

			ATTACHMENT #1 TO AMENDMENT #6
Category	Related	Question	Answer
Exhibits	Exhibit K Revised	Exhibit K looks to be cut off in the RFP. Please provide the full version of Exhibit K.	Please see attached Exhibit K. Exhibit K will be revised in the very near future.
Asbestos	Exhibit F: Asbestos Report	Will there be an asbestos report issued for the Wilkinson Blvd offices, capital plaza tower parking garage, Mero & Clinton St overpasses?	The Commonwealth is investigating the potential request for report for identification of asbestos in the Wilkinson Blvd offices, Capital Plaza Tower parking garage, Mero & Clinton St overpasses. Once received by the Commonwealth, the AMC report will be disseminated by future amendment. However, any further investigation of quantities of asbestos will be by and at the expense of the Offeror.
Asbestos	Exhibit F: Asbestos Report	There are no quantities of asbestos materials identified in the 2 asbestos reports issued to date. Will quantities be provided? How should we proceed with determining the asbestos containing materials to remove?	See answer to question above.
Implosion	Exhibit E, Page 15, Demolition Requirements, Paragraph A.	What requirements would be needed for implosion?	The Commonwealth has not made a determination of the method to be used to demolish the Capital Plaza Tower. This is a determination to be made at the discretion of the Offeror. Should the Offeror determine that his/her methodology includes implosion, s/he shall comply with all Local, State and Federal Laws, Statutes, Regulations, and other requirements.
Parking Garage	Exhibit E, Page 65, paragraph b.	Can the parking garage extend over the top of St. Clair Street, essentially occupying the air rights above St. Clair? This would reduce the actual connecting bridge length but still maintain the 15' separation requested in the RFP.	The portion of St. Clair Street from Mero Street to Hill Street is not a City Street or public way. It is to be considered an internal site drive and can be modified as desired by the Offeror. This fact is already called out in Exhibit E, page 65, paragraph b. Through this Addendum, the Commonwealth has relieved the requirement for connection of the existing TCOB Parking structure to the new parking structure. The location of the parking garage is at the Offeror's discretion.
Outdoor	Exhibit E, Page 70, paragraph K., sub-paragraph d.	Does the outdoor area requested need to be secured? If so what level of security do we need?	The outdoor break area indicated does not need security.
Hotel	Exhibit F: Attached Sketch	For the Plaza area parking and shops east of the Hotel: what exactly is the area of the Plaza Shops that is being used by the Plaza Hotel? Is the COK considering keeping the parking underneath this area or does it need to be closed off. Will the COK consider expanding the area that is to remain up to existing expansion joints?	For clarification, a sketch of the area of the Fountain Shops adjacent to the area of the Fountain Shops occupied by the Capital Plaza Hotel is attached to this addenda. The area not occupied by the Capital Plaza Hotel is to be demolished. The area occupied by the Capital Plaza Hotel is to have the elevated plaza removed from above it, have a new roof installed over that area, have the walls to be improved to exterior walls, and have the storefronts replaced. The new roof and facade work is to meet the Aesthetic Design Challenge criteria.

Overpasses	Exhibit D verses Exhibit E.	The last page of Exhibit D shows that the two elevated areas on Mero and Clinton Streets are to be improved. This seems to contradict all other parts of the RFP that point out these two elevated areas are to be demoed.	It is not clear to the Commonwealth how a respondent came to the conclusion that Exhibit D, Page 1, which is a general graphic depicting Parcel A and Parcel B, as describing any "improvements to elevated areas on Mero and Clinton Streets". Please note that this depiction does not contain any detailed information and where your understanding from this depiction varies from the requirements of Exhibit E, where detailed descriptions of demolition and new work requirements are indicated, the requirements of Exhibit E supersede any understanding derived from Exhibit D. Notwithstanding references in the RFP, the Commonwealth expects the Mero & Clinton St overpasses to be demolished and partially improved by adding measures to keep the public safe from the result of the demolition of the overpasses, as identified in #H, page 18 of the RFP.
Risk Classification	General	For risk classification, is the new office building considered an essential facility? Will there be any State entity inside it that can trigger this classification? (i.e. Category IV vs. III)	No, the Commonwealth does not anticipate the occupancy of this building to require a risk classification as "an essential facility."
Geotech	Exhibit F: Geotechnical Report	The geotechnical report says: "We recommend that the piles be designed with a minimum diameter of 16 inches and a maximum allowable axial capacity of 140 kips. We recommend that a maximum uplift capacity of 70 kips per ACP be used for the design". Will greater capacity per pile (up or down) be achieved for bigger diameter piles?	Exhibit E, page 3, Geotechnical Information, second paragraph. Any further investigation of subsurface conditions of this site beyond the information provided in Exhibits of this RFP are at the option and expense of the Offeror. This would include analysis and determinations necessary to respond to this question.
Geotech	Exhibit F: Geotechnical Report	The geotechnical report says: "we recommend a minimum ACP spacing of three diameters, measured from center to center of the piles". Will this spacing between piles mean 100% of the given capacity? Is a smaller spacing not allowed or will there be a reduction in capacity? If so, what is the true minimum spacing between piles and with what capacity (up and down)?	Exhibit E, page 3, Geotechnical Information, second paragraph. Any further investigation of subsurface conditions of this site beyond the information provided in Exhibits of this RFP are at the option and expense of the Offeror. This would include analysis and determinations necessary to respond to this question.
Geotech	Exhibit F: Geotechnical Report	The geotechnical report describes a different test that would be helpful to assess the seismic characteristics of the layers that are potentially liquefiable. Is this something that will be needed once the project gets underway?	Exhibit E, page 3, Geotechnical Information, second paragraph. Any further investigation of subsurface conditions of this site beyond the information provided in Exhibits of this RFP are at the option and expense of the Offeror. This would include analysis and determinations necessary to respond to this question.
