



## KENTUCKY COMMUNITY AND TECHNICAL COLLEGE SYSTEM

### REQUEST FOR PROPOSAL ADDENDUM

**SOLICITAION NO.:** RFP-0305  
**ADDENDUM NO.:** 2  
**RFP ISSUE DATE:** December 15, 2023  
**ADDENDUM DATE:** January 31, 2024  
**OPENING DATE:** **\*\*EXTENDED\*\* February 27, 2024, 4:00PM EST**

**The following information is being provided for date changes and bid form clarification within this RFP:**

#### I. Date Revisions:

- a. Deadline for written questions extended through Tuesday, February 13, 2024, 4:00pm EST.
- b. RFP proposal due date has been extended to February 27, 2024, 4:00PM EST. See Schedule of events below.

#### SCHEDULE OF EVENTS

Issue Date for RFP	December 15, 2023
Regional/College Walk-Through	See Section 7. B
Mandatory Pre-Submission Meeting	See Section 7. A
Deadline for Written Questions	<del>February 5, 2024</del> , @ 4:00pm EDT - <b>February 13, 2024</b>
RFP Proposal Due Date	<del>February 19, 2024</del> , @ 4:00pm EDT - <b>February 27, 2024</b>
Offeror Presentations	*To be Scheduled as needed
Contract Date (estimated)	July 1, 2024

#### II. Provide rescheduling of RFP walk-through/meeting DATE AND TIMES for the following (5) five LOCATIONS only:

##### **SECTION 7 - REGIONAL/COLLEGE WALK-THROUGH**

Schedule location, time and dates shown below.

##### **Region 1**

College Campus / Address	Check In location and ask for:	Site <u>RE</u> -Visit Date	Time (please make note of time zone)
<b>Bluegrass CTC</b> <b>164 Opportunity Way</b> <b>Lexington KY 40511</b>	Building M Lobby Ask for Randy Kirkbride	TUESDAY, FEBRUARY 6, 2024	8:00 AM EST
<b>Somerset SCC</b> <b>808 Monticello St</b> <b>Somerset KY 42501</b>	Blakey Lobby, North Campus Ask for John Roberts	WEDNESDAY, FEBRUARY 7, 2024	8:00 AM EST
<b>Southeast CTC</b> <b>1300 Chichester Ave</b> <b>Middlesboro KY 40965</b>	Education Alliance Building Lobby Ask for Larry Mills	FRIDAY, FEBRUARY 9, 2024	8:00 AM EST

##### **Region 2**

College Campus / Address	Check In location and ask for:	Site <u>RE</u> -Visit Date	Time (please make note of time zone)
<b>Jefferson CTC</b> <b>109 East Broadway</b> <b>Louisville KY 40202</b>	HSB Lobby Ask for Troy Taylor/Fernando Lopez	MONDAY, FEBRUARY 5, 2024	8:00 AM EST
<b>Southcentral KY CTC</b> <b>1845 Loop Dr</b> <b>Bowling Green KY 42101</b>	Maintenance Building/Main Campus Ask for Brian Keeling	THURSDAY, FEBRUARY 8, 2024	8:00 AM <u>CST</u>

**III. SECTION 17 – PROPOSAL INSTRUCTIONS**

The following paragraphs refer to providing cost on a provided a bid form, which was not included in the RFP posted documents.

This document 'COPY' is attached to this addendum as **ATTACHMENT A**. PLEASE USE THE EXCEL FILE FOR ENTRY OF COST FOR SUMMARIZATION OF EACH COLLEGE. Please click on the inserted link to open the Maintenance Service Contract RFP-0305 bid form excel file.

<https://opportunity-to-bid.kctcsweb.com/storage/464/Maintenance-Service-Contract-RFP-0305-bid-form.xlsx>

The file can also be accessed on the KCTCS Opportunities to Bid webpage.

<https://systemoffice.kctcs.edu/suppliers/opportunities-to-bid.aspx>

Paragraph F - Costs – Fill out the provided bid form for the annual cost per building. KCTCS, using this proposed cost per building may deduct buildings/colleges from this agreement at any time during its term, including at its initiation.

