



ADDENDUM #3

RFP Number: #48-2024

Date: September 18, 2024

**Subject: LFUCG Division of Water Quality DWQ Headquarters & Operations Facility
Renovation and Refit- Design Services**

Address inquiries to:
Brian Marcum
(859) 258-3320
brianm@lexingtonky.gov

TO ALL PROSPECTIVE SUBMITTERS:

Please be advised of the following clarifications to the above referenced RFP:

1. See the attached questions and answers.

Todd Slatin, Director
Division of Central Purchasing

All other terms and conditions of the RFP and specifications are unchanged. This letter should be signed, attached to and become a part of your submittal.

COMPANY NAME: _____

ADDRESS: _____

SIGNATURE OF BIDDER: _____



Addendum 3

Question: Will a copy of the sign in sheet from the pre-proposal walkthrough be made available?

Answer: *The sign in sheets from the pre-proposal meeting are included in this addendum.*

Question: General Submittal Requirements, pg 53, references physical copies, as well as digital CD or flash drive copies, for proposal submission. This contradicts previous language implying a digital submission to Ionwave on pg 22. Can you please provide clarification on the intent for the submission of proposals?

Answer: *All submittals shall be digital through IONWAVE.*

Question: Statement of Hourly Rates, pp 54-55, requested to “include a unit lump sum price for stakeholder/ property owner meetings above the minimum specified in the Scope of Services”. Can you please clarify the intent of these additional meetings and the expectations? It would make a difference if there is significant preparation and/or documentation involved, and the expected duration & meeting attendees as well.

Answer: *It is not anticipated that additional meetings beyond what is presented will be needed. Any additional meetings and preparation would be requested via task order/change order and paid according to the submitted hourly rates,*

Per General Considerations, pp 4-5, and the pre-proposal meeting, there is reference to low voltage/comm systems but it doesn't mention scope responsibility. Can you please clarify which parties are responsible for design and construction, and if there are any preferred or required systems for this work

Answer: *Low voltage/comms system will include those currently in place in this building and those typical to Class B Office Space or needed to meet Scope of Work and program needs. Design Consultants shall be responsible for the design and specifications for all systems needed to meet code and Scope of Work even if not specifically noted below.*

Low Voltage Sytem	Responsible Party		Required/Prefered System
	Design	Construction	
Fire Protection/Alarm	Design Consultant	GC	Reuse existing as much as practical
IT/DATA (wiring)	Design Consultant	GC	Reuse existing as much as practical
Fiber DMARC to Server room	Design Consultant	GC or Provider	Compatible with Provider
Comm/Phone	Design Consultant	GC Wire as needed, LFUCG Device	LFUCG uses AVAYA VOIP, Reuse existing wire as much as practical
Intercom/PA	Design Consultant	GC	Reuse existing as much as practical
Security - Camera	Design Consultant	GC Wire & infrastructure as needed, LFUCG contractor end devices	System shall utilize existing LFUCG contracted systems and equipment, LFUCG contractor ISS
Security - Access Control/Badge/Gates	Design Consultant	GC Wire & infrastructure as needed, LFUCG contractor end devices	System shall utilize existing LFUCG contracted systems and equipment. LFUCG contractor Burdine Security
Building Automation	Design Consultant	GC	Tridium Niagara or Automated Logic WebCTRL
Audio-Visual	Design Consultant	GC	None

Per General Considerations, pg 6, and the pre-proposal meeting, the 3 ton gantry was discussed as a warehouse point load. Are there other significant structural point or incidental loads for consideration on this project proposal?

Answer: Section 1.2 states that the design should incorporate elements to make the building “solar ready” for the possible inclusion of roof mounted photovoltaics in the future. The design consultant should consider the primary structure and covered parking structures for future photovoltaic installation.

Attached to this addendum are photos of the current Sewer Line Maintenance and Pump Station Maintenance shelving. The shelving at Sewer Line Maintenance is LFUCG owned. The Pump Station Maintenance shelving is owned by the current building owner. New shelving for Pump Station Maintenance is to be included in the design.

Per Attachment C and the pre-proposal meeting, the draft schedule was outlined and discussed. It was mentioned due to the budget and time considerations that some of the construction work may be phased or contain bid alternates. Are there any outside factors to the schedule, such as existing building leases, that may affect the design and construction schedule beyond what the draft has outlined?

Answer: The future occupants of this facility are in leases set to expire at the end between mid 2026 and late 2027. January 2026 is our target for completion and occupancy. Due to the current construction market, contractor availability, and supply chain struggles LFUCG fully realizes this may present a challenge. As such LFUCG anticipates working with the selected design consultants as part of the Design Process to fully evaluate the target construction schedule to evaluate options such as phased construction with partial occupancy, and these impacts on the construction schedule and budget.



Existing Shelving at Pump Station Maintenance



Existing Shelving at Sewer Line Maintenance