Geotech	Exhibit F: Geotechnical Report	What are the potential outcomes that can come out of this study? (Could a liquefiable layer affect the seismic site classification)	Exhibit E, page 3, Geotechnical Information, second paragraph. Any further investigation of subsurface conditions of this site beyond the information provided in Exhibits of this RFP are at the option and expense of the Offeror. This would include analysis and determinations necessary to respond to this question.
Geotech	Exhibit F: Geotechnical Report	The Geotechnical report provided says that some of the details of the new structures (presumably foot print and height) were not known at the time of the writing of the report. It then says: "Once these details are known/developed and provided to S&ME, we will issue addendums and revise our recommendations as needed". Is the cost of these addendums covered by the COK?	Exhibit E, page 3, Geotechnical Information, second paragraph. Any further investigation of subsurface conditions of this site beyond the information provided in Exhibits of this RFP are at the option and expense of the Offeror. This would include analysis and determinations necessary to respond to this question.
Backfill	General	What are opportunities to crush and re use building debris for use in subgrade or backfill?	The Commonwealth is neutral on the use of existing, crushed, construction debris for subgrade or backfill. This determination shall be at the discretion of the Offeror with counsel from his Design Team. The Commonwealth is not opposed to this use of construction debris and recognizes that it is an opportunity for LEED scoring credits.

Geotech	Exhibit F: Geotechnical Report	Page 3 of Exhibit E states: "included in the electronic Exhibits to this RFP is the original Geotechnical investigations information used in the original construction of the capital plaza Complex in 1967-1969." The only information present is the boring logs what are included in the contract drawings of those projects. However, the actual geotechnical recommendations are not included. Is this information available? i. What are the geotechnical engineers thoughts regarding re-use of the existing driven piles and pile caps? ii. If the existing tower is demolished by implosion, will the current driven piles underneath the building be affected?	Exhibit E, page 3, Geotechnical Information, second paragraph. There is no additional information available from the Commonwealth. Any further investigation of subsurface conditions of this site beyond the information provided in Exhibits of this RFP are at the option and expense of the Offeror. This would include analysis and determinations necessary to respond to this question.
Geotech	Exhibit E, Page 15, Demolition Requirements, Paragraph A.	If existing steel driven piles are removed, how will that affect capacities of new ACP's?	The RFP states, "the Offeror may propose to reuse a portion or portions of the existing subsurface structure of the existing facility, but shall be responsible for the determination and certification of the structural integrity of any portion utilized in the new construction." The Offeror and its Design Team shall make the determination whether existing steel driven piles are removed or remain in place, and how the decision affects the capacities of new ACP.
Minimum Standards	Exhibit K Revised	Per RFP, the building is to be designed to meet or surpass the minimum standards, and is designed in a way such that "subdividing and/or adding space can be easily accomplished in the future". The Pass/fail evaluation criteria also have similar language. Are there specific criteria to be met in this regard?	The Offeror is REQUIRED to meet the minimum standards of the RFP in their entirety. The Offeror is to determine if he desires to surpass the minimum requirements in any way and should indicate such in his response so that it is clear to the Selection Committee the standards that have been surpassed and how the standard has been surpassed. The Selection Committee will review the Offeror' s indication of where a standard has been surpassed and when it is deemed advantageous to the Commonwealth will score the proposal for a "value added".
Existing Drawings	Exhibit F	Sheet C1 – ground level is missing from the original 1967 Plumbing and Heating drawings. Is this sheet available?	The drawing is provided under the file folder "Plum 1967" and is labelled "CPA-181".
Storm Water	Exhibit E, page 27	Franklin County Storm Water Regulations – Section 2.6 Detention Ponds – page 7. "Detention ponds will be designed to limit the post development peak runoff to the pre-developed value" i. Please verify that pre-developed storm water values are interpreted at existing conditions and not prior to any development (un-developed)? ii. Will DECA be required to comply with storm water detention requirements or is it simply a courtesy submittal? See page 27 of Exhibit E.	While the Frankfort/ Franklin County Zoning Ordinance requirements do not apply to this project per KRS 100.361, the Commonwealth has an identical requirement for Storm Water Runoff control. Detention ponds shall be designed to limit the post development peak runoff to the pre-developed value. The pre-developed storm water values are interpreted as values of the un-developed land.
Storm Water	Exhibit E, Page 1, The Project Site, Zoning of the Property.	City of Frankfort storm water (Water Quality) i. City of Frankfort water quality requirements are very vague with respect to redevelopment. Will DECA be required to comply with post-construction water quality, requirements or is it a courtesy submittal and not required as stated on Page 27 similar to planning and zoning requirements?	The Commonwealth, as provided by KRS 100.361 is exempt from Local Planning and Zoning Requirements. However, to comply with State Regulations regarding Water Quality and post construction water quality requirements do require a local review by the City of Frankfort Sewer Board. This requirement is necessary to the extent required by the State Regulations requiring local review and approval prior to submission to the Division of Water Quality.
Taxes		Is the real estate Offeror/lessor who will own the real estate that is subject to the RFP subject to real estate taxes or other levies on the real estate? If so, does the state have estimates for these taxes and please confirm that the Offeror should include these costs in the operations and maintenance charge on the improvements?	Please refer to page 47 of the RFP.
Grease Traps	Exhibit E	Confirm there is no requirement for grease traps, kitchen hood ventilation systems, ansul systems, ranges etc.	There is no RFP requirement for grease traps, kitchen hood ventilation systems, ansul systems, ranges, etc. unless the Offeror surpasses the minimum building standards in an area which would normally require such devices by the Kentucky Building Codes, Local Health Department Regulations, etc.

