



NORTHERN KENTUCKY PORT AUTHORITY

Addendum #1

RFQ Title: Design-Build Services for the Commonwealth Center for Biomedical Excellence

Date of Addendum #1: October 29, 2025

The following questions were received prior to the October 22, 2025 deadline:

1. What type of lab space will the project have?

The project will include a gross anatomy laboratory.

2. Is there a preferred floorplate or building footprint?

The current conceptual design has 23,000-25,000 SF floor plates.

3. What is your desired number of floors?

The current conceptual design has seven floors plus an MEP penthouse. One floor will be left as a shell space.

4. Can you confirm whether the selected Design-Builder will be required to provide Payment and Performance Bonds, given that the project is publicly funded?

Bonds will not be required, but the Design-Build team will have to demonstrate the financial capacity to cash-flow a project of this size.

5. Could you provide guidance on the expected type and level of design development information that will be included in the “Criteria Package” referenced in the RFQ Timetable for shortlisted teams?

The DB teams will receive an In-Progress Criteria Set with the RFP, which will contain the following:

- *Executive Summary*
- *In-Progress Drawings:*
 - *Site Plan*
 - *Floor Plans*
 - *Building Sections*
 - *Exterior Elevations*
- *Exterior Façade Options*
- *Interior Spatial Views*
- *Room Data Sheets for Key Program Spaces*
- *Area Spreadsheet*
- *Code Evaluation*

The Awarded DB team will receive the Final Criteria Set Deliverable, which will contain the final schematic-level drawings mentioned above, plus narratives and schedules for the building systems and functional interior fit up of the building.

6. The Scope of Services (Pages 1–2) includes “all furniture, fixtures, and equipment (FF&E), including audio/video (AV) equipment” as part of the DB team’s responsibilities. Is there a separate budget allocation or specific requirements for FF&E and AV, or should these be fully integrated into the overall design-build budget and scope?

There is not a separate budget for FF&E and AV so those should be fully integrated into the overall budget and scope. The Criteria Package will include requirements for FF&E, medical equipment, and audio-visual equipment. Room-by-room narratives will capture the functional requirements for each space.

7. Will the Criteria Package include a Geotechnical Soils Report and a topographic survey in CAD format for use by the DB team?

Yes. The geotechnical data report will provide the factual findings from the subsurface explorations (test borings) and laboratory testing programs. This report will include a description of the general geology, the exploration program, the encountered subsurface conditions, the boring logs, and the laboratory test results. It will not include design analyses or recommendations for foundation types, leaving the Design-Build contractor and their design team the room to interpret the data and draw their own conclusions as to the appropriate foundation type.

8. Please clarify the sustainability objectives and any required certifications. Is the project targeting LEED Silver or another standard?

There are no required sustainability goals or certifications.

Both UK and NKU have published Sustainability Strategies that should be considered to ensure that the building supports the operations and activities of the colleges while seeking to balance environmental impacts with practical project solutions and economic factors.

The project should be designed to support human health and well-being, incorporating daylight and views, low volatile organic compounds (VOC), low body-burden materials, and access to outdoor space.

9. Can you confirm the intended building location on the selected site?

The building will be generally centered east to west and located towards the south side of the site.

10. The previous correspondence prior to issuance of the RFQ had the new building at 126,000 SF. Can you confirm this is still the anticipated square footage of the new building?

The new building is approximately 153,000 GSF (excluding the mechanical penthouse area) with approximately 23,000 SF of that (one floor) planned to be shell space.

11. In Section III. Scope of Services, Preconstruction Services it references that the DB will provide program verification for their design to align with the established program. Can you confirm if the Program of Requirements will be completed by others for the UK and NKU spaces?

The Program of Requirements will be completed by HDR and will be provided to the DB team with the Request for Proposals.

12. In Section III. Scope of Services, Construction Services it references compliance with all applicable laws and regulations including monitoring compliance. Are there any special requirements for the project related to funding and/or local agreements? For example: Federal Davis Bacon, BABA, or other specific requirements.

There are no special requirements.

13. In Section V. Anticipated Project Timetable, the schedule shows the Notice to Proceed on 4/15/26 and project mobilization following on 6/29/26. We are assuming the 4/15/26 NTP is when the DB begins design services. Is this correct?

That is correct. The target date of NTP may be adjusted when the RFP is released.

14. In Section VII D it states to list Organizations Experience of 5 similar projects.

- Please confirm that these five projects are to be from the Lead Builder and/or the Architect of Record's portfolio (versus from the portfolio of subconsultants where the lead builder/architect of record did not participate in the project).

The five projects should be from the Lead Builder and/or the Architect of Record's portfolios.

- Please confirm that these five projects are to be completed by DB team members proposed for this project (versus projects from the proposer's national portfolio that the proposed team members did not work on).

The five projects are not limited to just those that involved other DB team members, but when they do, we are asking that you call attention to that fact.

15. In Attachment 1 – Section XIV Relevant Past Experience, it asks for “Contract and Inclusive Dates” for each relevant project. Could you please confirm what is meant by “Inclusive” so that we can ensure we are providing the information you are seeking?

Please provide the total duration of the project – from Notice to Proceed through completion

16. Will a phased Guaranteed Maximum Price (GMP) be allowed or will the state funding require a single GMP?

The State funding does not place restrictions on the pricing and method of payment. The RFP will contain a design competition that includes pricing. The pricing submitted with the RFP will be used to enter into GMP negotiations for one GMP.

17. Is HDR planning or permitted to be part of any team for the Commonwealth Center for Biomedical Excellence?

HDR is not permitted to be on a Design Build team for the project. They will remain under contract to the Northern Kentucky Port Authority as our Owner's Representative.