**This document is attached to this addendum as ATTACHMENT B.**

Paragraph J *-In addition, provide the hourly rates for services listed in the bid form.* Provide a framework of how services will be charged using the submitted hourly rates, mark up of materials, how materials are sourced, fees for specific services, or other methods of fee assessment including any a la carte fee structures, which may be used for invoicing KCTCS. This will only be utilized as an option for the owner for work that occurs outside of this contract.

**IV. SECTION 42 - SUBCONTRACTING**

The following paragraph refers to provide list of subcontractors in a provided proposal form, which was not included in the RFP posted documents. This document is attached to this addendum as **ATTACHMENT C**.

No part of the operation may be subcontracted without prior approval of Kentucky Community and Technical College System, Director of Facilities Maintenance and KCTCS Procurement to Payment Services, or unless approved prior to the award of the contract. **Provide list of planned subcontractors in provided proposal form.**

**V. SECTION 51.7 – EQUIPMENT OPERATING BEYOND ITS EXPECTED SERVICE LIFE**

The following paragraph refers to an attached document "ASHRAE Equipment Service Life", which was not included in the RFP posted documents. This document is attached to this addendum as **EXHIBIT A**.

Paragraph A - For the purpose of this contract "serviceable life" is defined as the attached ASHRAE median expected service life listed for that type of equipment in the attached document "ASHRAE Equipment Service Life" plus 5 years.

Bidders must acknowledge receipt of this and any addenda either with solicitation or by separate letter or email prior to award of contract. If by separate letter, the following information should be placed in the lower left-hand corner of the envelope:

**RFP No.:** RFP-0305

**Title:** MECHANICAL MAINTENANCE SERVICES

**Name of Firm:** \_\_\_\_\_

**Authorized Signature:** \_\_\_\_\_

**Gateway CTC**

<b>Bldg #</b>	<b>Building Name</b>	<b>Sq Ft</b>	<b>Region</b>	<b>Bid</b>
0216	Transportation Technologies Center	37,490	1	
0221	Edgewood Campus	35,270	1	
0222	Edgewood Campus Expansion	54,140	1	
0240	Boone Campus/Mt. Zion	34,779	1	
0241	Technology Center	108,000	1	
0242	Bookstore/Maintenance	8,000	1	
0253	Professional Services Bldg.	15,002	1	
0255	Technology/Innovation/Enterprise Building	54,315	1	
<b>Total</b>				<b>\$0.00</b>

**Ashland CTC**

<b>Bldg #</b>	<b>Building Name</b>	<b>Sq Ft</b>	<b>Region</b>	<b>Bid</b>
0500	Main Building	149,400	1	
0501	Academic/LRC	34,159	1	
0502	Goodpastor Building	35,300	1	
0509	Cosmetology Building	5,945	1	
0525	Child Development Center	12,537	1	
0555	Building 5	11,583	1	
0556	Auto Body/Mechanics	16,251	1	
0557	Building 7	21,590	1	
575 & 578	Ashland Eastpark - Technology Drive	164,941	1	
<b>Total</b>				<b>\$0.00</b>

**Maysville CTC**

<b>Bldg #</b>	<b>Building Name</b>	<b>Sq Ft</b>	<b>Region</b>	<b>Bid</b>
1100	Administration Building	54,900	1	
1101	Denham Academic Building	16,179	1	
1103	Calvert Student Center	40,900	1	
1104	Maysville Technical Center	45,065	1	
1105	Science Building	18,972	1	
1107	Licking Valley Center	28,164	1	
1166	Postsecondary Center for Excellence	87,000	1	
1168	Center for Career Development	34,681	1	
1180	Mt. Sterling Building	62,000	1	
<b>Total</b>				<b>\$0.00</b>

**Big Sandy CTC**

<b>Bldg #</b>	<b>Building Name</b>	<b>Sq Ft</b>	<b>Region</b>	<b>Bid</b>
1300	Johnson Building	39,200	1	
1304	Classroom Health Education Center	26,021	1	
1305	Pike Building	29,800	1	
1307	Magoffin Building	30,043	1	
1308	Campbell Science Building	25,000	1	

