



**PROCUREMENT SERVICES
ADDENDUM**

Date of Notice:	5/22/2025
Solicitation No.:	IB-031-25
Title:	Frazier Pediatric (KSCIRC) Fit-Out
Addendum No.:	One (1)

The following shall clarify and/or modify the original bid document(s) as issued by the University of Louisville.

1. KEY EVENT DATES

Section 2.1 of the RFP document (IB-031-25) is changed and highlighted to the read as follows.

Release of IB	05/09/2025
Pre-Bid Meeting	05/19/2025 at 2:30-4:30PM, EST.
Deadline for Written Questions	05/27/2025 by 2:00PM, EST.
Additional Site Walk	05/28/2025 9:00AM to 1:00PM EST.
University Response/Addendum	06/03/2025
Bids Due – Turn in	06/17/2025 by 2:00PM, EST.
Bid Opening	06/17/2025 by 2:30PM, EST.
Project Start	July 2025
Substantial Completion	03/20/2026
Project Final Completion	04/27/2026

The location for **bid turn in** is 2215 Brook Street, Louisville, KY 40208. Room 101, no later than 2:00pm, EST.

The location for **bid opening** is 2315 S 1st St UNIT 109, Louisville, KY 40208, Room 201, at 2:30pm, EST.
Miller Information Technology Center (MITC).

2. AWARD CRITERIA

Section 2.2, Award Criteria **[ADD]**

EVALUATION CRITERIA

A committee of university officials appointed by Procurement Services will evaluate proposals and make a recommendation to Procurement Services. The evaluation will be based upon the information provided in the proposal, additional information requested by the University for clarification, information obtained from references provided and independent sources, and oral presentations (if requested).

The evaluation of responsive proposals shall be completed by an evaluation team, which will determine the ranking of proposals. Proposals will be evaluated strictly in accordance with the requirements set forth in this solicitation, including any addenda that are issued. The University will award the contract to the Offeror whose proposal is determined to be the most advantageous to the University, taking into consideration the evaluation factors set forth in this IB.

The relative importance of the criteria is defined below:

Financial Proposal	45%
Firm Experience and Team Qualification (past projects, references, team resumes, subcontractors)	30%
Proposed Schedule	15%
Other - warranty offered, quality of materials and equipment, healthcare experience, EMR	10%
Total	100%

3. DRAWINGS

Updated drawings consist of 1 Addendum page and 9 attachment pages totaling 10 pages.

The “Addendum NO. 1 Drawings” can be found at the following link: <https://louisville.box.com/s/z816forix1sdilbiv6f0lojag8ifesvu>

4. FORM OF PROPOSAL

Section 6 of the RFP document (IB-031-25)

“Lump Sum Bid” (page 30) has been updated and is **Attachment A** hereto. Please use this document to submit with the proposal.

5. PAYMENT OF INVOICES

4.41. Payment of Invoices [UPDATED TO READ]

Payment terms are NET 30. **Ten percent (10%) retainage shall be withheld until fifty percent (50%) of the project is completed. Five percent (5%) retainage shall be withheld from fifty one percent (51%) until final completion.** The Contractor shall be paid monthly, as work progresses, upon the submission of proper invoicing. The first invoice must include a schedule of values for approval which equals the contract total. All invoicing must include a progress schedule of values which shows work completed. Only AIA progress billing documents or equivalent are acceptable. The University’s invoicing form must be attached as the cover page. All invoicing must be signed and approved by a UofL Project Manager.

6. PREBID SIGN IN SHEET

The sign-in sheet from the mandatory pre-proposal conference held on 5/19/2025 at 2:30pm is **Attachment B** hereto.

