

University of Louisville
DEPARTMENT OF PROCUREMENT SERVICES
LOUISVILLE, KENTUCKY

Invitation No: RFP305-PSC

Date: 27 February 2023

Title: Architectural and Engineering Services for Belknap Campus Buildings

Addendum No. 1

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

1. Does UofL desire to complete a market/demand analysis for all of these facilities under consideration? **No, we do not. The focus of this work is to develop a long term capital project plan and also determine which buildings are worth investing in and which need to be considered for removal as residence halls, and when, due to outliving their usefulness.**
2. Is UofL looking to evaluate different delivery and ownership models as a part of the financial analysis? **No, that is beyond the scope of this work.**
3. Does UofL desire architectural drawings or renderings for any of the proposed improvements? **No, we already have this on file.**
4. Does UofL require an architectural firm to be the prime consultant for this effort? **That is the choice of the bidding team.**
5. What is the anticipated role of the master planning team during this project? **This is separate from the master plan. They have no formal role with this project.**
6. Can you define the expectation requirements for the financial plan and analysis beyond what is largely identified as capital planning (i.e. operations, funding streams, etc.)? **The focus is on the plan itself, not how we choose to fund this.**
7. Is the expectation to select one team for all three capital plans OR split the capital plan between multiple teams? **The expectation is one team will be selected for all 3 projects.**
8. Is the master planning team allowed to submit for this study? **This is an open bidding process. Any firm may submit a bid regardless of previous or current work.**
9. Are KY teaming partners required for out of state firms? **This is not a requirement as most of this work can be done with only a few visits to campus.**
10. Are there any specific financial templates that the University will look for us to use and can they please provide them to us for review? **None are provided for this task.**
11. Can you please provide a copy of the master plan? **This is not currently completed so this is not a possibility.**
12. Is the University considering options for redevelopment or P3s? **Not at this time. Housing already has such relationships in the form of Foundation owned properties and master leases from 2 different entities they manage.**
13. Is the University interested in an ongoing process over the 20 year life to keep the plan “evergreen” or just a static plan? **Yes, if the team bidding would be interested in proposing such an opportunity, it can be considered.**
14. Is the University interested in a market and demand study for its housing program as a key input to capital planning and decisions? **This is certainly not the focus of this project, but if mini market/demand study is needed to complete the work to update the 2018 study, it is permitted. Such additional cost needs to be outlined and the committee may choose to reject that portion if they so desire.**
15. The RFP states: “Propose key improvements to existing stock to improve the student experience, enhance community spaces, increase revenue, or better accommodate population.” Can you provide more specificity to this statement? Has any planning work be completed as part of the master plan or another exercise? Should the respondent be

- prepared to create conceptual designs for these improvements? **The University is looking for the awarded team to identify the needed improvements and a cost associated with them.**
16. Does the 2018 Housing Market Study outline recommended improvements to the existing residence halls? If so, to what level of detail? **Most of that plan has been implemented. 3 buildings have been built (one a P3 project) and 3 buildings removed from service.**
 17. Does the 2018 Housing Market Study need to be updated since it is five years old? **Possibly, but that expense needs to be broken out to be accepted or rejected by the selection committee.**
 18. In what format / platform will the 2018 Housing Marketing Study and 2022 Facilities Assessment data be provided? **Pdf format**
 19. In what format / platform will the Physical Plant's Maximo system facility data be provided? **Autocad files**
 20. In what format / platform will the user and event data for the Swain Student Activities Center and George J. Howe Red Barn data be provided? **Autocad files**
 21. Is the expectation that ALL dorm spaces will be evaluated? **All existing residence halls maintained by U of L. That means 10. The 2 ACC master leased properties are maintained by the owner and not included in the scope.**
 22. What size are the SGA Parkway Fields? **The current field space is 360 ft by 360 ft.**
 23. What is the University's definition of "furniture"? Fixed only or moveable? **We do not permit fixed furniture at U of L residence halls.**
 24. How does the University define "appropriate LEED ratings"? **LEED silver is a minimum, our 2 latest bonded builds were or anticipated to be gold.**
 25. Please define the Time Horizon for Future Rental Rates and Renovation Cost Estimates – Is an Opinion of Probable Cost Acceptable **Cost based on market conditions is acceptable.**
 26. Does the University have a qualitative metric to Increase Revenue or does the University looking to increase competitive positioning? **Residence halls are primarily funded by student rent. The SAC would like to look at increasing revenue and further understanding of competitive positioning in regard to both internal campus and external revenue.**
 27. Future Rental Rates – is this on campus only or in surrounding Market Area
 - What format does the University prefer? **Include both to achieve the desired outcome.**
 28. What is the funding mechanism for this project? **University reserve funds will pay for this over time.**
 29. Can you please share who the main points of contact / leadership will be for the project? **All requests go through Olivia Cloutier in Procurement.**
 30. Can you please clarify if the assessment is for 7 of 10 facilities, or all 10? **All 10 residence halls maintained by UHRE as listed.**
 31. Is Sasaki precluded from pursuing due to their current work on the campus master plan? **This is an open bidding process. Any firm may submit a bid regardless of previous or current work.**

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 **2 p.m. Eastern Time on 3/6/2022.**

BY: _____
Authorized Purchasing Officer

Receipt Acknowledged: _____
FIRM

BY: _____