Water Service	RFP Page 5, item d	RFP Page 5, item d. states that adequate water service is available to the site. Will a flow test be provided indicating flow, static and residual pressures are acceptable for this facility.	The Offeror should determine if a flow test is required, through discussions with the Frankfort Plant Board concerning available water service. The Commonwealth does not anticipate, but does not guarantee, since we do not know the Offeror's proposed design and requirements of the Offeror's building systems. There are certain situations where a flow test might be required to determine a specific water pressure need beyond that the Commonwealth anticipates.
Mechanical	Exhibit E, page 5	Mechanical Design Requirements on Page 5 of Appendix E states to "Size two or more chillers to carry full load, plus one chiller for redundancy". Does this N+1 requirement apply to boilers and cooling towers, and associated pumps as well? Any other items that require this N+1? (ex. Water heaters, CRAC units, etc.)	The Mechanical Design Requirements indicate where the N+1 requirement is necessary to comply with the Minimum Building Standards. A determination as to any other system that might be advantageous to have this redundancy is the Offeror's, who will be operating and maintaining the building for the lease term.
Electrical	Exhibit E, Page 46	Electrical Design Requirements Page 46 of Appendix E states that "Critical system elements shall be powered by emergency power service". Please state the hours of backup required for the generator.	The hours of duration of emergency power backup for the generator shall be as a minimum 24 hours or that required by Kentucky Building Codes if the Code exceeds a 24 hour period. However, should the Offeror provide an extended period of backup, s/he should indicate that in his proposal as a value added feature.
Flow Test	Exhibit E	Please provide standard fire flow test information at the site i. Static Pressure ii. Residual pressure at a measured flow iii. This information can be obtained from the fire department or water company.	This information can be obtained from the local fire departments or water company by the Offeror.
Insurance		Question to local floodplain coordinator – Is flood insurance locally required for areas within the 0.2% chance flood zones that are protected by levees? i. Note that the site is in the 0.2% chance flood zone which is a medium risk zone. ii. Typically, flood insurance is only required if you are in the high risk area (1% chance flood zone) and flood insurance is optional outside this zone (which we are) iii. However, there is a note on the flood maps for areas of 0.2% chance flood (and protective by levees) to contact the local floodplain coordinator to verify local floodplain requirements. iv. Areas outside this 0.2% chance are areas of low risk for flooding and insurance should not be required.	This question will be officially answered by future amendment.
Utilities	Exhibit E, Building Operations and Maintenance	RFP indicates that utility costs associated with the new improvements will be borne directly by the Commonwealth. Please confirm lessor/Offeror should NOT include these in the O&M budget for the property over the term of the lease.	Confirmed that the RFP is correct, the Commonwealth will bear the utility costs of the new development after Substantial Completion of the entire facility.
Insurance		Please provide limits or any special requirements of flood insurance coverage to be provided by the lessor/Offeror over the term of the lease.	This question will be officially answered by future amendment.
Insurance		Please provide limits or any special requirements of earthquake insurance coverage to be provided by the lessor/Offeror over the term of the lease.	This question will be officially answered by future amendment.
Hotel	Exhibit E, page 67, paragraph E. C.	The location of the new building systems and equipment indicated to service the existing Capital Plaza Hotel, which is to remain, may be located at a location determined by the Offeror to be most efficient and effective. A question has been asked if it were permissible to construct a new mechanical room on the parking garage level under the portion of the Fountain Place Shops that is to remain and be used by the Hotel. This area would otherwise be filled with engineered fill and the lower entrance to the Hotel would be closed up.	For clarification of the RFP requirements, pertaining to Exhibit E "Minimum Building Specifications:", page 67, Item E, paragraph c.: This is a permissible location for these building systems and equipment should the Offeror determine that this is advantageous to the development and should the Offeror include all necessary work to accomplish this.

Insurance		RFP states: For each project (demo and construction), the Offeror shall furnish Professional Liability (Errors and Omissions) Insurance in the amount of \$1 million per occurrence, \$2 million aggregate, and this policy shall remain in effect for a minimum of three (3) years beyond the final completion date of the project, to the extent commercially available.]	However, the Offeror shall provide at least \$20m in liability insurance, during the period from the start of Demolition Operations until all demolition work is completed. This policy shall remain in effect for a minimum of (1 year beyond the completion date of all demolition work (as determined by mutual agreement between the Commonwealth and the Developer upon its occurrence of completion). All of periods of the construction, the insurance requirements are as stated in the RFP.
Hotel	Clarification	Number of condo owns in the hotel? Factor in relocation?	The privately owned Capital Plaza Hotel in the vicinity of (adjacent to) the project site has 26 condo units. The Offeror should contact the privately owned hotel for determination of any factor related to the need to temporarily relocate residents. Phone: 502-227-5100
Plaza Roof	Addendum Attachment	How deep is the ballast under the plaza?	Due to varying depth of ballast under the plaza, this addendum includes PDF drawings of all reroofing projects that have occurred at the Capital Plaza Complex following its original construction. Please refer to these roofing projects for information concerning the existing conditions of roofing and ballast under the plaza deck.
Plaza Roof	Addendum Attachment	Is there mastic in the roof of the plaza and the roofs of the Civic Center and Tower?	Due to varying details of the roofing under the plaza, this addendum includes PDF drawings of all reroofing projects that have occurred at the Capital Plaza Complex following its original construction. Please refer to these roofing projects for information concerning the existing conditions of roofing and the presence or non-presence of mastic under the plaza deck.
Structural	Addendum Attachment	How did structural engineer discover the post tension cables were broken? Can we obtain pictures of the broken cables?	Included in this addendum is an excerpt from the Facility Assessment Report related to the structural conditions identified by the Structural Engineering firm of Structural Design Group. This excerpt identifies the structural and building envelope conditions of the Capital Plaza Tower.
Elevators	Clarification	Will you require elevators to be decommissioned prior to demo?	The Commonwealth has no special requirements for decommissioning of elevators prior to demolition.
