Addendum No. 2
October 7, 2026
Building Assessment of KCKCC Facilities
RFP 26-011

Q. Can you please confirm if testing for asbestos and other hazardous materials within building materials is excluded from the project scope?

A. YES

Q. Would you like firms to include an optional additional services line item for surveying existing buildings, including verification of overall exterior building footprints and documentation of existing interior building layouts?

A. Yes, optional. Pricing can be added as an option.

Q. Addendum 1, Question 1, indicates the firm selected to complete the assessments is not eligible for the implementation of any recommended improvements resulting from the assessment. Can you clarify if this means firms are not eligible to submit proposals for future projects let under separate contracts?

A. All firms will be eligible in the future to bid on KCKCC projects.

Q. Are roofs in or out, and will the roofing report be shared?

A. Roofs are to be included as we need them included in the Tiered Recommendations.

Q, Is the site assessed per building within a radius of vertical assets and horizontal improvements (such as parking lots), or campus-wide, including non-improved site areas, or minimal improvements such as fence lines?

A. **Entire buildings and property the buildings are sitting on - KCKCC owns these buildings and the property.**

Q. Confirm ASTM E2018-24 as the minimum standard.

A. Yes

Q. Confirm the Fire Science outdoor props are excluded.

A. Yes

Q. Confirm the KBI access protocol and any evidence-area restrictions.

A. Firm employees will have to be escorted by an approved/authorized Facility Services Employee. If the Firm does not want to be escorted, information for each Firm employee must be submitted to KBI and extensive background checks will be performed. This only applies to KBI's suite.

Q. Should the FCA recommendations be cross-referenced to the 2023 Facilities Master Plan projects?

A. No

Q. Does the College want a Technical and Cost Proposal submission or can costing be in the Technical Submission document?

A. It is optional but not required to provide a technical and cost proposal. There is no guarantee of when the work will be performed, so cost estimates could quickly become out of date.

Q. The RFP lists facilities but does not provide the address or use of the buildings. Can this information be provided ASAP?

A. Addresses are included on Page 7 and Page 8. All buildings are used for educational purposes except for Centennial Hall (Student Housing), Childcare Building, Facility Services Building.

Q. Please provide the dates of any major additions to each specific building.

A. Weight room added to the Fieldhouse in 2023.

Q. ASTM E2018-24, which governs what we do, clearly states that "Facility Condition Assessments" are not considered to be a professional service and licensing is not required. ASTM states that clients should choose assessors based on experience. Given that we are to follow the ASTM standard, can the requirements for professional licensing be waived?

A. ASTM E2018-24 does not require a mandatory ASTM-issued license or certification to perform a Property Condition Assessment (PCA), but it does expect the work to be done by a qualified professional with relevant education, experience, or credentials in building construction, architecture, engineering, or building systems.

Q. Please clarify the level of detail that is required to address ADA compliance for the buildings. Level One is a checklist-based visual review that is acceptable by ASTM E2018-24 Baseline Guide for Property Condition Assessment. A Level Two assessment typically involves a carefully measured, documented review of each ADA compliance issue. What is the performance expectation for Accessibility compliance in your RFP? Level One or Level Two?

A. **ASTM E2018-24 does not define fixed "ADA compliance levels" — instead, it provides a voluntary framework for baseline property condition assessments (PCAs) that can be tailored to ADA-related needs, with scope and due diligence adjusted to the user's objectives, risk tolerance, and budget. KCKCC will agree to: Basic level – Minimal walk-through and limited document review; broad ADA screening only.**

Q. **Schedule and Deliverables:** Is there an anticipated project schedule or target completion date for the assessment?

A. We are hoping project begins shortly have purchase order is provided to the winning firm. But we don't have a start date in mind because this will have to be approved by the Board.

Q. **Project Meetings:** Section 3.b of the Scope of Work references weekly meetings. Will these meetings be expected to be conducted in person, virtually, or through a combination of both?

A. Virtually will be fine but we are open to a combination.

Q. **Leadership Presentation**: For the requirement to "present the assessments for each building," does KCKCC anticipate one consolidated presentation or separate presentations by building or facility group?

A. My preference is one presentation to the KCKCC Board Finance Committee; however, we don't like surprises so we could have an abbreviated presentation/review with Debbie Fangman and Lou Marin Alfonso (Facility Services Department Leadership).

Q. **Assessment Priorities and Phasing:** Section 3.c references the preparation of assessment report(s). Are there any elements of the assessment that should be prioritized and delivered ahead of the final report? For example, are there priority between Buildings Enclosure, Building systems, Accessibility evaluations, or other assessment areas that would benefit from earlier review or decision-making?

A. It's all important to us so just categorizing issues/findings in the Tiered approach will be extremely helpful.

Q. **Assessment Method:** Please confirm the building and enclosure assessments are intended to be visual and non-destructive. Should diagnostic testing, infrared thermography, exploratory openings, moisture investigation, water testing, or roof cores be treated as follow-up services if needed?

A. Yes, that would all be treated as follow up.

Q. **Site Access and Coordination:** Could you please describe the process for obtaining access to buildings and facilities included in the assessment? Are there any anticipated restrictions on access due to operating hours, security requirements, or scheduled activities? Will facility personnel be available to accompany the assessment team during site visits?

A. We will provide keycards/keys and we will have a Facility Services staff member available to access the "restricted" areas.

Q. **Existing Information and Documentation:** Will any previous facility assessments, condition reports, accessibility studies, maintenance records, or other relevant documentation be made available to the selected consultant to support the assessment effort?

A. **We will share what we have but it is limited.**

Q. **Cost Estimating:** Does KCKCC expect ROM cost estimates for recommended repairs and replacements, or only condition findings, remaining useful life, recommendations, and priority tiers?

A. **ROM cost estimates can be provided but we feel by the time KCKCC gains approval to do a lot of this work, the cost estimates will be about of date.**

Q. **Budget and Fee Proposal:** Is there an established budget or anticipated funding range for these services that should be considered when preparing our proposal? With respect to Section 3.7 of the Proposal Instructions, should the proposed lump-sum fee include all reimbursable expenses associated with the assessment, or should reimbursable expenses be identified separately?

A. **We asked for a lump-sum fee but breaking out reimbursable expenses is fine. But with reimbursable expenses, we need to know what your projection is for the complete assessment.**