1. INVITATION

Sealed proposals for the following work will be received by the University of Kentucky, Construction Procurement Section, Peterson Service Building, 411 South Limestone, Lexington, Kentucky 40506-0005. General Contractor shall furnishing of all labor, materials, supplies, tools, appliances, equipment, services, etc, necessary for the construction of PROJECT #2458.0, Grain Center of Excellence, located at UK Research and Education Center, 1205 Hopkinsville Street, Princeton, KY 42445. As set forth in the specifications and as shown on the drawings as prepared by JRA Architecture and their Sub consultants, the University Capital Project Management Division and Construction Procurement and under the terms and conditions of this Invitation.

2. PROJECT DESCRIPTION

The project will renovate and expand the UK Research and Education Center at Princeton for the new Grain Center of Excellence. The new Grain Center of Excellence will allow the University to conduct research on intensive agricultural production practices, to study water quality issues, and to help define the environmental footprint of intensive agriculture. This will ultimately benefit Kentucky producers by providing new applications and technologies resulting in increased yields, reduced inputs and higher economic returns.

The existing facility will be expanded by an additional 17,425 square feet and will include a multi-purpose space with large equipment access. Renovations to the existing facility will cover approximately 38,190 square feet and are needed to tie the current facility into the expansion and ensure that the renovated and expanded facility meets modern safety and energy efficiency standards. This project includes upgrades and replacement of floor tiles, windows, ceiling tiles and grid, entrances, lighting, HVAC system, fume hoods, fire alarm and roof to the existing structure.

When complete, the new Grain Center of Excellence will include a large multi-purpose space, seed storage and handling room, seed/plant drying room, seed cold storage room, grinding room, research laboratories, general storage rooms, updated offices for faculty, staff, and students, food preparation rooms, conference room, smart classrooms, office administration areas, and rest rooms.

This project includes the following Alternates:

No. 1 (Lab Addition Expansion, Area C):
No. 2 (Seminar Classroom Addition, Area A):
No. 3 (Increased Size of the Front Canopy, Area A):
No. 4 (Office Addition Expansion, Area B):
No. 5 (Enhanced Building Finishes, Areas A, B, & C):
No. 6 (Coated Foam Roofing, Areas A, B, & C):
In addition, this project includes the following Allowances:

Allowance No. 1: Unit-Cost Allowance: Include the sum of $450.00 per thousand for face brick to match existing as specified in Section 042000 "Unit Masonry" and as shown on Drawings.

Allowance No. 2: Lump-Sum Allowance: Include the sum of $30,000 for brick and concrete masonry repointing as specified in Section 040120 "Brick Masonry Repointing." This allowance includes material cost, receiving, handling, and installation, and Contractor overhead and profit.

Allowance No. 3: Lump-Sum Allowance of $(To be Released by Addendum) for the contractor to furnish all labor, materials, equipment and services required to provide the fire alarm system as specified.

Allowance No. 4: Lump Sum Allowance of $(To be Released by Addendum) for the contractor to furnish all labor, materials, equipment and services required to provide a complete temperature control system as specified.

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. 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.
5. SCHEDULE OF PROJECT

The time for Substantial Completion for all phases as further defined in Article 1 of the General Conditions shall be a total of 450 consecutive calendar days from the date of commencement as specified in the Work Order letter, and Final Completion shall be thirty (30) days thereafter.

In addition, the schedule will include the following Phases:

Phase I: Area A, Demolition and utility work: Starting date March 1, 2018, sixty (60) calendar days. Refer to the Project Phasing Plan, Drawing G-104 for additional information.

Phase II: Areas A, B, & C, New Additions: Starting date April 30, 2018, one-hundred twenty (120) calendar days. Refer to the Project Phasing Plan, Drawing G-104 for additional information.

Phase III: Areas A & B, Completion and Move-in of New Area A & B Additions: Starting date August 28, 2018, sixty (60) calendar days. Refer to the Project Phasing Plan, Drawing G-104 for additional information.

Phase IV: Area B, Renovation of Existing Offices: Starting date December 26, 2018, sixty (60) calendar days. Refer to the Project Phasing Plan, Drawing G-104 for additional information.

Phase V: Area C, Completion and Move-in of Area C Addition: Starting date August 28, 2018, one-hundred twenty (120) calendar days. Refer to the Project Phasing Plan, Drawing G-104 for additional information.

Phase VI: Area C, Renovation of Existing Labs: Starting date February 24, 2019, ninety (90) calendar days. Refer to the Project Phasing Plan, Drawing G-104 for additional information.

Note that some of the above Phases dates overlap. They are not sequential.

Refer to drawing G-104, First Floor Phasing Plan.

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. 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
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 of 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-2271-18**

**BID DATE:** 1/18/2018 at 3:00 P.M. LEXINGTON TIME (Eastern 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.

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 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.

10. **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. For assistance in identifying minority vendors and subcontractors, the contractors may contact: The Kentucky Procurement Assistance Program, 500 Mero Street, 23rd Floor, Frankfort, Kentucky 40601,(800-838-3266) email address CEDkpap@ky.gov, and/or The Office of Business & Occupational Development, Transportation Cabinet, 200 Mero Street, Suite 614, Frankfort, Ky. 40622, (502-564-3601) Attn: Mr. Melvin Bynes, email address Melvin.Bynes2@ky.gov
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.

11. **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-Bid Conference will be held on December 15, 2017 at 10:00 AM Central Time/11:00 AM Eastern Time @ the UK Research and Education Center, 1205 Hopkinsville Street, Princeton, KY 42445. Decisions and Clarifications discussed at this meeting will be incorporated into the bid documents 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.

14. **WRITTEN QUESTIONS**

Mike Mudd Capital Construction Procurement, no later than 1/03/2018. Written questions can be submitted by email to: mikemudd2@uky.edu and sbowlin@uky.edu

Note: Responses to Written Questions received no later than 1/03/2018 will be provided in an addendum.

15. **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.

16. **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 at the bid opening.

Signed: 

Mike Mudd  
Contracting Officer