

ADVERTISEMENT FOR BIDS

1. INVITATION

Sealed proposals for the following work will be received by the University of Kentucky, Capital Construction Procurement Section, Room #322 Peterson Service Building, 411 South Limestone, Lexington, Kentucky 40506-0005, in the manner and on the date hereinafter specified for the furnishing of all labor, materials, supplies, tools, appliances, equipment, services, etc., necessary for the construction of Project #2571.0 – University of Kentucky, Improve Sanders-Brown Center on Aging/Neuroscience Facilities, Lexington, Kentucky, as set forth in the specifications and as shown on the drawings as prepared by Omni Architects and approved by the Capital Construction Procurement Section and the Capital Project Management Division and under the terms and conditions of this Invitation.

2. PROJECT DESCRIPTION

A comprehensive renovation of the first, second, and third floors of the 1979 portion of the Sanders-Brown Center on Aging at the University of Kentucky, with limited renovations on the fourth and fifth levels. The area of the renovation is approximately 31,000 square feet and will include new research labs, new offices, and new public spaces. The renovation will also include replacement of the exterior envelope on portions of both the 1979 and 1996 buildings, along with limited renovations in the 1996 portion of the building as required for the envelope replacement.

Trade Contracts CCK-2689-23 shall include:

- 01A – General Requirements
- 02A – Selective Demolition
- 03A – Concrete
- 04A – Masonry
- 05A – Miscellaneous Structural Steel
- 07A – Foam Roofing
- 07B – Waterproofing
- 08A – Doors, Hardware & Security
- 08B – Glass, Glazing & Metal Panels
- 09A – Drywall & Ceilings
- 09B – Resilient Flooring
- 09C – Tile & Terrazzo
- 09D – Painting
- 10A – Div 10 & Accessories
- 14A – Elevator
- 21A – Fire Protection
- 23A – Plumbing, Mechanical & TAB
- 23B – Building HVAC Controls
- 23C – Lab HVAC Controls
- 26A – Electrical & Fire Alarm
- 31A – Sitework, Hardscape & Landscape

Note: The successful bidder will enter into a subcontract agreement with The Whiting-Turner Contracting Company. The form of contract is included with the bid documents and will be executed without exceptions. There will be no direct contractual relationship between the successful bidder and the University of Kentucky.

3. METHOD OF RECEIVING BIDS

Bids will be received from Subcontractors on a Lump Sum Amount for the total project. All phases of the work shall be bid to and through the Subcontractors. Bids shall be submitted in the manner herein described and on the official proposal form included with the conditions and specifications and shall be subject to all the conditions as set forth and described in the Bid Documents.

Bids shall be submitted only on the Official Forms supplied by the University of Kentucky, Capital Construction Procurement Section. Failure to comply with the foregoing requirements will be cause for invalidation of bid.

4. METHOD OF AWARD

Final award of Contract will be made on the basis of the lowest, responsive and responsible bid which offers the best value. The Whiting-Turner Contracting Company will execute all trade contracts.

5. SCHEDULE OF PROJECT

The time for project completion as further defined in Article 28 of the General Conditions shall be substantially completed in accordance with the project schedule contained in the project manual with final completion of project being on or before 16 August 2024. Each trade shall complete their work within the timeframe as described in the project schedule included in this bid manual.

6. BONDING

All bids shall be accompanied by a bid guarantee of not less than five (5%) percent of the amount of the base bid. A 100% Performance Bond and 100% Payment Bond shall be furnished by the successful bidder. All bonding and insurance requirements are contained in the Instruction to Bidders, General Conditions and Special Conditions. Performance and Payment Bonds shall be in favor of The Whiting-Turner Contracting Company as the obligee.

7. TAXES

This project is NOT EXEMPT from State and Local Sales and Use Tax. All applicable taxes shall be applied to the Work and the costs of taxes shall be included in the Bid amount.

8. OBTAINING PLANS AND SPECIFICATIONS

The University of Kentucky is pleased to offer “**Free Electronic Downloads**” of their project bid documents to potential bidding firms and individuals. In order to receive these files, your firm must place an order so that your firm will be recognized by the University as an official planholder. Once an order has been placed, your firm will automatically receive all correspondence and be added to the official planholders list. An order must be placed so all bidders can receive any project notifications such as addenda. Placing an order also gives you the convenience to order hard copies and CD’s, if needed.

Plans, Specifications and Official Bid Documents are available from:

Lynn Imaging
328 Old Vine Street
Lexington Kentucky 40507

Phone (859) 255-1021
Fax (859) 233-1558
Email: Distribution Department (distribution@lynnimaging.com)

Potential Contractors must identify the position of their firm as a prime bidder, miscellaneous subcontractor, material supplier or other when ordering of picking up Plans and Specifications.

In addition, Lynn Imaging and the University have a web site at: www.ukplanroom.com where plans can be ordered.

Contractors may use their existing Lynn Imaging planroom user login credentials when logging into the www.ukplanroom.com site. If your firm does not have a login, please click “New User? Register Here” and complete for a new user registration. Once this is completed your firm will receive an email to activate your account. Click on the link in the email to activate the account. If you have forgotten your user name or password, click on “Forgot Your Password” or “Forgot Your User Name,” and you will receive an email with the info you requested.