Drone	Clarification	If an entity needed to complete a drone flyover for a demo safety survey, who would the entity need to contact for permission?	The project site is near the Frankfort Airport. FFA rules require that you register with the Airport before flying the unmanned aerial craft within a certain radius of the Airport. Additionally, the Commonwealth (Division of Real Properties) should be notified with an advanced notice to allow them to notify tenant agencies of nearby buildings.
Electrical	Exhibit F	What is the primary voltage coming into the tower?	For clarification of questions asked during walkthroughs, the answer to this question can be readily obtained from review of the existing as-built drawings that were provided as Exhibit F and therefore no additional information is forthcoming from the Commonwealth.
Mechanical	Exhibit F	Is there water access cutoff to each floor of the tower?	For clarification of questions asked during walkthroughs, the answer to this question can be readily obtained from review of the existing as-built drawings that were provided as Exhibit F and therefore no additional information is forthcoming from the Commonwealth.
Utilities	Exhibit F	What is the utility connection from the Tower to the other buildings?	For clarification of questions asked during walkthroughs, the answer to this question can be readily obtained from review of the existing as-built drawings that were provided as Exhibit F and therefore no additional information is forthcoming from the Commonwealth.

Structural	Exhibit F	Is it true that the tower building is supported on H piles?	For clarification of questions asked during walkthroughs, the answer to this question can be readily obtained from review of the existing as-built drawings that were provided as Exhibit F and therefore no additional information is forthcoming from the Commonwealth.
Structural	Exhibit F	Are post tension cables sleeved or un-sleeved? Are the tension cables bonded or un-bonded?	For clarification of questions asked during walkthroughs, the answer to this question can be readily obtained from review of the existing as-built drawings that were provided as Exhibit F and therefore no additional information is forthcoming from the Commonwealth.
Structural	Exhibit F	What is the distance between the structural deck and suspended lay-in acoustical ceilings?	For clarification of questions asked during walkthroughs, the answer to this question can be readily obtained from review of the existing as-built drawings that were provided as Exhibit F and therefore no additional information is forthcoming from the Commonwealth.
Hotel	Hotel Drawings by Addendum	Hotel - one water heater services everything but laundry, kitchen, bar and conference room?	For clarification of questions asked during walkthroughs pertaining to the Hotel Building, the answer to this question can be readily obtained from review of the existing as-built drawings that were provided by addendum and therefore no additional information is forthcoming from the Commonwealth.
Hotel	Hotel Drawings by Addendum	Two other water heaters serve bar, kitchen; 120 gallons to kitchen; 110 going to bar?	For clarification of questions asked during walkthroughs pertaining to the Hotel Building, the answer to this question can be readily obtained from review of the existing as-built drawings that were provided by addendum and therefore no additional information is forthcoming from the Commonwealth.
Hotel	Hotel Drawings by Addendum	Is Hot water from the Plaza mechanical rooms only being used for heat in the Hotel?	For clarification of questions asked during walkthroughs pertaining to the Hotel Building, the answer to this question can be readily obtained from review of the existing as-built drawings that were provided by addendum and therefore no additional information is forthcoming from the Commonwealth.
Finance		Will the Commonwealth accept a long-term equity solution as a potential method of financing the project?	This question will be officially answered by future amendment.
Finance		What is the soonest date the Commonwealth is willing to take occupancy of the building?	On or about January 1, 2020.
Finance		Given the multitude of potential options, on what basis will the Commonwealth evaluate the short-term (demolition) financing component vs. the long-term (construction) component?	The Commonwealth is currently revamping the evaluation criteria/form, and any change to the evaluation criteria/form will be provided to Certified List by future amendment.
Finance		As a point of clarification, the draft lease provided indicates a twenty (20) year lease while the RFP states that the Commonwealth prefers a term of thirty (30) years, or less. Please clarify the desire of the Commonwealth on the lease term.	The 20 year term reflected in the draft lease was a typographical error.
Finance		What is the thought about the hotel land? Is it to be included as part of the lease and exactly what land is being conveyed vs. what is being excluded?	The land upon which the hotel was constructed is leased to the hotel owner, so that the hotel leased land is not included in this project. The land to be conveyed and the land to be leased to the successful Offeror through this project is in the process of being surveyed. The survey will be provided to the Certified List by amendment to the RFP as soon as the survey is completed.

Property	Exhibit C, Commonwealth Source Deed.	The site description, provided by the Commonwealth, locates the north property line at the south curb line of the road formerly known as "Hill Street". The RFP requires scope of work to the north of this property line including work associated with the existing retaining wall. Does the Commonwealth own the property to the north, or does it have an agreement with the property owners in order for this work to be accomplished?	The site description provided by the Commonwealth does locate the property line at the south curb line of the road formerly known as "Hill Street". Note that the location of Hill Street at the time of the deed has been removed and a new "Hill Street" was constructed within the boundaries of the property owned by the Commonwealth during the original construction of the Plaza Complex. The Commonwealth will have available to the successful Offeror a refreshed survey and property line description of the property using currently existing landmarks and pins. This survey will provide the Offeror confidence that the Property involved in the Work of this project is within the property boundaries of the Commonwealth.
LEED	Exhibit E, page 31, LEED Requirements	Per Appendix E page 31, LEED Silver is desired, but a minimum LEED Certification is mentioned. Also, as part of the Energy and Emergency Power Design section of Appendix K, it states that "A minimum of "LEED Silver" is required to be utilized for this building..." Please clarify the building should be designed to LEED Certified as a minimum.	Exhibit E, Page 31, is correct. LEED Silver is desired, but a minimum of LEED Certification will be accepted if the Offeror exhibits a plan to achieve LEED Silver, manages the Work in a good faith effort to achieve LEED Silver, but due to circumstances of construction reasonably determined to cause the LEED Silver designation to be missed at no negligent fault of the Offeror. Exhibit K "Selection Committee Evaluation" is being modified by this addendum elsewhere and this item is being corrected in that modification.
