OF MATERIALS AND EQUIPMENT

Mass Timber Component Material Costs

Please provide the following unit costs and quantities:

Mass Timber Component*	Takeoff Quantities		Unit Cost		Total Cost
5-ply CLT Panel		sq. ft.	\$	sq. ft.	\$
Glulam Columns - <i>Single-lamination</i> (up to 10.75" wide)		cu. ft.	\$	cu. ft.	\$
Glulam Columns - <i>Double-lamination</i> (between 10.75" to 16.25" wide)		cu. ft.	\$	cu. ft.	\$
Glulam Columns - <i>Triple-lamination</i> (between 16.25" to 24" wide)		cu. ft.	\$	cu. ft.	\$
Glulam Beams - <i>Single-lamination</i> (up to 10.75" wide)		cu. ft.	\$	cu. ft.	\$
Glulam Beams - <i>Double-lamination</i> (between 10.75" to 16.25" wide)		cu. ft.	\$	cu. ft.	\$
Glulam Braces		cu. ft.	\$	cu. ft.	\$
Connection hardware (including custom steel connections)					\$
Mass Timber CLT Stair					

* Same grade, combination, layup, finishes, etc. as specified in RFP drawings and specifications.

SECTION 8.2 OPTIONAL SERVICES (ALTERNATES):

Alternate 1: Manufacturer’s preferences: Manufacturer may identify preferred mass-timber related materials, connection hardware, fabrication methods, or connection methods that differ from those indicated in the Bid Documents and that are advantageous to the Manufacturer while providing a cost savings to the Project. Examples may include preferred glulam connection hardware/manufacturer, CLT spline connection systems, panel-to-panel connection methods, and similar fabrication or connection details. Clearly identify and describe each proposed preference or modification relative to the Base Offer. Proposed preferences shall not change the specified wood species, member sizes, panel thicknesses, structural system, or design criteria. Final acceptance and incorporation of any proposed preferences shall be at the discretion of the Owner and Design Team. This request does not constitute delegated design or design-assist services.

Clearly describe manufacturers preferred mass-timber related alterations compared to base offer:

Cost savings if alternate is selected: \$ _____

Alternate 2: All Mass Timber lumber to be Forest Stewardship Council (FSC) certified.

Cost add if alternate is selected: \$ _____

Makerspace

Exhibit B - Mass Timber

TP-01

Base Bid Including Taxes

Scope of Work

- 1 Bidder shall include a complete FURNISHED AND INSTALLED ("Provide" means to "furnish & install") system / assembly relevant to its scope of work as indicated in the contract documents and as per this scope of work document.
- 2 Furnish and Install all shipping, handling, temporary material protection, cribbing, etc. during shipment & storage (on/off site)
- 3 Furnish and Install means and methods to unload & transport material from storage location to the site
- 4 Furnish and Install coordination of all deliveries to align with erection sequencing
- 5 Furnish and Install all temporary protection of material during erection so as not to damage materials
- 6 Furnish and Install all glulam beams and columns
- 7 Furnish and Install all CLT panels
- 8 Furnish and Install moisture protection as detailed in the moisture management plan document.
- 9 Deleted
- 10 This contractor shall coordinate with Pepper Construction and Foundations Contractor for installation of anchor bolts. Anchor bolts are to be set by others; however, this contractor shall provide anchor bolt template and space and all anchor bolts. Anchor bolts shall arrive on site four weeks prior to the placing foundation concrete.
- 11 Furnish and Install galvanized finish on connection steel and hardware where required
- 12 Furnish and Install all equipment & tools for rigging, hoisting, material handling & installation as required
- 13 Furnish and Install coordination of all deliveries including any and all off site storage as required
- 14 Contractor has reviewed the site logistics plan and understands the site access restrictions/limitations and has included all necessary means to complete their work.
- 15 Furnish and Install related adhesive anchors where required (Ref. detail F on S4.3 for example)
- 16 Contractor is required to participate/consult in MEP/FP BIM Coordination
- 17 Contractor is required to coordinate with design team
- 18 Furnish and Install CLT stairs
- 19 Field verification of anchor bolt locations prior to erection of mass timber
- 20 Provide design parameters for misc. metals attaching to mass timber structure
- 21 Provide design parameters for any potential field installed MEP/FP penetrations
- 22 Coordinate with cold form metal framing contractor for framing of the penthouse walls prior to setting penthouse mass timber
- 23 Contractor shall comply with CMs safety program/requirements
- 24 Furnish and Install engineered stamped shop drawings
- 25 Furnish and Install approved sealer on all sides of glumans and CLT members
- 26 Furnish and Install sealer on all factory and field made cuts
- 27 This contractor shall provide all opening and cuts per the design and as results of the MEP/FP BIM Coordination.
- 28 The intent of this scope of work is for a turn key mass timber erection. This contractor shall include all design and coordination required, all misc. materials, fasteners, parts, pieces, misc. steel, etc.
- 29 This contractor shall provide both rigging insurance as well as Design Liability insurance for this scope of work.
- 30 This contractor shall include the all scopes of work that apply to Mass Timber Subcontractor Fabricator, Supplier, and Erector found in Exhibit S - Mass Timber Quality Plan as called out on Page 2 of Responsibility. This contractor shall also follow and include all work related to Fabrication & Shipping and Erection which are also found in the Mass Timber Quality Plan.
- 31 This contractor shall Supply and Erect the all of the following including but not limited to: Glulam, and Glulam accessories, CLT and CLT accessories, Dimensional Lumber, Nails, Screws, Misc Fasteners, and all Simpson Products, etc. as shown on the structural plans and specifications.
- 32 a. Simpson products include but are not limited to Screws, beam hangers, hangers, straps, column splices, etc.

This contractor shall erect all or install all mass timber or wood elements as shown in the Structural Drawings, and this contractor shall erect and install all structural steel and misc. steel elements as shown in the structural drawings. Structural steel material/fabrication as defined in AISC "Code of Standard Practice" is included in a future bid package, including but not limited to steel beams, steel columns, anchor rods, bent plates, angles, WTs, Embed Plates, relief angles, loose lintels, etc. Only the erection of this steel is included in the Timber package

This contractor shall furnish Riggers Insurance, Bid Bond, Payment and Performance Bond

Specification Section/s

01 7419 CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL

01 8113 SUSTAINABLE DESIGN REQUIREMENTS

01 8116 LOW EMITTING MATERIALS

01 8119 CONSTRUCTION INDOOR AIR QUALITY MANAGEMENT

06 1000 ROUGH CARPENTRY

06 1719 CROSS-LAMINATED TIMBER

06 1800 GLUED-LAMINATED CONSTRUCTION

Allowances

Contractor is to include a allowance of \$10,000 for project team personel to visit manufacturer facility prior to material shipment.

Exclusions

Crane pad & access road will be by others.

Structural Steel is furnished by others in future bid package and materials should be excluded.