

UNIVERSITY OF LOUISVILLE®

PROCUREMENT SERVICES ADDENDUM

Date of Notice:	4/11/2025
Solicitation No.:	RP-017-25
Title:	Humanities Building Design-Build Renovation
Addendum No.:	2

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

An additional and final site visit is being offered to all proposers at the following date and time:

- **April 15th, 2025, at 3PM, EST.**
- **Location: Humanities Lobby**

Proposer must acknowledge receipt of this and any addenda either with proposal or by separate letter. Acknowledgement must be received in the Department of Procurement Services, Service Complex Building, University of Louisville no later than **4/24/2025 at 12:00PM, EST.** If by separate letter, the following information must be placed in the lower left-hand corner of the envelope:

Solicitation No.:	RP-017-25
Title:	Humanities Building Design-Build Renovation
Due Date:	4/24/2025 at 12:00PM, EST.

Authorized By:

Procurement Services	
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Receipt Acknowledged:

Company	
Signature	
Name (print)	
Date	

Written Questions

1. Does the lighting upgrade include the auditorium and it's related controls?

University Response: The lighting upgrade shall include the auditorium along with related controls.

2. It is assumed that the main lighting upgrade will also include upgrading the lighting controls to meet or exceed current energy code requirements.

University Response: Yes, please refer to ASHRAE 90.1 for additional minimum requirements.

3. Copper is listed as the only allowed conductor material. Is there any room here for larger feeders to be aluminum?

University Response: Copper shall be used as the only conductor material.

4. System Upgrades section lists design for a new heat recovery chiller. The building is currently served by the campus chilled water and central steam systems. Please elaborate on the intent for a new heat recovery chiller in the building. Is this meant to replace the campus chilled water & steam service?

University Response: The intent of the heat recovery chiller is to provide conditioning for off-season and shoulder months. The primary conditioning will be serviced by the campus chilled water utility plant.

5. System Upgrades section lists "replacement or refurbishment of all air systems and building hydronic systems." During the pre-proposal meeting, the HVAC scope was refined to include AHU work limited to replacing supply fans with fan walls. The scope for ductwork replacement was also mentioned to be replacing "most" ductwork and "relining" some ductwork. Please clarify and elaborate on the intent for replacement of the HVAC system, specifically:

- a. The extent of replacement / refurbishment of the three (3) AHUs

University Response: AHU-3 will be completely replaced, no refurbishment. AHU-1 and AHU-2 unit casing to remain intact with some necessary repair work and receive new supply fan walls, new coils and piping to the coils, and new controls. The dampers were in very good condition and the intention is to reuse.

- b. What ductwork to be relined?

University Response: Ductwork is assumed to be replaced if it is 12"x12" or smaller—there is a significant amount of variation in dimensions, but generally distribution after

the terminal units will be replaced. Main ductwork lines, especially those in the chases, will be relined back to the air handling units.

6. Is there a goal for replacing anything with asbestos? Can some ducts/pipes in places that are very difficult to reach remain in use?

University Response: The goal is to only abate duct and or pipe that needs to be replaced. The project does not require a full abatement; however the basement mechanical room is heavy HVAC and should anticipate heavy abatement.

7. Does replacement of all air systems include what is in the shafts?

University Response: The ductwork in the shafts is intended to remain in place and be relined.

8. Are extended shutdowns between school terms acceptable?

University Response: The outlined schedule in the RFP is a critical component of the project. There will be no extended shutdowns between phases. Scheduling is part of the scoring criteria for the project.

9. Is there a more detailed scoring criteria for either the shortlist or presentation criteria?

University Response: There is no additional scoring criteria.

10. Will the university be direct procuring any of the materials post-bid? Which items?

University Response: The university will be procuring the electrical switch gear for the project, along with classroom furniture, hallway furniture, and AV equipment. The GC/design team shall work with owner for layouts and quantities.

11. Building Envelope - Roof replacement - Is there a desired roof replacement type?

University Response: The basis of design for the roof shall be a two-ply modified with white cap sheet.

12. Building Envelope - Replace window seals and gaskets - most windows are single pane, is this item pertaining for all windows or only items where seal issues exist

University Response: Due to the age and condition of the windows, the assumption was for all window seals and gaskets to be replaced.

13. VCT flooring replacements - is this for the entire building or only for modified rooms?

University Response: LVT flooring shall be installed in all renovated classrooms, along with basement, 1st, 2nd and 3rd floor main corridors.

14. Are existing partitions or accessories to be replaced in restrooms?

University Response: Yes

15. Are existing Tile/ceilings to be upgraded in restrooms?

University Response: Yes

16. Are existing doors to be replaced, refurbished or to remain?

University Response: Selected classrooms that are being renovated shall receive new doors. Where restrooms are not accessible will receive new doors. All other doors to remain, and refurbished.

17. Is there architectural scope for non-classroom spaces and what is that scope desires?

University Response: Yes, please refer to the RFP for scope for non-classroom spaces. Corridors, restrooms.

18. Are furniture upgrades to be included in the financial response?

University Response: No, owner will provide furniture upgrades. GC/design team shall work with owner on layout and quantity.