Mechanical	Exhibit E, page 34, HVAC- Project Requirements.	Per Exhibit E, page 34, HVAC – Project Requirements lists 2003 IECC as one of the acceptable minimum Systems Basis of Design Requirements. The current energy code for the State of Kentucky is the IECC 2012 version. Per page 26, "The Commonwealth expects that all new development construction will comply with all requirements of the Kentucky Building Codes, current edition." Please confirm that the minimum Systems Basis of Design Requirements is IECC 2012.	Exhibit E, Page 34, HVAC Requirements should be modified to list 2012 IECC as one of the acceptable minimum Systems Basis of Design Requirements. The Commonwealth does in fact, expect that all new development construction will comply with all requirements of the Kentucky Building Codes, current edition, therefore the minimum Systems Basis of Design is IECC 2012.
Allowances	Exhibit E. page 75, Tenant Improvement Request Fulfillments.	Will any allowances be allowed other than those requested by the RFP? If allowances are qualified (other than as required by the RFP) in the response, will this disqualify the submittal?	Only those allowances requested in the RFP will be acknowledged or recognized by the Commonwealth. However, the Offeror may have additional allowances, internal to its design and construction team. Any allowances utilized by the Offeror beyond those requested by the RFP shall be listed in the Offeror' s response as "Value Added" items. The Offeror should set these allowance where they are adequate for the item covered under the Allowance. The Offeror shall provide an accounting of the use of these allowances to DECA during the course of the demolition and new development work. Should the accounting indicate that the final use of the allowance resulted in a net savings, this savings shall be deposited in a fund to be used for future Tenant Improvements under the process indicated it Exhibit E, page 75, Tenant Improvement Request Fulfillments. Should the accounting indicate that the final use of the allowance resulted in additional expense, this cost will be borne that the Offeror without reimbursement from the Commonwealth.
Cooling Towers	Exhibit E, page 19, item F.8	In regards to the cooling towers along Wilkinson Blvd., Exhibit E Page 19 item F.8 states, "The Offeror shall demolish and dispose of all associated systems and service to these cooling towers." Does this include the removal of the lines running parallel to and under Wilkinson Blvd. to the Capital Plaza Tower site? If so, does the closure of Wilkinson Blvd. need to be incorporated into the Traffic Management Plan for Sequence 2 Demolition?	The Offeror must demolish and dispose of all associated systems and service to these cooling towers, on the City of Frankfort, Kentucky owned property where the cooling towers are located. The Offeror may abandon the lines running UNDER Wilkinson Blvd. ONLY.

Utility Tunnel	Utilities	Does the utility tunnel that crosses Mero St. need to be demolished, or will it be abandoned in place?	The utility tunnel that crosses Mero Street makes an approximately 10-foot drop just prior to traversing Mero Street. The portion of the Tunnel that lays under Mero Street may remain in place. The Offeror shall cap and enclose the tunnel on both sides of Mero Street in order to abandon the tunnel in place.
Utilities	Exhibit E, page 21, Paragraph J.	There is an existing domestic water/hose connection to the YMCA Parking Garage. Is this required to remain operational, because it will require a new water service from the utility?	The existing domestic water/ hose connection to the YMCA Parking Garage is required to remain operational. The Offeror may reroute the supply lines to these domestic water/ hose connections to be serviced by the domestic water supply from the Mechanical Rooms of the parking garage/ YMCA facility.
Utilities	Exhibit F	An existing 12" water line runs from Wilkinson Boulevard to St. Clair along Hill Street and is approximately 36" below the lowest level of the garage. Under the requirements of the RFP, approximately 5 ft. of fill will need to be placed over the existing line to bring the site to grade. According to the Frankfort Plant Board, any fill on the existing line will require a relocation. Can an allowance amount be given to the Offeror to have the Frankfort Plant Board provide a new line at the higher elevation?	The Commonwealth views this rerouting of the existing 12" water line running from Wilkinson Boulevard to St. Clair along Hill Street as part of the new development work required for the construction of the new facilities. If the Offeror determines that an allowance is necessary to cover the expense of this rerouting, it should be an allowance internal to the Offeror.
Site	Exhibit F	A pedestrian connection exists to the north and connects the plaza to the adjacent neighborhood. It includes concrete stairs built into the hillside and metal railings. Please clarify the extents of demolition associated with these items.	The Offeror may remove, reuse, or reconstruct existing site improvements at their discretion. Where it is determined by the Offeror that the existing site improvements provide desirable site features to the new development, those site improvements, if found to be in adequate condition, may be reutilized. Note that the pedestrian connection to the north that connects the plaza to the adjacent neighborhood is not a connection being required of the new development.
Civic Center	Exhibit F	The existing drawings show a below-grade 120-gallon fuel / oil storage tank for the Civic Center. Is the tank still there and is it in service?	The below-grade 120-gallon fuel/oil tank for the Civic Center was taken out of service and removed.
Communication	Exhibit F	The existing Plaza Tower had a communication connection along Hill St. to Transportation Cabinet Office Building. Will this connection need to be restored to the new building?	The Commonwealth Office of Technology, the Frankfort Plant Board and other local Utilities have rerouted the communications connections to the Transportation Cabinet Office Building.
Hotel	Exhibit E	In regards to the demolition adjacent to the Capital Plaza Hotel, the RFP states that the existing facade along the plaza and parking garage area noted for demolition, should be protected. The existing as-built conditions in this area make it extremely unlikely if any of this storefront can actually be protected from damage as the result of the required demolition. If and as the result of the demolition of the 2-foot cast-in-place concrete waffle slab, the storefront has to be removed, what portion needs to be placed back as storefront and what areas can be solid walls? Much of this associated area is back-of-house spaces associated with the Hotel, and the scope of work associated with this issue could require disruption to the Hotel activities located in this area. What would be the Offeror' s limits of concern and costs associated with this issue as well as Hotel coordination considerations?	The back of house spaces associated with the Hotel can have their façade changed to solid walls should that be the determination of the Offeror' s Design and Construction Team. The storefront for the front of the house spaces should be replaced with appropriate facade treatments for this type of spaces. The Commonwealth and the Offeror will coordinate the work of this facade improvements with the Hotel Owner. However, disruption of Hotel Operations will require reasonable compensation to the Hotel Owner for loss of revenue during the disruption. The Commonwealth will assist the Hotel Owner and the Offeror in negotiating a fair and equitable compensation if necessary.
