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**INVITATION TO BID**

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**Project:**

Scott County Hall of Justice  
Georgetown, KY

**Owner:**

Scott County Fiscal Court  
100 East Main Street  
Georgetown, KY 40324

**Project Description:**

The Scott County Hall of Justice project consists of a new 67,240 SF facility including six courtrooms, clerk area, underground secure parking and holding cells. The construction has spread footings with supporting caissons, structural steel framing with metal stud framing, brick and cast stone veneer, aluminum storefront windows, and a sloped membrane roof system. The site has a large plaza area with a paved rear parking lot including a geothermal well field and storm water detention system.

**Bid Date:**

The Scott County Fiscal Court will receive bids for Scott County Hall of Justice project on Tuesday, July 2nd, 2024 **by 2:00 PM ET**. Bid opening will be held at 101 East Main Street, 3rd floor Fiscal Court Room, Georgetown, KY 40324. If a bidder wishes to mail a bid, it should be mailed to the Scott County Fiscal Court, 101 East Main Street Ste. 210, Georgetown, KY 40324. Mailed bids must be received prior to the above-mentioned time and date. All bids received prior to the closing time will be publicly opened and read aloud. Late bids shall not be acknowledged and will be returned unopened to the contractor. The bids shall be guaranteed for a period of sixty days and no bid may be withdrawn prior to the sixty-day period.

A Pre-Bid meeting will be held on **Thursday June 6<sup>th</sup> 2024 at 10:00 AM ET** at 101 East Main Street, 3rd floor Fiscal Court Room, Georgetown, KY 40324. Attendance at the Pre-Bid is highly recommended but not mandatory. A thorough investigation of the site and existing structures is strongly encouraged for all bidders. The existing property is located at 163 North Broadway Street, Georgetown, KY 40324.

**Form of Proposal:**

The official form of proposal is included within Volume One (1) of the official specification manual. The forms supplied within the specification manual shall be completely filled out and submitted within a sealed envelope. The form of proposal shall be copied from the specification manual. The exterior of the sealed envelope shall contain the following information:

**Bid submitted by:**  
(Insert name of Subcontractor)

\_\_\_\_\_

**Sealed Bid for the Project:**  
**Scott County Hall of Justice**  
**Georgetown, KY**  
**Bid Package # \_\_\_\_\_**

**Bid Guarantee:**

A 10% bid bond or certified check equal to 10% of the bid including all alternates is required to be submitted with the official form of proposal. All bid bonds shall be on the Consensus Doc Form 760. Bid Guarantees on other forms shall not be accepted and will result in a non-responsive bid.

A 100% payment and performance bond shall be provided for the full base bid amount plus any accepted bid alternate(s), upon receipt of a Notice of Award.

**Kentucky State Sales Tax:**

The Trade Contractor shall be responsible for paying all taxes on materials, goods, and services as required by the Commonwealth of Kentucky. The Trade Contractor may utilize Owner Direct Purchase Orders on materials following the stipulations on the Form of Proposal.

**METHOD OF BIDDING:**

Bids will be received from Individual Trade Package Contractors on a Lump Sum Bid Basis for the Individual Trade Bid Package as described herein. All phases of the work described and outlined within the Individual Trade Bid Packages will be completed by the successful Individual Trade Bid Package Contractor. Bids shall be submitted in the manner herein described and on the official proposal form included with the general conditions and specifications and shall be subject to all the conditions as set forth and described in the Bid Documents.

**METHOD OF AWARD:**

Award shall be issued on the best value responsive bid by a responsible bidder meeting all requirements of this solicitation. The Construction Manager's recommendation for awardees will be based solely on best value of bid, statement of qualifications, and reference checks.

**PROJECT CONTACTS:**

The following shall be the official contact list for the project. All communication and clarification concerning the bidding documents shall be forwarded through the contacts listed below. All correspondence and questions shall be copied to the Construction Managers and the Architects office by email:

**Construction Manager:** Trace Creek Construction, Inc.  
127 Market Street, Vanceburg, KY 41179  
Josh Shuster, Project Manager  
Office: (606) 796-3867  
Email: jshuster@tracecreek.net

**Architect:** Brandstetter Carroll, Inc.  
2360 Chauvin Drive, Lexington, KY 40517  
Ben Whitmer  
Office: (859) 268-1933  
Email: bwhitmer@bcieap.com

**Bidding Documents:**

Bidding Documents will be on file and available for review at the following locations:

1. Owner: 101 East Main Street, Georgetown, KY 40324
2. Architect: 2360 Chauvin Drive, Lexington, KY 40517
3. CM: 127 Market Street, Vanceburg Kentucky 41179

4. Lynn Imaging, 328 E. Vine Street, Lexington, KY 40508 will be in charge of plan distribution. Plan purchase charges will be listed on the Lynn Imaging distribution website, <https://www.lynnimaging.com/> Documents will be available for pickup/delivery after receipt of the specified payment by Lynn Imaging.
5. Builders Exchange of Tennessee; 300 Clark Street, Knoxville, TN 37921
6. The Blue Book Building & Construction Network; 800 E. Main Street, Jefferson Valley, NY 10535
7. Construct Connect; 3825 Edwards Road, Suite 800, Cincinnati, OH 45209
8. Builder's Exchange, Inc.; 7250 Poe Avenue, Dayton, OH 45414
9. Builders Exchange; 2300 Meadow Drive, Louisville, KY 40218
10. Dodge Construction Central; 300 American Metro Blvd. Suite 185, Hamilton, NJ 08619
11. AGC of Western Kentucky; 2201 McCracken Blvd, Paducah, KY 42001-9655

**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 bid shall not be cause for withdrawal of bid without forfeiture of bid bond. Bids may be withdrawn in person only, prior to the closing date for receipt of bids.

**Individual Trade Bid Packages Listing:**

The following Individual Bid Packages will be accepted:

- BID PACKAGE 02 Asphalt
- BID PACKAGE 03 Concrete
- BID PACKAGE 04 General Trades
- BID PACKAGE 05 Masonry
- BID PACKAGE 06 Structural Steel
- BID PACKAGE 07 Roofing
- BID PACKAGE 08 Aluminum Storefronts, Curtainwalls, & Glazing
- BID PACKAGE 09 Gypsum Board Systems & Ceilings
- BID PACKAGE 10 Casework & Furnishings
- BID PACKAGE 11 Tiling & Terrazzo Flooring
- BID PACKAGE 12 Resilient & Carpet Flooring
- BID PACKAGE 13 Painting
- BID PACKAGE 14 Fire Suppression
- BID PACKAGE 15 Mechanical
- BID PACKAGE 16 Electrical

The Construction Manager reserves the right to accept and/or reject any bid deemed to be in the best interest of the Scott County Fiscal Court in accordance with the laws of the Commonwealth of Kentucky. The awarding of bid packages shall be based on best value criteria as established by the Construction Manager upon review of bid results and statement of qualifications from bidders.

[END OF SECTION]