

ADVERTISEMENT FOR BIDS

1. INVITATION

Sealed proposals for the following work will be received by the University of Kentucky, 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# 3187.20 Kroger Field Repairs 2026 - Upper Bowl Concrete & Waterproofing**, as set forth in the specifications and as shown on the drawings for as prepared by THP Limited, Inc. and approved by the Construction Procurement Section and under the terms and conditions of this Invitation.

2. PROJECT DESCRIPTION

Includes:

- Upper Concourse Concrete & Waterproofing Repairs.
- Prepare and install a waterproofing membrane on the structural slab, stairs, and bridges. Work includes replacement of sealants.
- Repair of concrete deterioration and rebuild the slab edge at concourse expansion joints.
- Replace concourse expansion joints.
- North Loft Club Seating Concrete & Waterproofing Repairs.
- The Loft Club Seating repairs occur between stadium Gate 1 and Gate 4.
- The work focuses on the precast concrete seating units at Row 1 through Row 7 in Section 101 through Section 210.
- Repairs include removal and replacement of the waterproofing membrane and all sealants at the precast seating units.
- Rewelding and repairs of steel connections between precast seating units, repairs at rails, and installation of supplemental steel brackets.
- Repair of concrete deterioration at the precast seating units and support framing.
- Preparation and painting of steel framing, support members, and concrete wall panels.
- Installation of new drains at the lower row and repairs at existing drains.
- The existing bleacher-style and regular seats will be temporarily removed and reinstalled upon completion of the work in the Loft Club Seating.

3. METHOD OF RECEIVING BIDS

Bids will be received from Prime Contractors on a Lump Sum Amount for the total project. All phases of the work shall be bid to and through the Prime Contractors. 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, Construction Procurement Section and in the following order:

1. Form of Proposal
2. Acknowledged Addenda
3. Determination of Responsibility
4. Bid Bond

****Please ensure there are no staples (check your bid bond).**

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.

5. SCHEDULE OF PROJECT

The time for Substantial Completion (as further defined in Article 1 of the General Conditions) for each phase of Work shall be as stipulated below and as specified in the Work Order letter, and Final Completion is noted below.

Project Phase "A": Completed by February 28, 2026

- a) Removal of the bleachers and existing membrane from the upper bowl in sections 203 through 209.
- b) Removal of the bleachers/seats and existing membrane from the entire (100%) loft club.

Project Phase "B": Completed by March 31, 2026

- a) Complete drainage repairs in the loft club.

Project Phase "C": Completed by April 30, 2026

- a) Complete steel connection repairs between seating units, all sealant replacements, and concrete repairs in the upper bowl in sections 203 through 209.
- b) Complete the upper concourse expansion joint concrete repairs and install temporary protection.

Project Phase "D": Completed by May 15, 2026

- a) Complete membrane installation and reinstallation of bleachers in three (3) of the sections in the upper bowl,
- b) Complete overcoating of all steel and CMU walls at the upper concourse and loft.

Project Phase "E": Completed by May 31, 2026

- a) Removal of the seats and existing membrane from the upper bowl in sections 201,202,210, and 211.
- b) Complete membrane installation and reinstallation of bleachers/seats in the loft club.

Project Phase "F": Completed by June 15, 2026

- a) Work on the upper concourse must begin and no storage of bleachers/seats should occur on the upper concourse.

Substantial Completion for all work is July 17, 2026, with Final Completion being August 4, 2026.

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.

7. PLANS AND SPECIFICATIONS REVIEW

Specifications, Plans and Contract Documents may be examined at the following places:

www.ukplanroom.com

8. OBTAINING PLANS AND SPECIFICATIONS

Plans, Specifications and Official Bid documents are no longer available from the University of Kentucky, Construction Procurement Division. The University and Lynn Imaging have an agreement for duplicating and distribution services for University construction projects. 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

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

Payments for Plans, Specifications and Official Bid Documents must be made to Lynn Imaging before a set of documents will be issued.

Notes: Contractors that receive plans and specifications from other sources than Lynn Imaging must request a "Form of Proposal" from the University's Purchasing Representative to be registered as plan holders and to receive addendums.

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-3187.20-1-26

BID DATE: 12/09/2025 at 3:00 P.M. LEXINGTON, KY TIME

Bids, upon their receipt by the University of Kentucky, 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. RIGHT TO REJECT

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

12. PRE- BID CONFERENCE

A Pre-Bid Conference will be held for this project on 11/06/2025 @ 10:00 A.M. On-Site at Kroger Field – Wildcat Den, 540 University Dr, Lexington, KY 40506. Parking is available at Gate 1.

13. WRITTEN QUESTIONS

Anyone wishing to discuss specific items is requested to submit the items in writing to Construction Procurement, no later than 11/26/2025 at 1:00 PM Lexington, KY Time. Written questions can be submitted by email to Ken Scott at cckbidquestions@uky.edu or fax to 859.257.1951. Please use the bid number and title in the 'Subject' line of your email and submit your questions in Excel format as per this example.

CCK- 2751.0- 1-25	
Submitted By: Ken Scott - XYZ Construction, Inc.	
Date: 08/ 15/ 2024	
#	Question
1	What is the estimate for the the project?
2	Are there any liquidated damages on this project?

Note: Responses to Written Questions received no later than 11/26/2025 will be provided in an addendum issued on or about 12/02/2025.

14. 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 using the "UK Substitution Request Form", 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.

15. POST BID MEETING

The apparent low bidder will be requested to meet with the Project Team to review the bid and scope of services. The time and place of this meeting will be announced after the bid opening.

Signed: Ken Scott 10/29/2025
Ken Scott
Contracting Officer

A Complete list of these and other projects that are out for bid may be viewed at the following URL: <https://purchasing.uky.edu/bid-and-proposal-opportunities>.