Clinton	Clarification	Currently, parking off of Clinton St. is provided for employees who work in the nearby Government Building, with access from Clinton St. Please describe how the Offeror must accommodate access into this parking lot during Phase I which involves closing Clinton St.?	The Government Building is question is the Federal Building. While portions of Clinton Street are closed to through traffic, the traffic detour plan should accommodate access to the parking lot servicing this building from Clinton Street. Access to the YMCA parking garage does not need to be maintained during the Clinton Street Closure.
Finance		It is our understanding that a detailed, itemized scope and stipulated hard cost will be required by the Commonwealth in response to the RFP, for the Demolition package. A simple lump-sum allowance will not be acceptable. Please confirm.	Confirmed.

Demolition	Exhibit E, page 15, paragraph A.	Is it the Commonwealth's intent that the demolition of all structures is to include the foundations of said structure to provide for development of Site A and future development on Site B?	As to the demolition of all structures and foundations of said structure. The removal, reuse or abandonment of foundations on Parcel A is to be determined by the Offeror and his Design/ Contractor team. Exhibit E, page 15, Paragraph A . indicates that the Offeror may propose to reuse a portion or portions of the existing subsurface structure of the existing facility but shall be responsible for the determination and certification of the structural integrity of any portion utilized in the new construction. This provision may be applied to any existing subsurface structural member on Parcel A. The removal of foundations and structures on Parcel B shall be in their entirety since the reuse of this Parcel has not yet been determined by the Commonwealth once the parcel reverts back to the Commonwealth.
Demolition	Exhibit E, page 15, paragraph A.	Are ALL concrete slabs and foundations below sub-grade required to be removed from both sites?	As to the demolition of all structures and foundations of said structure. The removal, reuse or abandonment of foundations on Parcel A is to be determined by the Offeror and his Design/ Contractor team. Exhibit E, page 15, Paragraph A . indicates that the Offeror may propose to reuse a portion or portions of the existing subsurface structure of the existing facility but shall be responsible for the determination and certification of the structural integrity of any portion utilized in the new construction. This provision may be applied to any existing subsurface structural member on Parcel A. The removal of foundations and structures on Parcel B shall be in their entirety since the reuse of this Parcel has not yet been determined by the Commonwealth once the parcel reverts back to the Commonwealth.
Demolition	RFP Part IV., item B	The RFP Part IV., item B "Demolish other CPT site improvements, as follows" lists "4. Special Site Improvements – stair and access points, retaining wall on north side (adjacent to Fort Hill)." Given the site conditions, and the elevation of the toe of the slope of Fort Hill relative to the development site, is the removal of the North Retaining Wall a requirement of this RFP? To what extent, other than as related to the demolition of the Plaza and associated elements, is this wall required to be demolished?	The Offeror may remove, reuse, or reconstruct existing site improvements at their discretion. Where it is determined by the Offeror that the existing site improvements provide desirable site features to the new development, those site improvements, if found to be in adequate condition, may be reutilized.
Feasibility	Clarification	Has the Commonwealth performed any Feasibility Studies or Engineering Reports on the existing Capital Plaza Tower building? If so, will these be provided to the project teams?	The Commonwealth has provided all pertinent information from the previously performed Feasibility Studies and Engineering Reports of the existing Capital Plaza Complex Area within the RFP and Exhibits that would be helpful to the Offeror in formulating their response to the RFP. The Commonwealth does not plan on providing the entire compilation of studies and reports since the materials not included the RFP are not deemed as pertinent or applicable.
Parking Garage	RFP document III, Paragraph 8, page 1	RFP document III, Paragraph 8, page 10: "The facility and parking lot shall be ADA compliant in all respects as for new construction. The parking lot shall take into consideration the design criteria indicated in the geotechnical report... The construction of either concrete parking pavement or bituminous parking pavement is at the option of the Offeror." The geotechnical report has assumed a CBR of 3 percent and recommends heavy-duty asphalt pavement in the drive aisles of surface parking areas. Can the asphalt pavement section be reduced if the in-place fill is shown to have a higher CBR?	The asphalt pavement section may be reduced if the in-place fill is shown to have a higher CBR.

Zoning	Exhibit E, Page 65, Paragraph B	Per the General RFP document, III.A.3.I: "The parking garage and surface parking shall be constructed in accordance with the requirements of the Frankfort/Franklin County Planning and Zoning Ordinance and shall take into consideration the design criteria indicated in the geotechnical report. The construction of either concrete parking pavement or bituminous parking pavement is at the option of the Offeror. Frankfort Planning and Zoning ordinances for properties zoned "PO" contain landscape requirements, i.e. 10% of the parking lot has to be internally landscaped, landscape buffers between adjacent properties with different uses, etc." Given that the property will remain in the "SG" zone and Frankfort/Franklin County Planning and Zoning does not have jurisdiction, will the Offeror be required to meet the landscape, buffer, and screening requirements of the "PO" zone?	While the Frankfort/ Franklin County Zoning Ordinance requirements do not apply to this project per KRS 100.361, the Commonwealth believes that the landscaping requirements are a good source for guidelines concerning internally landscaped, landscape buffers between adjacent properties of different uses, etc. While these landscaping requirements are not applicable from a requirement standpoint, they should be used to provide guidance to what may be deemed as appropriate landscaping in order to accomplish the "Aesthetic Design Challenge" presented in the RFP. The determination of the appropriate use of landscaping is at the discretion of the Offeror.