1311	NE Region Postsecondary Ed Center	36,450	1	
1312	E Kentucky Ctr for Science, Math, Tech	10,069	1	
1351	Building A	11,047	1	
1353	Building C	22,763	1	
1354	Building D	34,576	1	
1355	Building E	41,162	1	
1356	Building F	37,258	1	
1357	President's House	2,809	1	
1371	Building J/Diesel Tech Col/Pres Res	35,993	1	
1391	Pikeville Regional Technology Center	79,384	1	
1393	Pikeville Advanced Technology Center	15,312	1	
<b>Total</b>				\$0.00

**Bluegrass CTC**

<b>Bldg #</b>	<b>Building Name</b>	<b>Sq Ft</b>	<b>Region</b>	<b>Bid</b>
0304	Building N	33,869	1	
0308	Building C	24,779	1	
0311	Building A	47,500	1	
0316	Building S	27,474	1	
0321	Lawrenceburg	43,780	1	
0324	Building M	50,128	1	
0331	Danville Campus	34,764	1	
0332	Danville Advanced Manufacturing Center	13,655	1	
0350	Georgetown Advanced Manufacturing Center	79,600	1	
0356	Newtown Science Education Building	63,938	1	
0359	Building B	14,815	1	
0360	Newtown Classroom Building	92,240	1	
0361	Newtown Administration Building	15,545	1	
0362	Newtown Megowan Building	21,755	1	
0364	The Den	19,533	1	
0374	Newtown Adult Education	11,165	1	
0375	Winchester Campus	23,708	1	
<b>Total</b>				\$0.00

**Hazard CTC**

<b>Bldg #</b>	<b>Building Name</b>	<b>Sq Ft</b>	<b>Region</b>	<b>Bid</b>
0700	Jolly Classroom Center East	41,819	1	
0701	Jolly Classroom Center West	33,210	1	
0703	First Federal Building	68,000	1	
0704	Challenger Center	13,354	1	
0705	Classroom/Science Building	23,092	1	
0750	J. Phil Smith Admin Building	10,615	1	
0751	Lees Robinson Library	20,764	1	
0752	Lees Telford Center	7,339	1	
0754	Lees Van Meter Gym	19,460	1	

0765	E.O. Robinson Intergeneration Training Center	16,066	1	
0769	Lees M&O Buidling	972	1	
0771	Hazard Industrial Education	51,000	1	
0772	Business and Office	23,510	1	
0773	Hazard Heavy Equipment	24,347	1	
0774	Devert Owens Building	42,094	1	
0775	Hazard Storage Building	9,155	1	
9400	Leslie County School of Music	32,057	1	
<b>Total</b>				\$0.00

**Somerset CC**

<b>Bldg #</b>	<b>Building Name</b>	<b>Sq Ft</b>	<b>Region</b>	<b>Bid</b>
1400	Meece Hall	37,100	1	
1405	Stoner Hall	22,450	1	
1408	Alton Blakely Academic and Tech Bldg	54,250	1	
1411	H.D. Strunk Learning	20,047	1	
1412	Cooper Hall	21,688	1	
1415	Harold Rogers Building	53,000	1	
1420	Laurel Center Main Building	22,000	1	
1423	Laurel Allied Health	53,756	1	
1425	SE Regional Postsecondary Ed Ctr	41,334	1	
1451	Transportation and Manufacturing Bldg	67,619	1	
1452	Academic Building	21,353	1	
1453	Administration Building	3,888	1	
1454	Student Center	3,186	1	
1455	Diesel Building	7,649	1	
1460	580 Valley Oak	9,840	1	
1461	610 Valley Oak	9,840	1	
1475	McCreary Center	29,684	1	
1476	McCreary Center Expansion	19,890	1	
1495	Russell County Center	34,447	1	
1701	Laurel Technical College	64,716	1	
1462	Lineman Training Center	23,250	1	
<b>Total</b>				\$0.00

**Southeast KY CTC**

<b>Bldg #</b>	<b>Building Name</b>	<b>Sq Ft</b>	<b>Region</b>	<b>Bid</b>
1501	Heating Plant	1,100	1	
1500	Newman Hall	26,450	1	
1503	Falkenstein Hall	31,000	1	
1508	Chrisman Hall	23,534	1	
1509	Fine Arts Building	58,885	1	
1510	Administration Building	23,309	1	
1512	Science and Technology	45,400	1	
1513	Liberal Arts	18,232	1	

