Addendum #4

1. Modify RFP UK-1896-19, Section 2.4, The Winslow Street Project Site as follows:

The Winslow Street site is located on north campus on the corners of Winslow/Limestone and Winslow/Upper and is approximately 61,370 SF. The University’s Environmental Management Department (EMD) did conduct a Phase I Environmental Site Assessment (UK-1896-19 Appendix E and F) and Hazardous Materials investigation (UK-1896-19 Appendix H) in July 2017 on behalf of Core Spaces. A Phase II site investigation was completed by an environmental consultant, Shield Environmental (UK-1896-19 Appendix G) hired by Core Spaces and EMD is aware of the noted impacts to soil and groundwater quality and the recommendations for future management provided by the consultant to Core Spaces in their Limited Phase II Site Investigation Report. A copy of the Site Assessment studies are available at http://www.uky.edu/Purchasing/bidlist.htm - UK-1896-19 Appendix E, F, G, H.

The University has opted to utilize the provisions of the Brownfield Redevelopment Program provided in KRS 224.1-415 to address the soil and groundwater contamination detected as part of the Phase II site investigation. To do so, requires that specific documentation and a fee be provided as enumerated in administrative regulation 401 KAR 102:010 and includes submitting the following to the Kentucky Energy and Environmental Cabinet (Cabinet):

1. A Brownfield Liability Relief Eligibility Form (DEP 6056),
2. A copy of the deed to the property,
3. A Property Management Plan,
4. An application fee of $2,500, and
5. Documentation of the Phase I Environmental Site Assessment that has been completed of the property.

The University will be responsible for providing the documents and fee required in 1, 2, 4 and 5. Therefore, the University will be responsible for completing, signing and notarizing the Brownfield Liability Relief Eligibility Form, providing a copy of the deed to the property, providing the $2,500 application fee and providing a copy of the Phase I ESA which has already been prepared for the property as well as conducting any needed updates to the original Phase I ESA.

The Potential Offerors responsibility is the preparation of the Property Management Plan (PMP). The contents of a PMP are stipulated in administrative regulation 401 KAR 102:020. While the actual regulation should be consulted for the specific requirements, in summary the PMP must include:

- A description of the historical/current use of the property,
- A description of the intended future use of the property,
- All available information concerning contamination detected,
- A map that identifies all known releases,
- A map that identifies any suspected releases,
- A description of all known engineering/institutional controls, if any,
- An operation plan to ensure the property will be used in a manner protective of human health and the environment
- A certification statement signed by a P.E. or P.G. licensed in KY
The PMP must meet the requirements for receiving a *Notice of Eligibility* and *Notification of Concurrence* from the Cabinet. Therefore, if in their review of the PMP the Cabinet finds deficiencies, the Potential Offeror will be responsible for providing the required amendments such that the *Notice of Eligibility* and *Notification of Concurrence* are issued by the Cabinet. The Potential Offeror will be responsible for amending the PMP during site development and for the duration of the lease as required in administrative regulation 401 KAR 102:020, Section 2. The University reserves the right to review the PMP prior to submittal to the Cabinet.

The Cabinet has developed information to clarify the requirements of the *Brownfield Redevelopment Program*, including the preparation of a PMP. One such document is entitled *Assistance for Brownfields Redevelopment in Kentucky* and is provided as Appendix N.