Zoning	Exhibit E, page 28	Page 28 of the project scope requirements states that "25% of the site pavement constructed of a permeable pavement and the Commonwealth desires that the Offeror provides the required permeable pavement in drives and roadways. "Should the 25% calculation be based on parking areas only per the Frankfort Zoning Ordinance or should drive aisles and access roads within the development also be included in the calculation? Is it acceptable to the Commonwealth to have a portion of the permeable pavement in the parking stalls?	While the Frankfort/ Franklin County Zoning Ordinance requirements do not apply to this project per KRS 100.361, the Commonwealth believes that the formula used by the ordinance to calculate the 25% of area required to be permeable is a reasonable calculation. The Commonwealth prefers (but does not require) that the permeable pavement not be installed in parking stalls. The Commonwealth views the permeable pavement, while it is a method of reducing storm water runoff, it also provides a more aesthetic and desirable pavement in highlighting significant drives within the site boundaries. Permeable pavements also offer opportunities for LEED score credits. The Offeror has the option concerning this matter.
Evaluation	Exhibit E, page 55 and Exhibit K Revised	The Evaluation Criteria in Appendix K lists one Loading Dock door 12'x10' as a minimum, but Exhibit E requires 2 doors. Please clarify.	Exhibit E, page 55, Space Planning Loading Docks/ Loading Areas/ Mail Rooms requires two 12'x10' Overhead Coiling Doors at the Loading Dock. This is the correct requirement. Evaluation Criteria in Exhibit K is being modified in this Addendum.
Exhibits	Exhibit K Revised	It seems that pages of Exhibit K were not included, please clarify (the last sentence of the Exhibit has been cut off).	Please see attached Exhibit K; however, please be reminded that Exhibit K is being modified by a future addendum.
Office Building	Exhibit E, Page 55, paragraph 3	Appendix E describes the Hearing Room, but it is not clear if 1 Hearing Room is required or 2. Please clarify.	Exhibit E, Page 55, paragraph 3 indicates that ONE hearing room is required. Paragraph 7 incorrectly indicates that there is a Hearing Room A and B. There is only ONE hearing room required.
Parking Garage	Exhibit E, Page 65	Per Appendix E page 65, "The NPG structure(s) shall connect with the NOB at a stair/elevator tower(s) to provide emergency egress from the NPG structure(s)." If this connection is not necessary for egress purposes, does the NPG still need to be physically connected to the NOB? If so, does this connection have to occur at every floor? We interpret the RFP to state that all employees and visitors are to enter and exit the NOB through the security lobby and therefore a direct access to the NOB from the NPG could be a potential security breach. Please elaborate as to the Commonwealth's intentions or desires relative to this issue.	The NOB is to be accessible by Employees from the NPG through doors with Access Control Badge Reader devices. This access is to be to/ from every floor of the building. If emergency egress is not necessary through the stair/elevator tower(s) for egress purposes, the requirement that the NPG connects to the stair/elevator tower may be modified by the Offeror's design. Visitors shall only enter/ exit the building from the security lobby (except in emergency egress events). Employees are not required to enter the building from the main security lobby.
Office Building	Exhibit E, page 29, paragraph A.a.	Page 9 / 2nd paragraph of the General RFP Information notes that the minimum building size shall be 385,500 GSF. On page 29 of the Minimum Building Standards under paragraph A.a., the minimum GSF is stated to be 385,000 GSF. The 385,000 GSF minimum is also noted under Building Design of the Selection Committee Evaluation Criteria. Please clarify.	Exhibit E requirements for minimum building size (385,000 gsf) is the requirement. Any reference to a different minimum building size is modified by this statement to be 385,000 gsf. Note the calculation of 1500 employees x 257 gsf/employee does calculate to 385,500 but the minimum requirement is rounded to a minimum of 385,000 gsf.

Office Building	Kentucky Building Code	Per Section 1410 of the 2013 Kentucky Building Code, Window Cleaning Safeguards are required on all building and structures over 50', or four stories in height. Please confirm the new office building requires these safeguards.	Comply with the Kentucky Building Code, current edition, for window cleaning safeguards. Window cleaning is a requirement of the Offeror's building maintenance obligations and the Offeror may determine their needs for window cleaning equipment. At the end of the term of the lease, all window cleaning equipment the Offeror utilizes during the term of the lease remain with the building upon conveyance to the Commonwealth.
Office Building	Exhibit E page 63	In order to achieve the desired slip-resistance for the Lobby floors, is porcelain tile an acceptable material?	Yes.
Office Building	Exhibit E page 63	Per Exhibit E page 63, W4 Wall Type of the Finish Schedule requires ceramic tile up to 48" a.f.f. in Toilet Rooms / Janitor Rooms. We assume the ceramic tile up to 48" a.f.f. is only applicable to Toilet Room wet walls. Please confirm, and if applicable, provide alternative wall finish for Janitor Rooms.	Yes. Ceramic tile up to 48" aff in toilet rooms and janitorial rooms for wet walls and where paper towel dispensers or electric hand dryers are to be installed. Alternative wall finishes for janitorial rooms is acceptable, however, wet wall areas are to be water resistant.
Office Building	Exhibit E page 63	Per Exhibit E page 63, F4 Floor Type of the Finish Schedule requires ceramic tile floor and sanitary cove base in Toilet Rooms / Janitor Rooms. We assume the ceramic tile floor is only applicable to Toilet Rooms. Please confirm, and if applicable, provide alternative floor finish for Janitor Rooms.	Yes, it is acceptable to provide alternative floor finish in janitorial rooms, including, but not limited to sealed concrete floors.