Please note that all downloads are not available immediately, and must be released first. Once released, you will find them in “My Downloads” located in the Menu on the left under Administration. Download to your computer and print at any time. Hard copy plan sets and spec books are also available for purchase and can be paid for by using

a credit card online or your established LYNN account. Shipping, if required is additional based on the method selected.

Note: Bidders need to be registered as plan holders through Lynn Imaging. These registered Bidders will receive addendums from Lynn Imaging. Bidders that submit bids that are not registered plan holders may take the chance of having incomplete bidding documents. All addendums must be acknowledged by the Bidder on the Form of Proposal.

Potential Contractors must identify the position of their firm as a prime bidder, miscellaneous subcontractor, material supplier or other when ordering or picking-up Plans and Specifications.

9. BID SUBMITTAL

Contractors must submit their bid in a sealed envelope in Room #322 Peterson Service Building, Lexington, Kentucky 40506-0005 and the envelope must contain the following information on the outside lower left-hand corner:

SEALED BID INVITATION NO. **CCK-2689-23**

Trade Category # _____ -
(Fill in the appropriate Trade Category Number and Description from the list above)

BID DATE: **February 28, 2023 at 3:00 P.M. LEXINGTON TIME**

Bids, upon their receipt by the University of Kentucky, Capital Construction Procurement Section are stamped showing the hour and date received. Bids received after the scheduled closing time for reception of bids will not be considered provided legal and accepted bids have been received on said referenced Invitation.

10. BID WITHDRAWAL

No bidder may withdraw his bid for a period of sixty (60) days after the date set for the opening of bids. Clerical errors and omissions in the computation of the lump sum shall not be cause for withdrawal of the bid without forfeiture of bid bond. Bids may be withdrawn in person only, prior to the closing date for receipt of bids.

11. MINORITY BUSINESS ENTERPRISE PARTICIPATION

The University of Kentucky is committed to increasing the participation of minority business enterprises in construction and renovation projects, and encourages the use of minority subcontractors and material suppliers. All contractors should make an effort to locate and use minority business enterprises in bidding this project.

Bidders using minority enterprises as subcontractors and material suppliers are requested to identify these contractors in the space provided on the Form of Proposal.

The successful contractor will be asked to supply associated contract amounts rounded to the nearest \$500.00 prior to the signing of a contract.

12. RIGHT TO REJECT

The University of Kentucky, Capital Construction Procurement Section, reserves the right to reject any and all bids and to waive all formalities and/or technicalities where the best interest of the University may be served.

13. GENERAL INFORMATION

A. The Listing of major subcontractors, unit prices, and material lists are to be submitted with the bid.

B. Only those Prime Contractors who have obtained Plans and Bid Documents from Lynn Imaging or a Form of Proposal directly from the University of Kentucky Purchasing Representative will be eligible to submit a bid for this project.

C. A prime bidder is to have a responsible authorized representative at the bid opening for post bid review of the apparent low bid that follows immediately after the opening and reading of the bids. Failure to comply with this requirement may be cause for rejection of bid.

14. PRE- BID CONFERENCE

A Pre-Bid Conference will be held on February 8, 2023 at 10:00 am for Subcontractors at KY Clinic, Room# 116, on the campus of the University of Kentucky. Parking will not be provided. Decisions and clarifications discussed at this meeting will not be incorporated into the bid documents unless submitted in writing and responded to by an addendum issued no later than seven (7) days prior to bidding.

Note: No transcript or report of Pre-Bid Conference will be provided.

15. WRITTEN QUESTIONS

Anyone wishing to discuss specific items is requested to submit the items in writing to Ken Scott, Capital Construction Procurement, no later than Wednesday, February 15, 2023. Written questions can be submitted by email to cckbidquestions@uky.edu and/or questions can be faxed: 859-257-9100

Note: Responses to Written Questions received no later than Wednesday, February 15, 2023 will be provided in an addendum Issued Wednesday, February 22nd, 2023.

16. SUBSTITUTION – MATERIALS AND EQUIPMENT

Bidders wishing to submit a request for consideration of an alternate under the provisions of Article 48.3 of the General Conditions to the Contract to any article, device, equipment, product material, fixture, patented process, form, method or type of construction, or by name, make, trade name, or catalog number shall submit a written request to the University at least 14 calendar days prior to the official bid date of the Project including all necessary information and sufficient detail to allow evaluation by the Consultant and the University and, if the University determines the alternate is acceptable, an addendum will be issued allowing the change and advising all bidders of the option.

If no addendum is issued to allow the requested change, the Bidder shall assume the request is not approved and shall prepare the bid on that basis.

17. POST BID MEETING

The apparent low bidder will be requested to meet with the Construction Manager and the University to review the bid and scope of services. The time and place of this meeting will be announced at the bid opening.

18. PREVAILING WAGE RATES

Effective Monday, January 9, 2017 the Commonwealth of Kentucky’s prevailing wage law applying to public works projects was repealed. As such, prevailing wage requirements no longer apply.

Signed: Ken Scott 01/27/2023
Ken Scott
Capital Construction Procurement Officer

A Complete list of these and other projects that are out for bid may be viewed on the World Wide Web at the following URL: <http://www.uky.edu/Purchasing/>