19. Are existing porcelain fixtures to remain or be replaced?

University Response: Existing fixtures to be replaced.

20. Are existing faucets to be replaced or remain?

University Response: All faucets within the restrooms shall be replaced.

21. Note 8 - Is the intent for all power and lighting in classrooms to be channel cut or is this only for new and modified classroom spaces

University Response: Concealment of raceways is to be included in the renovated classrooms only.

22. Is existing ductwork lined or double wall?

University Response: The main ductwork is double-walled. The smaller branches are lined.

23. The RFP mentions cleaning existing Air Handlers- does existing ductwork throughout also need to be cleaned?

University Response: The main ductwork would need to be prepared for the re-lining. Smaller ductwork will be replaced.

24. Existing drawings show constant volume electric reheat on supply ductwork for zone control. Narrative notes existing VAV boxes for zone control. Are VAV boxes to be replaced with electric heating coils or hot water coils

University Response: VAV boxes to be replaced with hot water coils. Please see following link for reference drawings:

<https://louisville.box.com/s/p7oj89tajuplgxpnji6cff5ygcef5g16>

<https://louisville.box.com/s/prkfdk6rcj0qo9ok6676rf8n8az7icby>

25. Have any upgrades / system changes occurred since original installation

University Response: Yes. The 2010 ESPC project replaced AHU and VAV valves and upgraded the controls. Please see following links:

<https://louisville.box.com/s/p7oj89tajuplgxpnji6cff5ygcef5g16>

<https://louisville.box.com/s/prkfdk6rcj0qo9ok6676rf8n8az7icby>

26. Are air outlets to be replaced.

University Response: Yes. New GRD is planned for this project.

27. Is any ductwork to be replaced.

University Response: Ductwork is assumed to be replaced if it is 12"x12" or smaller—there is a significant amount of variation in dimensions, but generally distribution after the terminal units will be replaced. Main ductwork lines, especially those in the chases, will be relined back to the air handling units.

28. Is available fault current known on the secondary side?

University Response: Only primary fault current is known. We prefer 65KAIC rating on the secondary Switchgear.

29. Is impedance on existing transformer known?

University Response: 5.75% Z (750KVA, 13.8KV- 120/208V) from Arch flash study.

30. Are panel feeders to be replaced as part of this project?

University Response: Yes, all panel feeders and panel boards shall be replaced.

31. Rework the cable trays - please clarify is this means new cable trays, or what is the intent?

University Response: The owner is seeking a solution to the cable trays in the corridors. There are many areas where cable trays impede down below desirable heights. The owner seeks to see how the DBC will address this in their presentations.

32. Does existing fire alarm system need any replacements or upgrades?

University Response: The fire alarm scope shall include new devices throughout the building. New detectors for air handlers. The main fire alarm panel will remain.

33. RFP calls for 20% replacement costs, this sounds like an allowance. Can we define this amount?

University Response: 20% replacement costs were referring to AV replacement. Please disregard from DBCs scope.

34. RFP calls for 20% replacement costs, this sounds like an allowance. Can we define this amount?

University Response: 20% replacement costs were referring to access controls replacement. Please disregard from DBCs scope.

35. What offices, corridors, and other areas of the building are included in the renovation?

University Response: Please refer to exhibit B for classrooms to be renovated. All corridors to be included in scope of work. All offices shall have lighting and HVAC upgrades only. Please refer to RFP on restrooms scope of work.

36. What is the scope for the third floor?

University Response: The scope of the 3rd floor shall include corridors, restrooms. The offices scope includes HVAC and lighting upgrades only.

37. Are there alternates that the university will pursue beyond the baseline project scope in hopes of there being able pricing and available funds?

University Response: No

38. What is the email size limit for the Technical Proposal

University Response: We normally do not have any issues with file sizes. Downloadable links are also acceptable.

39. What is the preferable format for the Technical Proposal to be sent?

University Response: PDF via flash drive or email.

40. What is the intended scope of work in the basement?

University Response: Main corridors, restrooms, and removal of Libert Unit in classroom.

41. Exhibit A calls for new LED lighting. Is this throughout the entire building or specific floors/areas?

University Response: Throughout the building.

42. What is the existing roof type? What is the intended new roof type?

University Response: Existing roof is a fluid-applied roof coating. The basis of design for the roof shall be a two-ply modified with white cap sheet.

43. Exhibit A states there is currently a wet sprinkler system in the building. What scope is associated with the sprinkler system?

University Response: All selected classroom renovated work shall include new sprinkler piping and sprinkler heads. All heads in the bldg. shall be replaced with new heads. The sprinkler main valve coming into the building shall be replaced.

44. Will UofL provide specifications for the interior finishes before the bids are due?

University Response: No, this will be part of the design phase with GC.

45. Will UofL provide specification for the light fixture type?

University Response: The owner will provide a list of accepted manufactures for lighting along with lighting controls. See the following link:

<https://louisville.box.com/s/c3idqqv3h016te6b50mmtamzytpomxvg>

46. Will this project be LEED certified and if yes, what level of certification will be required?

University Response: We are not seeking LEED certification for the project.

