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**ADDENDUM NO: 4**

**IFB/RFP No:** NKU-41-19

**Commodity:** Campus Master Plan

**Date:** 6/27/2019

**Due Date:** 7/09/2019 @ 2PM

***BIDDER/RESPONDER SHALL CONFORM TO THE FOLLOWING CHANGES AS SAME SHALL BECOME BINDING UPON THE CONTRACT TO BE ISSUED IN RESPONSE TO THIS INVITATION FOR BID.***

**All Firms Please Note the following:**

- The due date for the RFP Responses has been moved from July 5<sup>th</sup> to **July 9<sup>th</sup> at 2 PM**. Please note RFP responses will be accepted prior to July 9<sup>th</sup> and the University will be closed on July 4<sup>th</sup> and 5<sup>th</sup>.
- The Short List Meeting will occur on Wednesday, July 24<sup>th</sup>. Short listed firms will be contacted on July 25<sup>th</sup>.
- Interviews are scheduled for August 6<sup>th</sup>.
- We plan to announce the selected firm on August 9<sup>th</sup>.
- We want to advise all design firms that our goal is to expedite contract and fee negotiations once the selection process is complete. We plan to kick-off the master planning process in September.

**QUESTIONS:**

1. Q: On page 5, item A of the RFP, Tab 3 is listed as having an “As required” page limit, but on page 7, item 3, it says, “Include a maximum of 10 pages of narrative content.” Please clarify how many pages are allowed for the Narrative Content section.  
 R: 10 pages.
2. Q: On page 8, item 6 of the RFP, it is stated that “The prime consultant should describe no more than ten (10) projects and the sub-consultants no more than five (5) projects each.” As the prime consultant, our multi-disciplinary firm can provide multiple required services for this project. Since we are not using sub-consultants for Landscape Planning and Space Planning, may we show projects for those services as if they were for sub-consultant firms (e.g. 10 Master Planning projects, 5 Space Planning projects, 5 Landscape Planning projects) so we can receive full credit for the team qualifications in the evaluation criteria on page 13 of the RFP?  
 R: Yes.
3. Q: Wayfinding and Signage: Is the goal to develop a signage standard for the campus or is the goal to locate signs to support wayfinding using an existing signage standard?  
 R: Please refer to Addendum 2, question 2. We do not have a goal to develop a signage standard for the campus. We may need additional signs.
4. Q: To what degree would the university like to engage local government and community groups in the planning process?  
 R: Local government and community representatives were integrally involved in the 2009 master plan and are involved in the ongoing US 27 project development effort (located at the intersection of US 27 and Nunn Drive at the entry to campus), and we plan for them to be integrally involved in development of this master plan.

5. Q: Are there any existing facility condition assessments (FCA) available for campus buildings?

We understand that new FCAs potentially may be developed as a separate effort.

R: Yes. They have been uploaded to the FTP site.

[https://inside.nku.edu/content/inside/procurement/resources/nku-campus-master-plan-documents.html?cq\\_ck=1559320910779](https://inside.nku.edu/content/inside/procurement/resources/nku-campus-master-plan-documents.html?cq_ck=1559320910779)

6. Q: The RFP states that a “facilities condition analysis will potentially be accomplished as part of a different effort coordinated by the Kentucky Council on Postsecondary Education, timing is uncertain.” Should teams include that service as a line item in their response?

A: No.

7. Q: Can the University explain more about the multi-phase P3/Town Gown project that is underway?

R: An RFP was issued in 2016 and Fairmount Properties was selected as the University’s development partner. The development, which does not yet have a name, is located at the US 27 and Nunn Drive intersection, the main entry to campus. The pedestrian-scaled, mixed-use “town center” style district, with an overall construction value of about \$112 million, has long been a priority of NKU and the Highland Heights community. The goal is to create a fresh new entry to campus that addresses our students’ desire for walkable amenities, while at the same time enhancing our Highland Heights community. Currently under construction on the north side of the Nunn Drive, on a 3.7 acre site, is a 65,000 square foot, three-level medical office building to be occupied by St Elizabeth Healthcare and OrthoCincy. Expected to be complete in spring 2020, the medical office building is owned by St Elizabeth Healthcare and the site is ground leased to that entity.

The mixed-use district on the south side of Nunn Drive, between Nunn Drive and Marshall Lane, a potential 12 acre site, is expected to include 35,000 square feet of retail and restaurant space, 30,000 square feet of office space, a 115-room hotel, 225,000 square feet of market-rate apartments, and a two level parking garage. Construction on the mixed-used development site could begin as early as spring 2020. Fairmount is developing the site for future tenants on NKU land, using long-term ground leases.

**END OF ADDENDUM**

RS-6/27/2019