

**Consultant Submittal Guidelines
for the**

***Improve Athletics Facility 1 (Kroger Field Stadium
Maintenance) Capital Project***

for the

UNIVERSITY OF KENTUCKY

PROJECT NO. 3187.0

The University of Kentucky is requesting the services of a consultant to provide design services for the Improve Athletics Facility 1 (Kroger Field Stadium Maintenance) Capital Project located at University of Kentucky, in Lexington, Kentucky. The design team's SF330 submittal should include ONLY the names of individuals that will comprise the project team, clearly indicating the specific role each will play in the overall project from design through contract administration (Phase 5). This is necessary for the primary design firm as well as for each technical consultant that the prime firm plans to use on the project.

The following list is the criteria, including the multiplication factors; by which each design team's submittal will be evaluated. Bearing this in mind, each team's submittal should clearly and thoroughly address all criteria to allow objective evaluation of the team's previous experience and capability to successfully complete this project. All submittals should be in .PDF format and give specific project examples, including photographs, drawings, resumes, schedules, budget analyses, etc. to properly substantiate the firm as well as individual experience in all categories.

The submittal should include a BRIEF EXECUTIVE SUMMARY (maximum of 2 pages) as a cover to the submittal, summarizing all evaluation criteria: BE SURE TO SPECIFY WHO THE PROJECT MANAGER WILL BE IN THE EXECUTIVE SUMMARY.

The consultants should focus their proposal toward the issues and needs that are unique to this project. Firms expressing interest in this project should demonstrate what special experience or attributes the firm/team has that makes it the most qualified for this project. Proposal should be comprehensive and include all information necessary to understand the offerors qualifications for the project. UK reserves the right to select a consultant from the proposals without conducting interviews.

EVALUATION CRITERIA

(Scoring for each category will be as indicated herein).

The following criteria will be used in the evaluation of the submittals using an overall 100 point scale:

1. Primary Firm's Qualifications

- a. (10 points) Firm's current experience with design, evaluation and maintenance of collegiate and professional athletic facilities of similar scale and diversity.
- b. (15 points) Quality of recently completed maintenance programs of long-term care and protection for stadium facilities.
- c. (20 points) Firm's proposal for staffing this project (include only those personnel who would be employed during the project and their expertise.)

2. Project Manager's Qualifications

- a. (15 points) Individual's range of experience with stadium structures similar scale and diversity.
- b. (20 points) Individual's understanding of unique challenges associated with maintenance of collegiate and professional athletic stadiums.

3. Statement of Interest

- a. (20 points) Project Manager's and firm's demonstrated understanding of this project including why him/her and his/her's firm is the best choice for this multi-year project.

The consultant should be careful to address each criterion, as neglect of any section will result in a lower total score for the firm. Do not assume those reviewing your submittal are already familiar with your firm. Your presentation should be concise and to the point. Emphasis should be given to a few examples, which clearly show the team's qualifications, rather than numerous examples, which are unrelated to the project.

For further information concerning the scope of this project, contact Robert S. Williams, Project Manager, at robert.williams4@uky.edu.

Please use the "Submit Proposal" button next to the project listed on CPMD's website to submit your documents electronically in pdf format.

Please provide number of (5) hard copies of your proposal sent to:
CPMD (Robert S. Williams / Sarah Nordine)
222 Peterson Service Building
Lexington, KY 40506-0005

SUBMITTALS MUST BE RECEIVED NOT LATER THAN 3:00 PM EDT,
ON **July 9, 2025**

Submittals received after this time will not be reviewed.

**Executive Summary
for the**

***Improve Athletics Facility 1 (Kroger Field Stadium
Maintenance) Capital Project
for the
UNIVERSITY OF KENTUCKY***

PROJECT NO. 3187.0

PROJECT SCOPE: \$15,000,000

A. INTRODUCTION

This program presents in summary, the requirements for the preparation of design and construction documents and estimates for the refurbishment of Kroger Field. The University is requesting an engineering consultant with stadium restoration services to provide detailed restoration and waterproofing, including condition assessment, structural evaluation, and an updated/confirmation preventative maintenance and repair program for Kroger Field. The University intends to select an engineering consultant to update and continue the Seven-Year Repair and Maintenance Program plan that is in place. The goal is to complete the remaining five years of the program over 2 years. The program is prepared as a basis for understanding and agreement within the university and as a definitive statement to the Consultant engaged in the design of the Improve Athletics Facility 1 (Kroger Field Stadium Maintenance) Capital Project.

B. PROJECT DESCRIPTION

This project will focus on maintaining the structure and waterproofing systems of the North Upper/Middle/Lower Bowls, the North Upper Concourse, South Upper/Middle/Lower Bowls, the South Upper Concourse, the Northeast and Northwest Pedestrian Ramps, and Endzone steel framed with aluminum bleachers seating areas.

A holistic approach to restoring each section of the stadium is required. Below outlines expected maintenance that are expected to be addressed in the project:

1. Repair and waterproof drainage systems. Improvements are recommended mainly at the upper bowls to limit deterioration of the structure below by incorporating drip edges and repairing seals of the drains and piping.
2. Replace sealants between precast concrete members. Degradation of the membrane and sealants has provided an avenue for water to corrode embedded steel connectors between precast concrete members. The repairs at the steel connectors will be completed prior to the new sealant installation and waterproofing system.
3. Repair concrete deterioration at the precast concrete members and the cast-in-place concrete infilled stairs.
4. Restore the vomitories to address cracked and peeling paint. Review the different types and rails and consider upgrades to surfaced mounted rails to remove the embedded steel from the walls, which is causing concrete deterioration.
5. Repair sealants at perimeter walls, repair and paint steel connectors, and review isolated waterproofing elements.

The design will consist of the completion of an SD/D Phase and a CD Phase to include final construction documents in accordance with University procedures. The consultant will also provide construction administration services.

C. PRELIMINARY PROJECT BUDGET

TOTAL CONSTRUCTION BUDGET* \$13,140,000

TOTAL PROJECT SCOPE \$15,000,000

* The Consultant's Phase SD/DD & CD cost estimate submittals for the project are not to exceed this specified amount. Budget compatibility is the responsibility of the Consultant and design of the project beyond the available construction dollars listed above is unacceptable.

D. PRELIMINARY PROJECT SCHEDULE

The following is the tentative schedule presently proposed for year one of this project:

June 30, 2025	Advertise for A & E Services
July 9, 2025	Consultants' Submittals Due
July 10, 2025	Shortlisting Meeting
July 24, 2025	Interviews as Required
July 28, 2025	Contract negotiated
July 30, 2025	Begin Phase SD/DD Design
September 22 2025	Phase SD/DD Documents submitted to CPMD
September 25, 2025	Phase SD/DD Review Meeting
October 20, 2025	CD Documents submitted to CPMD
October 22, 2025	CD Review Meeting
October 27, 2025	CD Documents presented to CPMD
October 30, 2025	Advertise
November 11, 2025	Pre-Bid Conference
November 26, 2025	Contractor Questions Due
December 2, 2025	Final Addenda Issued
December 10, 2025	Bid Date
December 15, 2025	Contract Awarded
December 29, 2025	Construction Begins
July 15, 2026	Substantial Completion
August 15, 2026	Final Completion