

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# 2979.00 UK North Farm Seedhouse**, as set forth in the specifications and as shown on the drawings for as prepared by Morris Workshop Architects, PLLC., and approved by the Construction Procurement Section and under the terms and conditions of this Invitation.

2. PROJECT DESCRIPTION

The University of Kentucky Seedhouse Renovation project is being undertaken to extend the usable life of the building and to maintain the weather resistance. The façade is showing many signs of decay, as there are many visible areas of cracking in the concrete masonry walls and signs water penetration on the South side of the building. Along with some minor roof leaks. The South side of the building is to receive a new metal wall panel assembly with a fluid-applied air barrier to mitigate the water penetration issue. The remaining masonry will be repaired, cleaned, and painted with breathable, exterior-grade masonry paint. The existing loading dock is to be demolished and reconfigured to accommodate a new exterior walk-in cooler and vestibule. The damaged Pre-Engineered Metal Building's insulation is to be replaced in kind, and a new high-velocity, low-speed fan is to be installed in the large open space. The existing interior office spaces, restrooms, and breakroom are to be renovated with new finishes, HVAC and electrical fixtures. In addition, a new Work Room and Processing / Testing Lab are to be constructed.

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 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 shall be one hundred seventy-eight (178) consecutive calendar days from the date of commencement as specified in the Work Order letter, and Final Completion shall be thirty (30) days thereafter.

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-2979.00-1-26**

BID DATE: **02/03/2026 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 01/13/2026 @ 10:00 A.M. On-Site at UK North Farm, Research Dr., Lexington, KY 40511.

13. WRITTEN QUESTIONS

Anyone wishing to discuss specific items is requested to submit the items in writing to Construction Procurement, no later than 01/20/2026 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 01/20/2026 will be provided in an addendum issued on or about 01/27/2026.

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.

12/17/2025

Signed: *Ken Scott*
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>.