1514	Education Alliance Center	28,989	1	
1525	Whitesburg Caudill Hall	16,447	1	
1526	Belinda Mason Academic/Technical Building	26,123	1	
1551	Cumberland Technical College	22,435	1	
1561	Student Services Building	34,456	1	
1562	Administration Building	31,329	1	
1563	Harlan Mining Building	40,480	1	
1576	Coal Mining Museum	30,375	1	
9869	Hogg Allied Health Building	8,004	1	
<b>Total</b>				<b>\$0.00</b>
<b>Systems Office</b>				
<b>Bldg #</b>	<b>Building Name</b>	<b>Sq Ft</b>	<b>Region</b>	<b>Bid</b>
0100	System Office	119,456	1	
<b>Total</b>				<b>\$0.00</b>
<b>Subtotal-Region 1</b>				<b><u>\$0.00</u></b>

<b>Southcentral KY CTC (Bowling Green)</b>				
<b>Bldg #</b>	<b>Building Name</b>	<b>Sq Ft</b>	<b>Region</b>	<b>Bid</b>
0401	Building A	18,990	2	
0402	Building B	10,248	2	
0403	Building C	15,616	2	
0404	Building D	13,335	2	
0405	Building E	8,971	2	
0406	Building F	11,700	2	
0407	Building G	44,143	2	
0408	Building H	17,550	2	
0409	Building I	15,106	2	
0410	Building J	13,500	2	
0417	Building L	72,360	2	
0411	Vehicle Storage	3,960	2	
0412	KATI Storage Building	987	2	
0413	Central Stores Building	4,495	2	
0415	BG Fire Training Center	6,500	2	
0421	KY Advanced Technology Institute	52,000	2	
0425	Transpark Center	32,607	2	
0431	Glasgow Campus- Health Campus	10,902	2	
0432	Glasgow Classroom- Health Campus	4,878	2	
0438	Building D Modular Classroom	5,472	2	
0439	Building E Glasgow Lab Classroom	4,932	2	
0440	Building F Glasgow Health Activities	3,150	2	
0450	Franklin Simpson Center	58,290	2	
0451	Franklin Simpson Technology Building	9,735	2	
0441	Glasgow Admin- Health Campus - Building C	2,808	2	

<b>Total</b>				<b>\$0.00</b>
<b>Jefferson CC</b>				
<b>Bldg #</b>	<b>Building Name</b>	<b>Sq Ft</b>	<b>Region</b>	<b>Bid</b>
1004	Allied Health	106,866	2	
1015	Advanced Manufacturing & Information Technolo	52,898	2	
1040	Carrollton	48,785	2	
1071	Building A	56,263	2	
1072	Building B	91,876	2	
1000	Seminary Building	80,400	2	
1002	Hartford Building	104,167	2	
1005	Learning Resource Center	44,690	2	
1006	Chestnut Hall (VTI)	143,490	2	
1007	Broadway Building	30,000	2	
1014	Theater Arts Building	8,132	2	
1050	Student Community Center	18,112	2	
1051	Technology / Business Building	15,035	2	
1052	Admin/LRC/Auditorium	56,400	2	
1053	Science Building	35,835	2	
1054	Aviation Building	14,136	2	
1055	Social Science Building	28,000	2	
1056	Aviation Hanger	4,329	2	
<b>Total</b>				<b>\$0.00</b>
<b>Elizabethtown CTC</b>				
<b>Bldg #</b>	<b>Building Name</b>	<b>Sq Ft</b>	<b>Region</b>	<b>Bid</b>
0600	James S Owen Building (Admin)	35,136	2	
0605	Science Building	33,700	2	
0606	Student Center	17,600	2	
0607	Learning Resource Center	26,426	2	
0608	Academic/Tech Building	50,200	2	
0613	Lincoln Trail Area Development District building	9,100	2	
0616	Rock Building	3,700	2	
0651	E-town Technical College	110,309	2	
0656	Maintenance Shop	2,400	2	
0658	Central Regional Postsecondary Education Ctr	151,800	2	
0675	Springfield Campus	54,782	2	
0680	ECTC BlueovalSK On-site Training Center	42,830	2	
0691	Leitchfield Kelley Center	11,450	2	
<b>Total</b>				<b>\$0.00</b>
<b>West Kentucky CTC</b>				
<b>Bldg #</b>	<b>Building Name</b>	<b>Sq Ft</b>	<b>Region</b>	<b>Bid</b>
1600	Carson Hall	12,125	2	
1602	Rosenthal Hall	22,900	2	

