

University of Kentucky Healthcare Chandler Expansion

Bid Manual For:
ESP-3.0
Early Sequence Package 3.0:
Fuel Tank Relocation

UK Project #2615.0
4/29/2026



WALSH **Turner**

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SECTION 00 01 15 - List of Contract Documents

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	Construction Documents Project Manual	02/20/2026
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3.0-AS501	PARTIAL ARCH. SITE PLAN, FENCE DETAILS	02/20/2026
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3.0-ME-002	ELECTRICAL SYMBOLS	02/20/2026
3.0-ME-101	FUEL TANK RELOCATION - SITE DEMOLITION	02/20/2026
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SECTION 00 11 16.01 – INVITATION TO BID

University of Kentucky HealthCare Chandler Expansion Early Sequence Package 3.0: Fuel Tank Relocation

DATE Issued: Wednesday, April 29th, 2026

BIDS DUE: Thursday, May 28th, 2026, at 3:00 PM EST

1. Invitation

The University of Kentucky (Owner, University) and Construction Manager Walsh Turner JV III (Walsh Turner JV or WTJV) is soliciting Firm Fixed Proposals (Bids) 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# 2615.0 Chandler Expansion Facility Early Sequence Package 3.0, as set forth in the specifications and as shown on the drawings as prepared by HDR et al and approved by the Construction Procurement Section and under the terms and conditions of this Invitation.

2. Project Description

The Chandler Expansion project will involve the construction of a 2.08 million SF, 895 bed facility – with the focus on the expansion of the Chandler Patient Care Facility. The building will accommodate additional inpatient beds and clinical support services. General services targeted for this location include, but are not limited to, adult and pediatric inpatient rooms, observation spaces, operating rooms, minor procedures, diagnostic services, imaging services, pharmacy, retail, lab, administration, support, and meeting spaces.

The ESP-3.0 work includes adding two new fuel tanks next to the existing heating and cooling plant and installing underground piping to connect new system to existing. Existing fuel tanks to be left in place and removed as part of another scope package.

ESP-3.0 Contains the following Trade Categories available for Bidding:

- ESP-3.0 BP #001.01 – General Trades
- ESP-3.0 BP #023.01 – Plumbing & Mechanical

Future bid opportunities will be available for other packages associated with Project 2615.0.

3. CRITICAL STEP: Notice of Intent to Bid

Firms interested in bidding on this solicitation **must submit a completed Notice of Intent to Bid**. See 00 01 16.02 Notice of Intent to Bid Form. This will enable the WTJV team to provide access to Smartbid system for document download and Bid Upload.

4. 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 DIGITALLY via SmartBid in a single consolidated PDF document. Bids shall be only on the Official Forms supplied by the Construction Manager and in the following order:

1. 004116 Form of Proposal including all parts
 - 00 41 16 Form of Proposal
 - o Acknowledged Addenda
 - o Authentication of Bid and Non-Collusion and Non conflict of interest
 - 00 01 16.02 Notice of Intent to Bid Form
 - 00 41 00.XX Bid Breakdown Form – By Trade Category
 - 00 43 26 Bid Proposal Form Labor Rates
 - 00 45 16 Subcontractor Bidder Information Form
 - 00 45 16.01 Labor and Billing Projections
2. Determination of Responsibility
3. Bid Bond
4. Apparent Low Bidder will have until twelve o'clock (12) noon of the first working day following bid opening to provide:
 - Primary list of Proposed subcontractors
 - List of Materials and Equipment

5. 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.

6. Schedule of Project

The time for Substantial Completion as further defined in Article 1 of the General Conditions shall be per project schedule consecutive calendar days from the date of commencement as specified in the Work Order letter, or as shown on the

Construction Manager's Project Schedule, and Final Completion shall be thirty (30) consecutive calendar days thereafter. Substantial Completion will include all the site restoration completed, site clean-up and fully functional.

7. Schedule of Procurement

4/29/2026 – Bid Documents Issued
5/4/2026 – PreBid Meeting via Teams – 3pm EST
5/13/2026 – Final RFIs Due – via email – 3pm EST
5/20/2026 – Addendum Issued by EOD
5/28/2026 – Proposals due via SmartBid – 3pm EST
5/28/2026 – Bid Opening via Teams – 3:10pm EST

8. 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, and Construction Manager's Contract.

9. Plans and Specifications Review

Specifications, Plans and Contract Documents may be downloaded from Smartbid Following Completion of the Notice of Intent to Bid Form See 00 01 16.02 Notice of Intent to Bid Form.

