

CENTRAL KENTUCKY BUSINESS PARK AUTHORITY

**Request for Proposals
Engineering & Design Services
Addendum #3**

- 1. Who performed the ALTA survey and assume it will be made available to the selected consultant?**
 - a. Thoroughbred Engineering performed the ALTA survey. Once completed, it will be made available to the selected consultant.
- 2. Who was the geotechnical consultant for the initial DD and study?**
 - a. Thoroughbred Engineering

- 3. Is there a typical section and R/W width, per the local subdivision regulations, for the internal streets shown on the Master Plan? Assume they will be publicly dedicated streets?**

The internal streets/ROWs will be dedicated to the city for public use. The approval process for this is via preliminary plat/construction plans for new streets, grading, and utilities. These plats will go through a Development Review Team (technical review committee for utilities, stormwater, zoning, etc.) and Planning Commission for final approval.

Preliminary plan/constructions plan approvals will be local. However, a KY NOI/KYR10 approval is required from the KY Division of Water for all projects that will disturb one or more acres of land.

- 4. Are improvement plans/construction drawings, for the streets serving the lots, to be prepared at this time or just grading the provisions for future utility extensions? i.e. are we to provide preliminary plat, improvement plat, final plat process, or just grading and utility provisions?**

This will be completed in two phases. In phase one, just grading and utility provisions are required. In phase two, up to twenty-four months after phase one is completed, the preliminary plats and plats for streets serving the lots will be required. The selected engineering firm will work in good faith with the Authority through this phased process.

- 5. Will the seven lots be subdivided as part of this work? If so, will the surveyor performing the ALTA provide?**
 - a. No, the lots will be subdivided as part of a subdivision plat as they are purchased.

6. Is planning commission approval needed or is the intention to just get grading permits for each lot through local jurisdiction and KYDOW for NOI/KYR10?

The approvals for preliminary plat/construction plans will be local. A KY NOI/KYR10 is required from the KY Division of Water for all projects that will disturb one or more acres of land.

7. The anticipated design award is May 15th; JC Chambers Lane widening and Lot 2 has a construction start date of August 2026. This allows 3 months for the following to be completed:

- a. Survey and design of JC Chambers Lane – 3,500’
- b. Survey of Lot 2 - unless if this is already performed by others?
- c. Site Design – including Geotech evaluation (may require additional borings and analysis), rock soundings, utility design, etc.
- d. Permitting – local, KYDOW, etc.
- e. Bidding and award to contractor - typically 1 month+ for this process

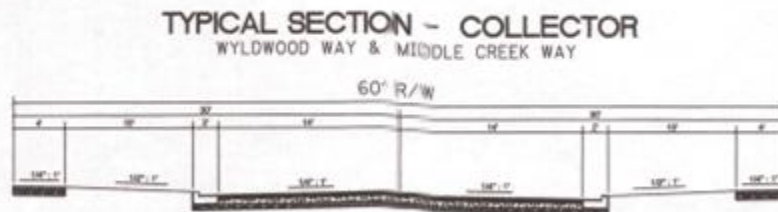
This allows for only 2 months to survey, Geotech, design, permit, etc., which is a tight timeframe, is there any flexibility on the August 2026 construction date? Understood if not just want to understand expectation.

Yes, some flexibility is available. A bid package should be made available to proposing construction firms no later than August 1, 2026, so that the project can be bid and awarded for a construction start date of September 2026. Should issues arise, the selected engineering firm and the Authority will work alongside one another to adjust the timeline.

8. What is the current and proposed width of JC Chambers Lane? Is there a proposed typical section (Commercial or Industrial Section) provided in the local subdivision regulations?

JC Chambers Lane currently is approximately 12’ but the exact ROW on the current road is unknown. After improvements, JC Chambers Lane should be a collector street with 60’ ROW and a minimum pavement width of 32’. Consideration should also be given to sidewalks and shared use paths.

Berea regulations do not include typical street sections, but an example is shown below of a typical 60’ ROW section showing 6” box curbs and sidewalks on both sides.



9. Is JC Chambers widening proposed to be a rural road section, or urban (curb and gutter, inlets, etc...)?

- a. Urban road. Curbs and gutters and other urban road requirements will need to be met.

10. Are any protective barriers or any other special considerations required for the cemetery that is to remain in place?

There are no specific protective barriers, but the cemetery should be enclosed with fencing and signage. The Authority will ensure that the cost is covered for the fencing and signage of the cemetery.

11. Has capacity for water and sewer been reserved, and are the existing utility connection points known? If so, can a map be provided showing the locations thereof?

The water and sewer connection points are known, and a map would be made available to the selected engineering firm. The capacities have not yet been reserved.

12. I assume any proposed design/technical work would not include parking areas adjacent to the building pads for Lots 1-7? Will parking be included in the design, or is it just grading of the lots and building pads?

Design/technical work should be completed for grading of the proposed square footage shown on the conceptual plan.