1603	Waller Hall	22,900	2	
1604	Athletics Bldg	27,300	2	
1607	Matheson LRC Bldg	34,350	2	
1608	Crounse Hall /Challenger Learning Center	51,325	2	
1609	Marshall Nemer Bldg.	8,904	2	
1610	Student Center/Fine Arts	36,830	2	
1611	Barbara M Veazy Health Sciences Building	51,327	2	
1613	Challenger LRC-Crisp	19,900	2	
1656	Emerging Technology Center	75,814	2	
1651	Anderson Tech Bldg	154,144	2	
1652	Mechanical Bldg	756	2	
1625	Skilled Craft Training Center	60,000	2	
1661	Purchase Training Center	12,600	2	
1616	2 D Paducah School Of Art (Kitchens)	32,228	2	
1619	Paducah School Of Art Café	2,267	2	
1675	Ceramics/Small Metals Bldg	13,958	2	
1676	Sculpture Building	7,000	2	
1640	Marine Way Bldg.	7,000	2	
<b>Total</b>				<b>\$0.00</b>

**Henderson CC**

<b>Bldg #</b>	<b>Building Name</b>	<b>Sq Ft</b>	<b>Region</b>	<b>Bid</b>
0810	J.M. Hartfield Building	21,034	2	
0811	Academic/Tech Building	39,005	2	
0813	Sullivan Technology Center	52,483	2	
0800	H.S. Lackey Administration Building	32,700	2	
0804	Arts & Science Building	20,650	2	
0812	Preston Arts Center	37,144	2	
0816	Welding Building	4,680	2	
<b>Total</b>				<b>\$0.00</b>

**Hopkinsville CC**

<b>Bldg #</b>	<b>Building Name</b>	<b>Sq Ft</b>	<b>Region</b>	<b>Bid</b>
0901	Administration Building	18,374	2	
0902	Learning Resource Center	22287	2	
0903	Auditorium	31,704	2	
0904	Technology Center	68000	2	
0905	Flex Training Center & Welding Lab	12744	2	
0909	Emerging Technologies Center	51130	2	
0915	Agriculture Building	14126	2	
<b>Total</b>				<b>\$0.00</b>

**Madisonville CTC**

<b>Bldg #</b>	<b>Building Name</b>	<b>Sq Ft</b>	<b>Region</b>	<b>Bid</b>
1807	John Gray Academic Facilities Building	97,739	2	



1808	Glema Mahr Center for the Arts	33,296	2	
1809	Academic Learning Resource Center	25,798	2	
1810	Joe C Davis Science & Technology Center	32,328	2	
1811	Steve Beshear Center for Postsecondary Ed. Bld	60,450	2	
1813	Badgett Technology Center	70,000	2	
1825	Muhlenberg Classroom Building	21,680	2	
1851	Office Building	6,608	2	
1852	Academic Building	31,533	2	
1853	Mine Occupations Building	15,714	2	
1861	Allied Health Building	26,015	2	
1863	Hatley Building	44,300	2	
1864	Health Science Training Unit	2,700	2	
1830	AD Pollock Aviation Center	7,952	2	
<b>Total</b>				<b>\$0.00</b>
<b>Owensboro CTC</b>				
<b>Bldg #</b>	<b>Building Name</b>	<b>Sq Ft</b>	<b>Region</b>	<b>Bid</b>
1210	Advanced Technology Building	56,800	2	
1251	Owensboro Technical College	69,350	2	
1261	Daviess County Southeast Campus	62,247	2	
1200	Administration Building	11,100	2	
1201	Science Building	27,063	2	
1202	Humanities Building	18,728	2	
1203	Technical Education	29,913	2	
1204	Learning Resources	35,613	2	
1205	Classroom Building	21,067	2	
1206	Student Center	17,008	2	
1207	Student Center Bookstore	4,350	2	
1209	Dar-Nek Family Development Center	5,497	2	
1211	Industry Innovation Center	50,196	2	
1216	Maintenance Buildings	6,033	2	
<b>Total</b>				<b>\$0.00</b>
<b>Subtotal-Region 2</b>				<b>\$0.00</b>

