

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 # **2590.29, Central Heating Boiler Replacement** as set forth in the specifications and as shown on the drawings for as prepared by **KFI Engineers** and approved by the Construction Procurement Section and under the terms and conditions of this Invitation.

2. PROJECT DESCRIPTION

The Central Utility Plant building was built in 1936, with the addition in 1949, and is designated as a historic structure. All work shall be performed in a manner that preserves and protects its historic character and features.

This project consists of demolition, structural modifications, and installation of new mechanical, electrical, controls, and plumbing systems to support the addition of a 100,000 lb/hr boiler within the central heating plant.

Work includes completion of remaining demolition of existing piping systems and water softening equipment. The existing electrical generator and associated support systems will be removed from the central heating plant and relocated to Cooling Plant No. 2. A new electrical generator, along with all required supporting components, will be installed within the central heating plant to serve the upgraded facility.

To accommodate the installation of the new boiler, a portion of the existing exterior wall will be removed and subsequently reinstalled following equipment placement. Structural modifications include infilling of existing pits and construction of a new trench to support installation of the boiler and associated systems. The trench will provide routing for piping and drainage infrastructure required for the new equipment.

New access catwalks will be installed around the boiler to provide safe and adequate access to critical maintenance and operational components.

Mechanical scope includes installation of new water softeners, a brine tank, and associated piping and support systems to meet the operational requirements of the upgraded boiler system.

Plumbing work includes installation of new floor drains within the trench, along with additional drainage components necessary to support boiler blowdown, equipment drains, and general plant drainage requirements.

Controls scope includes integration of the new boiler and associated equipment into the central plant control system. Work includes installation and programming of new control panels, field devices, and instrumentation; implementation of boiler sequencing and lead/lag control strategies; integration with the existing building automation system (BAS); and provision of alarms, trending, and operator interface graphics to support safe and efficient plant operation.

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 described herein 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 (Bid Form)
2. Bid Bond

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

4. METHOD OF AWARD

Recommendation for award of Contract will be made on the basis of the lowest responsible bid provided by a bidder determined to be capable ("responsible") in all respects to perform the scope of work as the best value to the University.

5. SCHEDULE OF PROJECT

Contractor shall reach Substantial Completion no later than two hundred twenty (220) consecutive calendar days from the date of commencement as specified in the Work Order Letter/Notice to Proceed. Final Completion shall be no later than thirty (30) days thereafter.

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 as a condition of the contract. All bonding and insurance requirements are contained in the Instruction to Bidders, General Conditions and Special Conditions. Should any of these references disagree, the Special Conditions prevail.

6. PLANS AND SPECIFICATIONS REVIEW

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

www.ukplanroom.com

7. 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.

8. 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-2590.29-4-26

BID DATE: 7/24/2026 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.

Bids received by the deadline will be unsealed and read aloud following the deadline. The bid clerk will direct those interested to the bid opening location. There will also be an online option (Typically Zoom) for those who cannot attend in person. The link will be posted on the Bid & Proposal Opportunities page on the day of the bid opening: <https://purchasing.uky.edu/bid-and-proposal-opportunities>.

9. 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 may 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.

10. 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.

11. PRE- BID CONFERENCE

A Pre-Bid Conference will be held for this project on 7/02/2026 @ 3:00PM EST

Peterson Service Building Room 226

411 S. Limestone

Lexington, KY 40506

12. WRITTEN QUESTIONS

Anyone wishing to discuss specific items is requested to submit the items in writing to Construction Procurement, no later than **7/09/2026** at 1:00 PM Lexington, KY Time. Written questions can be submitted by email to Corey W. Leslie at cckbidquestions@uky.edu.

Please use the bid number and project title in the 'Subject' line of your email.

Note: Responses to Written Questions received by the deadline will be provided in an addendum issued on or about **7/16/2026**.

13. 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 using **Attachment 009 – Substitution Request Form** 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.

14. POST BID MEETING

The apparent low bidder may be required 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 Corey W. Leslie 6/26/2026
Procurement Officer