47. Please confirm whether the painting scope applies only to the classrooms identified in Exhibit B. Additionally, specify which corridors are included in this scope.

University Response: Painting scope applies to all selected renovated classrooms and all main corridors in basement, 1st, 2nd, and 3rd floors.

48. 2 Exhibit B appears to show reglazing of the existing CMU block walls. Please confirm whether the intent is to include reglazing or to proceed with standard painting.

University Response: There could be a combination of reglazing the CMU, painting, and adding drywall to the CMU. Owner shall review presentations for best approach.

49. 3 Please clarify the extent of the VCT flooring scope. Does this apply solely to the classrooms identified in Exhibit B, or are there additional areas on the first, second, or third floors that should be included?

University Response: LVT flooring scope shall include all selected renovated classrooms, basement, 1st, 2nd and 3rd floor main corridors.

50. 4 Section 2.2 states, "Furniture Replacement - replacing old or damaged furniture with new, functional pieces," but also indicates that furniture is OFOI. Please confirm whether DBC's scope includes only the removal of existing furniture, and that all new furniture is OFOI.

University Response: DBCs shall be responsible for all demo with the exception of existing AV. All new furniture will be owner furnished, and owner installed.

51. 5 Section 2.2 mentions a soffit addition. Please confirm whether the University is seeking a new acoustical ceiling tile grid throughout the corridors on the first and second floor or if the intent is solely to install a grid soffit to conceal the existing wire raceways.

University Response: The owner is seeking an open concept design in the corridors. However the owner realizes that there may be need for soffits to conceal raceway's etc. We would like to review this during the presentations.

52. 6 Requesting clarification of the extent of the electrical scope. Is the University requesting replacement of only the main switchgear and subpanels, or is the replacement of branch circuitry also included in the scope?

University Response: The owners are requesting to replace the main switchgear, along with subpanels and branch circuit panels. The main switchgear will be OFCI. All other panels shall be CFCI.

53. 7 Please confirm whether the University intends to update bathrooms solely for ADA compliance or if a full architectural renovation/modernization is included. Additionally, please specify which bathrooms are in scope.

University Response: Bathroom updates are currently planned for full architectural renovation/modernization. There are 10 restrooms in scope. Please refer to restroom assessment.

54. 8 Please confirm the University's preferred roofing material for replacement. Should the proposal include TPO, EPDM, modified bitumen, or another specified material?

University Response: The basis design should include modified bitumen. 2 Ply with white cap.

55. 9 Exhibit B references lobby redesign. Please confirm whether this applies to all lobbies in the building or only specific locations.

University Response: The owner is referring to the main lobby on the first floor near elevator. The presentation should include the main lobby furnishes, lighting, architectural.

56. 10 Exhibit A, under "Electrical Systems," references existing wire mold. Please confirm whether the University expects the existing wire mold to be converted to a cut-channel pathway. If so, does this apply only to the classrooms identified in Exhibit B, or are additional areas included? Additionally, are alternative concealment methods acceptable?

University Response: This only pertains to classrooms identified in Exhibit B. Alternative concealment methods are acceptable such as furring walls or soffits.

57. 11 The RFP mentions a sprinkler system upgrade. Please clarify whether the University is seeking a complete replacement of the wet sprinkler system or only modifications necessary to accommodate the new classroom design.

University Response: The owner is not seeking a full sprinkler system replacement. All selected renovated classrooms shall include new sprinkler piping and sprinkler heads. All heads in the bldg.. shall be replaced. The sprinkler main coming into the building shall be replaced.

58. 12 Please clarify if the DBC shall include the cost of duct cleaning for any existing duct to be reused?

University Response: The DBC shall include cost of duct cleaning for any existing duct to remain.

59. When is the financial proposal due?

University Response: The short-listed proposer who receives the highest score after presentations and interviews will be asked to submit a financial proposal for review and negotiation. If an agreement cannot be reached with the proposer, then the committee will move to the next highest scoring proposer.

60. For offeror presentations, is there audio/video equipment available for presentations in the facility?

University Response: Yes, we will have a venue with audio/video (projector/smart screen) and big enough for all the proposing project team members move freely.

61. The project description mentions making the restrooms accessible, but does not mention any other building elements, namely the classrooms. Is the intent to only do the restrooms or to also make the other public areas accessible as well?

University Response: All renovated classrooms shall be accessible along with restrooms.

62. There is reference to a 2022 comprehensive Facilities Conditions Assessment provided by Faithful Gould. Can this assessment be made available?

University Response: Yes, please see the following link for the report:

<https://louisville.box.com/s/c3idqqv3h016te6b50mmtamzytpomxvg>

63. What is the University's stance on revisiting the building? If possible, we'd like to make another visit to refine our approach—primarily focusing on the front-of-house areas, rather than the basement mechanical and electrical spaces.

University Response: Yes, additional site visit for Tuesday April 15th from 3-4:00pm

64. Will the University allow proposals from a prime GC so long as someone from their design-build team (engineer, architect, project manager etc.) attended the pre-proposal conference.

University Response: Yes, this is acceptable.