Subtotal-Region 1	\$0.00
Subtotal-Region 2	\$0.00
<b>Grand Total - Annual</b>	<b>\$0.00</b>

## ATTACHMENT B

FORM OF PROPOSAL – HOURLY WAGE RATES  
MECHANICAL MAINTENANCE SERVICE CONTRACT  
KENTUCKY COMMUNITY & TECHNICAL COLLEGE SYSTEMS  
SERVICE REGIONS 1 & 2

In addition, provide the hourly rates for services listed in the bid form. Provide *a framework of how services will be charged using the submitted hourly rates, mark up of materials, how materials are sourced, fees for specific services, or other methods of fee assessment* including any a la carte fee structures, which may be used for invoicing KCTCS. This will only be utilized as an option for the owner for work that occurs outside of this contract.

	MONDAY – FRIDAY 7:30am – 4:30pm EST	MONDAY – FRIDAY 4:30pm – 7:00am EST	WEEKEND AND HOLIDAYS (EST)
ELECTRICIAN			
PLUMBER			
PIPEFITTER			
HVAC MECHANIC			
GENERAL TRADES			

Attach a separate sheet if more space is required.

## ATTACHMENT C

FORM OF PROPOSAL - SUBCONTRACTOR LIST  
MECHANICAL MAINTENANCE SERVICE CONTRACT  
KENTUCKY COMMUNITY & TECHNICAL COLLEGE SYSTEMS  
SERVICE REGIONS 1 & 2

If Maintenance Service Contractors are planning on using Subcontractors for any portion of this contract, state the trade and the Subcontractors name on the following list. All subcontractors are subject to approval by the KCTCS, Director of Facilities Maintenance and KCTCS Procurement to Payment Services. Review/evaluation of subcontractors will occur during the bid review.

No part of the operation may be subcontracted without prior approval of Kentucky Community and Technical College System, Director of Facilities Maintenance and KCTCS Procurement to Payment Services, or unless approved prior to the award of the contract

	BRANCH OF WORK	NAME OF SUBCONTRACTORS (Insert N/A if none)
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Attach a separate sheet if more space is required.

## EXHIBIT A

### ASHRAE Equipment Life Expectancy chart

ASHRAE is the industry organization that sets the standards and guidelines for most all HVAC-R equipment.  
For additional info about ASHRAE the website is [www.ashrae.org](http://www.ashrae.org).

Equipment Item	Median Years	Equipment Item	Median Years	Equipment Item	Median Years
Air conditioners		Air terminals		Air-cooled condensers	20
Window unit	10	Diffusers, grilles, and registers	27	Evaporative condensers	20
Residential single or Split Package	15	Induction and fan coil units	20	Insulation	
Commercial through-the wall	15	VAV and double-duct boxes	20	Molded Blanket	20
Water-cooled package	15	Air washers	17		24
Heat Pumps		Ductwork	30	Pumps	
Residential air-to-air	15	Dampers	20	Base-mounted	20
Commercial air-to-air	15	Fans		Pipe-mounted	10
Commercial water-to-air	19	Centrifugal	25	Sump and well	10
Roof-top air conditioners		Axial	20	Condensate	15
Single-zone	15	Propeller	15	Reciprocating engines	20
Multi-zone	15	Ventilating roof-mounted	20	Steam turbines	30
Boilers, hot water (steam)		Coils		Electric motors	18
Steel water-tube	24 (30)	DX, water, or steam	20	Motor starters	17
Steel fire-tube	25 (25)	Electric	15	Electric transformers	30
Cast iron	35 (30)	Heat Exchangers		Controls	
Electric	15	Shell-and-tube	24	Pneumatic	20
Burners	21	Reciprocating compressors	20	Electric	16
Furnaces		Packaged chillers		Electronic	15
Gas- or oil-fired	18	Reciprocating	20	Valve actuators	
Unit heaters		Centrifugal	23	Hydraulic	15
Gas or electric	13	Absorption	23	Pneumatic	20
Hot water or steam	20	Cooling towers		Self-contained	10
Radiant Heaters		Galvanized metal	20		
Electric	10	Wood	20		
Hot water or steam	25	Ceramic	34		