7. ADDITIONAL NOTE

Reminder: All communication with the University regarding this RFP shall **ONLY** be directed to the contracting officer Jamie Peck. **Failure to do so may result in the disqualification of the submitted proposal.**

8. QUESTIONS AND ANSWERS

1. Are we going to be responsible for patching the fireproofing? Could an allowance be created by the design team for repairing existing damaged/missing fireproofing? **If fireproofing is missing, it will need to be patched. The north end of Frazier 4 is concrete construction, but this would apply to anything disturbed elsewhere. Include an allowance in your price.**
2. Will we be able to shut down Abraham Flexner Way on the day of the AHU installation? Does that need to be a night or weekend task, or can it be done during normal hours? **AFW is considered a city street, GC/contractor would need to obtain a permit from them to shut it down. The AHU crane lift will have to be on a weekend only, no normal hours are feasible in this area.**
3. With regards to the med gas riser tie in, what will need to be recertified? In other words, where are the nearest upstream valves? **Working on locating nearest to the valves.**
4. Will there be a public bid opening? **Yes, MITC Room 201. See location under section 1 of this Addendum.**

5. Item #7 on the bid form appears to request a listing of every specification on the project, but does not provide enough space for that. Is it acceptable to only list specifications which we, as the GC intend to self-perform, and all other specifications will be subcontracted? **Yes.**

Bidder must acknowledge receipt of this and any addenda either with bid or by separate letter. Acknowledgement must be received in the Department of Procurement Services, Service Complex Building, University of Louisville no later than **06/17/2025 at 2:00PM, EST.** If by separate letter, the following information must be placed in the lower left-hand corner of the envelope:

Solicitation No.:	IB-031-25
Title:	Frazier Pediatric (KSCIRC) Fit-Out
Due Date:	06/17/2025

Authorized By:

Procurement Services	Jamie D. Peck Jamie D. Peck <small>Digitally signed by Jamie D. Peck Date: 2025.05.22 14:35:38 -04'00'</small>
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Receipt Acknowledged:

Company	
Signature	
Name (print)	
Date	

University of Louisville

FORM OF PROPOSAL

LUMP SUM BID

Bidders are required to fill out all Form of Proposal documents. Missing documents or pricing may be cause for bid rejection. Bidders must attach an itemized breakdown/cost breakout of their bid to the Form of Proposal.

The Bidder, in compliance with the **Invitation to Bid (IB-031-25)** and having carefully examined the complete Bid Documents, as well as the Specifications for the work as prepared, and any addenda, hereby proposes to furnish all labor, materials, equipment, services and supervision required to perform specifics of the Bid Documents, within the time set forth therein and for the stated LUMP SUM BID amounts. Bids will be evaluated by the combination of the below amounts which provide the best value to the University and other criteria as listed in these bid documents. The decision to include alternates will be at the University's discretion and will be based upon the budget requirements for the project. As such, any combination of the below alternates may be used to determine the low bidder.

Base Bid Lump Sum:

_____ *Dollars*
(USE WORDS)
_____ Cents \$ _____
(USE WORDS) (USE FIGURES)

ADD Alternate #1:

_____ *Dollars*
(USE WORDS)
_____ Cents \$ _____
(USE WORDS) (USE FIGURES)

UNIVERSITY OF LOUISVILLE.

Pre-Proposal Meeting Sign-In Sheet

RFP Number: IB-031-25RFP Title: Frazier Pediatric (KSCIRC) Fit OutDate: 5/19/2025

NAME	FIRM	PHONE	EMAIL
<u>Scott Yates</u>	<u>Jew</u>	<u>(270) 401-62-12</u>	
<u>Trey Kuerzi</u>	<u>Certified Protection Services</u>	<u>812-734-5419</u>	<u>tray.kuerzi@yahoo.com</u>
<u>Joe Kuerzi</u>	<u>"</u>	<u>502-551-8530</u>	<u>jkuerzi@ya-hoo.com</u>
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Date: 5/19/2025

<u>NAME</u>	<u>FIRM</u>	<u>PHONE</u>	<u>EMAIL</u>
<u>Avi Hocker</u>	<u>Calhoun</u>	<u>513-903-2842</u>	
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NAME	FIRM	PHONE	EMAIL
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