



DATE: August 8, 2024
TO: **ALL BIDDERS**
FROM: Christine Russell, Executive Director
Northern Kentucky Port Authority

&

Holly Hill, Purchasing Manager
Kenton County Fiscal Court

REF: Owner Representative/Project Manager Services

The following are questions that has been asked in regards to the Owner Representative/Project Manager Services for Higher Education Project RFP bid:

- Q. If design-build is ultimately selected as the project delivery method, is the selected OR-PM Consultant precluded from serving as the Criteria AE?
- A. I believe this is answered on page 3 last paragraph of Section II General Project Description. "The OR-PM's A/E team will be precluded from participating as part of the DB team for final design and project construction."
- Q. Is the OR-PM Consultant required to prepare independent cost estimates in addition to those prepared by the Design-Builder or Construction Manager during the construction phase?
- A. Yes. Page 3 Section 1 a) "...with milestone costing exercises to validate that the project is reasonably expected to be delivered within the fixed project budget."
- Q. Is the OR-PM Consultant permitted to provide geotechnical and environmental professional services?
- A. Not seeing a prohibition against it and would think some of this will be needed for the initial design work by the OR-PM.
- Q. Is the \$115,000,000 available in FY 2026 expected to fully fund hard construction costs?
- A. That is the goal along with relocation/moving costs of the two universities to the new location.



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The following are questions that has been asked in regards to the Owner Representative/Project Manager Services for Higher Education Project RFP bid:

Q. Site Selection

How many sites are expected to be evaluated as part of the selection process?

A. There has been no number determined. Initial preference is for the CCR development but the budget funds can be spent anywhere in Covington.

Q. For the CCR site

Will all remediation and site infrastructure be complete when NKPA intends to start construction?

A. That would be the goal

Is all the land in Covington considered by right for construction or does it need to go through an entitlement process?

A. The City of Covington has initially indicated that purchase of sites in CCR are through a development agreement with a design review component. Legally the Northern Kentucky Port Authority is exempt from zoning under chapter 100 but has committed to comply with local standards when practical and reasonable.

Q. Is there any requirement for MBE/WBE participation?



LEADING FROM THE FRONTIER TO THE FUTURE

A. There are no specific requirement for MBE/WBE for this project as it relates to the state funding

Q. When does the fiscal year start and end?

A. July 1 thru June 30

Q. Will the project pursue LEED or other sustainability certifications?

A. To be determined and as advised by the Owners Rep

Q. Will there be any carbon neutral goals (Net Zero)?

A. To be determined and as advised by the Owners Rep

Q. Is there current program information available, including:

Approximate building size (square feet)?

A. To be determined and as advised by the Owners Rep with input from the universities

Laboratory requirements?

A. To be determined and as advised by the Owners Rep with input from the universities

Will there be 24-hour operations?

A. To be determined and as advised by the Owners Rep with input from the universities

Are there critical infrastructure requirements i.e. backup generator for portions or all of the building (aside from life safety systems)?

A. To be determined and as advised by the Owners Rep with input from the universities



Other special requirements?

- A. To be determined and as advised by the Owners Rep with input from the universities
- Q. Is there an organization chart for Owner's project team available?
- A. To be determined but will consist of representatives of the Northern Kentucky Port Authority, Kenton County, Northern Kentucky University, UK College of Medicine.
- Q. Is it the responsibility of the OR/PM to hire the design consulting team directly or will the consulting team be directly contracted to NKPA with consultants managed by the OR/PM?
- A. The OR/PM will need sufficient partners/team to perform the services needed in the RFP and to design and scope the project enough to for it to be bid (anticipating a Design/Build delivery method).
- Q. Anticipated Design-Build (DB) project delivery method – is this the mandated delivery method, or a preferred delivery method?
- A. It is the preferred delivery method initially but could change as the initial programming and pre-con services are being performed by the OR? PM
- Q. Please confirm proposal due date is 8/19 (not 8/6 as noted on page 16)
- A. Yes 8/19 is the due date as the initial schedule was shifted prior to release
- Q. The draft AIA C103-2015 document was not attached to the RFP documents. Should we provide an edited version of the template agreement with our proposal submission?
- A. Yes but understanding it will be modified to its final form after the selection process.



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The following are questions that has been asked in regards to the Owner Representative/Project Manager Services for Higher Education Project RFP bid:

- Q. Are firms that are currently working for the City of Covington on the CCR site precluded from responding to this RFP as the lead consultant?
- A. Yes, as I do not see a way that they can effectively serve two masters at the same time.
- Q. Are firms that are currently working for the City of Covington on the CCR site precluded from responding to this RFP as a sub consultant?
- A. Yes, as I do not see a way that they can effectively serve two masters at the same time.
- Q. Is the expectation that respondents are architectural/ design firms or an Owner's representation/ Project Management firm?
- A. The expectation is that the selected firm will either have a deep enough bench or partner with sub-consultants to perform the desire services in the RFP