Office Building	Exhibit E page 63	Per Exhibit E page 63, C1 Ceiling Type of the Finish schedule requires ACT ceiling in Toilet Rooms / Janitor Rooms. We assume the Acoustic lay-in ceiling is only applicable to Toilet rooms, and painted exposed structure is acceptable for Janitor room ceilings. Please confirm, and if applicable, provide alternative ceiling finish for Janitor Rooms.	Yes. Janitorial rooms may be painted exposed structure. Toilet rooms may be either water resistant ACT ceilings or may be at the determination of the Offeror, gypsum drywall ceilings. If gypsum drywall ceilings are provided In Toilet rooms all above ceiling systems shall be accessible by ceiling access doors.
Mechanical	Exhibit E page 45	Per Exhibit E Page 45, "In addition to the power utility's billing metering system, include 'smart' sub-meters for significant process loads that may need to be accounted for separately." Please clarify which process loads should be considered for the sub-meters, including quantity and types of meters, as well as the electrical distribution system.	The Commonwealth desires that AG-Metering be provided for permitted uses (i.e. landscaping watering and hose bibs in Parking Garage). The Commonwealth does not have any other need for metering to account for water usage separately.
Office Building	Exhibit E page 43	Per Exhibit E, page 43, (Plumbing – Project Requirements), the requirements note to provide a water softening system where necessary for the new office building. Please clarify what is an acceptable level of water hardness for the intended use of the building.	The acceptable level of water hardness should be determined by the equipment and systems being installed by the Offeror. The Commonwealth does not intend to install and equipment or machinery into the building that has abnormal water softening requirements.
Electrical	Exhibit E page 46	Per Exhibit E Page 46, "Critical system elements shall be powered by emergency power service. This includes as a minimum those required by building codes, all Communication Closets, elevator equipment and controls, heating and ventilation equipment of the building, sound masking paging system, emergency lighting and exit lights." Please clarify the systems to be on emergency power and if the heating and ventilation for the entire building is to be on emergency power.	Systems to be powered by emergency power include all life safety systems required by the Kentucky Building Codes, such as, fire alarm systems, elevator equipment and controls, emergency lighting and exit lights. Additionally all communications closets shall have all power to the closet for any purpose on emergency power. The sound masking paging system shall be on emergency power. The heating and ventilation for the entire building is to be on emergency power. The cooling system (other than for communications closets) does not need to be on emergency power, but may be offered by the Offeror as a "value added" item.
Parking Garage	Exhibit E, Page 65, Paragraph B	Is demarcation of Visitor versus Employee Parking required inside the New Parking Garage?	Yes.
Parking Garage	Exhibit E, Page 65, Paragraph B	What level of Access Control and security systems are required in the Garage? Will CCTV cameras be required in the Garage? Will card readers be required to access certain areas of the Garage?	Provide CCTV cameras at all entrances, vehicular and pedestrian, of the parking garage(s). Access Badge Card Readers are to be installed at all entrances into the Building, including entrances to the building from the Parking Garage(s). Entrance to the garage does not require an access badge reader.

Parking Garage	Exhibit E, Page 65, Paragraph B	Will hose bibs be required inside the Parking Garage?	Yes. Provide hose bibs on each level of parking garage at locations that require only a 100 foot hose (200 foot spacing between bibs).
Hotel	Exhibit E page 67 Item E. C	Exhibit E page 67 Item E. C describes new infrastructure for the Hotel included as part of this Proposal. Will the Offeror be required to maintain this infrastructure as part of the Parcel 'B' lease?	Once the construction is complete for the entire project and Substantial Completion has been achieved. The Offeror's contractor is to provide a one year construction warranty. After that time, the maintenance of this new equipment will be the responsibility of the Commonwealth.
Hotel	Prior Addendum	The pictures of the Hotel Mechanical Room and onsite investigation show the Hotel has already installed a Natural Gas Boiler and Domestic Water Heaters. The existing high temperature hot water is being used as backup for the hydronic heating only. Based on the existing installation can the new boiler plant be sized to provide backup heating capacity only?	Yes. Provide the services indicated in the RFP where existing conditions that have been installed recently have removed the need to provide these services.
Street	Exhibit E	Mero St. is a State highway. Should the light fixtures / lighting design along Mero adhere to State standards / guidelines?	Both Mero Street and Clinton Street are State Highways. Light fixtures and lighting design along both streets shall adhere to Kentucky Department of Transportation standards and guidelines.
Parking Garage	REVISED REQUIREMENT	Exhibit E, Page 65, Paragraph B. b-c, e-f requires that at least on NPG shall be construction adjacent to the west façade of the existing TCOB parking structure. This connection creates many issues with maintaining access to the TCOB parking garage and loading dock during demolition and construction. Would the Commonwealth accept a proposal where the NPG does not attach to the TCOB Parking Garage?	Yes, the Commonwealth will accept proposals where the NPG does not attach to the TCOB parking garage with the following criteria: 1) Ten revised location of the NPG shall be such that the existing right-of-way of the former street called "St. Claire Street" is maintained in tact and is maintained accessible to the TCOB parking garage during demolition and construction; 2) The NPG has have several access points (preferably, Hill Street, St. Claire Street and Mero Street); and 3) The NPG has have a connection to and access to/from the NOB at every floor level of the NOB.
Property Mgmt.		The RFP states the minimum requirements for on-site daily staffing of the building will be three individuals: Building Superintendent, Building Technician, and Building Construction Technician. Is this minimum standard to be interpreted as "on-site, full time employees" or is an alternate service model that meets requirements that are outlined an alternative solution? We are concerned that "full time construction related" individuals are not necessary regarding a new construction building. Those individuals could be called upon as needed and a service plan agreed to between the Landlord and Tenant to meet the needs of the Commonwealth.	The minimum requirement shall be interpreted to mean, "on-site, full time employees". It has been the Commonwealth's experience that this minimum staffing is necessary to the proper management of the building, even in a newly constructed building.