Notes: Contractors that receive plans and specifications from other sources and do not complete the Notice of Intent to Bid Form will NOT be able to upload and submit their proposal into SmartBid.

10. Bid Submittal

Contractors must submit their bid in a single consolidated PDF and submit digitally through SmartBid. Firms that have completed the Notice of Intent to Bid Form will have ability to submit their bids in this manner.

Upon upload to SmartBid, bids will be marked showing time and date received. Bids received after the scheduled closing time will not be considered provided legal and accepted bids have been received on said referenced Invitation.

Bids will be opened via Teams at 3:10 EST, 5/28/2026.

Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/28042865637310?p=IQX9kO0c9L9vW2LkIG>

Meeting ID: 280 428 656 373 10

Passcode: pn9dJ69q

[Need help?](#) | [System reference](#)

Dial in by phone

[+1 773-917-3510,,821344750#](#) United States, Chicago

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11. 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, prior to the closing date for receipt of bids.

12. Right to Reject

The University of Kentucky, 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. Pre-Bid Conference

A Pre-Proposal Meeting will be held via Teams 5/4/2026 at 3pm Eastern time.

Microsoft Teams meeting

Join:

<https://teams.microsoft.com/meet/295083135501143?p=ioMlwlSkHjivUIUXTR>

Meeting ID: 295 083 135 501 143

Passcode: z6fR9ta3

[Need help?](#) | [System reference](#)

Dial in by phone

[+1 773-917-3510,,450930231#](#) United States, Chicago

[Find a local number](#)

Phone conference ID: 450 930 231#

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

14. Project Team

Construction Manager: Walsh Turner JV III
929 West Adams Street Chicago, IL 60607

Owner: University of Kentucky

Architect: HDR Architecture/Champlin Architecture
Structural Engineer: Walter P. Moore / Brown + Kubican
MEPFP Engineer: BR+A/KFI
Technology Engineer: SM&W
Civil Engineer: Carman

15. Questions

All pre-bid requests for information (RFIs), or other communication must be in written format and should be submitted to:

UKChandlerWTJV@walshgroup.com

Please use UKHC CHANDLER EXPANSION ESP1 RFI in the subject line of your email and submit your questions in Excel format.

The RFI cut-off date is 3:00 pm (EST) on 5/13/2026.

RFI responses will only be released via Smartbid. Final RFI responses will be issued with the final addendum on 5/20/2026.

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 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.

No Substitution requests will be entertained by the Construction Manager following conclusion of the bid period.

17. Key Pricing Clarifications

17.1. Insurance - Subcontractors shall include their own insurance.

17.2. Taxes - Bidders shall include all applicable taxes.

17.3. Form of Agreement (00 52 34)

Form of Subcontract for successful bidders shall be Walsh Turner JV Standard Subcontract Form of Agreement. These documents shall be signed unmodified. A copy of these documents is included in the Bid Manual, section 00 52 34.

17.4. Bonds

Subcontractor shall include a cost for bonds in their base proposal. Bond form is included in the Form of Agreement 005234 Exhibit H

18. Post Bid Meeting

The apparent low bidder will be requested to meet with the Construction Manager to review the bid and scope of services. Other bidders may be requested to meet with the Construction Manager to determine whether bidders have submitted Responsive and Responsible bid.

The time and place of this meeting will be announced after the bid opening. The Bidder should be represented at the interview session by company ownership and those persons most qualified to discuss the Project in detail and the specific Scope of Work, including representation from the major subcontractors/suppliers if appropriate. Attendance will be required if invited to discuss the bid. The proposed project specific management team and field supervision should be in attendance along with company leadership.

End of 00 11 16.01 Invitation to Bid

00 01 16.02 Notice of Intent to Bid

University of Kentucky HealthCare

Project Name: Chandler Hospital Expansion

Project Address: Lexington, KY

Bid Package Intending to Bid: _____

Please Email Response To: Walsh Turner JV

E-mail: UKChandlerWTJV@walshgroup.com

Proposal: UK Chandler ESP-3.0: Fuel Tank Relocation

Notice of Intent to Bid Due before:

Firm Contact Information:

Name:

Address:

City, State, Zip:

Contact Name:

Telephone #:

Email Address:

Please Check the Appropriate Box

We intend to submit a bid for the above-mentioned proposal. The written/digital proposal will be submitted before:

We decline to bid.

Authorized Signature

Date

Title