

BID # 2026-319: CITY OF NICHOLASVILLE - FIRE STATION #5

1.1 PROJECT INFORMATION

- A. Notice to Bidders: Qualified bidders may submit bids for project as described in this Document. Submit bids according to the Instructions to Bidders.

1. Regulatory Requirements:

- a. KRS 424.260 shall govern submittal, opening, and award of bids.

B. Project Identification: **City of Nicholasville – Fire Station #5**

1. Project Location: 1301 Wilmore Rd, Nicholasville, KY 40356
2. Owner Bid #: 2026-319

C. Owner: City of Nicholasville

Owner's Representative:

Chief Craig Cox
Nicholasville Fire Department
785 E. Brannon Road
Nicholasville, KY 40356
(859) 554-5100

Architect:

Aaron R. Nickerson, AIA
GRW Inc.
801 Corporate Drive
Lexington, KY 40503
(859)-223-3999
anickerson@grwinc.com

D. Project Description:

1. The project scope includes the Construction of the New City of Nicholasville Fire Station #5, located on Wilmore Road in Nicholasville KY. The building program includes approximately 8,500sf of Office, Decon, Dormitory, Break, and Apparatus Bay spaces. The primary building structure is cold-formed framing with masonry and insulated metal panel façades and Standing Seam Metal Roofing. The 2 bay pull-thru apparatus structure is reinforced masonry with a brick facade, concrete floor system, and standing seam metal roofing. The facility includes an ICC-500 compliant storm shelter.

2. In addition, a 3 bay Utility garage will be included, all site work, landscaping, utility connections, and site improvements are included in the contract. The primary site improvements include concrete drives and asphalt parking. A new Wilmore Road access, garbage enclosure, landscaping and a backup utility generator system.
3. Onsite demolition will include the existing driveway, Existing residence, and features scheduled for demolition.
4. Please review the projects Contract documents for full project scope and requirements.

1.2 WORK HOURS

1. On-Site Work Hours: Unless otherwise coordinated with the owner and jurisdiction, limit work to business Hours and Weekends. Follow local ordinances.

1.3 CONSTRUCTION CONTRACT:

1. Bids will be received for the following Work:
 - a. General Contract (all trades).

1.4 BID SUBMITTAL AND OPENING

- A. Owner will receive sealed lump sum bids until the bid time and date at the location given below. Owner will consider bids prepared in compliance with the Instructions to Bidders issued by Owner, and delivered as follows:

1. Bid Date: Friday, October 16th, 2026
2. Bid Time: 1:00pm, local time.
3. Location:

City of Nicholasville – City Hall
517 N. Main Street.
Nicholasville, KY 40356.

- B. Bids will be thereafter publicly opened and read aloud.

1.5 BID SECURITY

- A. Bid security shall be submitted with each bid in the amount of 5 percent of the bid amount. No bids may be withdrawn for a period of 90 days after opening of bids. Owner reserves the right to reject any and all bids and to waive informalities and irregularities. Nothing in these bid documents shall obligate Owner to enter into a contract with any bidder. Owner reserves the right to reject any or all bids.

1.6 PREBID MEETING

- A. Prebid Meeting: See Document 002513 "Prebid Meetings."

- B. Prebid Meeting: A Prebid meeting for all bidders will be held at the City of Nicholasville – Police Department Community Room – 717 N Main Street, Nicholasville, KY 40356 on Monday, October 5th, 2026. 10am local time. Prospective prime bidders are strongly recommended to attend.
 - 1. Bidders' Questions: Architect will provide responses at Prebid conference to bidders' questions received up to two business days prior to conference.

1.7 DOCUMENTS

- A. Printed Procurement and Contracting Documents: Obtain on or after September 21st, 2026, by contacting GRW's Online Plan Room (<http://www.grwinc.com/plan-room>). Only complete sets of documents will be issued. Procurement of documents from GRW is required to Bid on the project from all Prime Bidders.
 - 1. Electronic and Hard Copy Set Cost: \$250.00, payable on the GRW Online Plan Room.
- B. Viewing Procurement and Contracting Documents: Examine after, at the locations below:
 - 1. Hard Copy Viewing:
GRW – Suite 190
801 Corporate Drive
Lexington, KY 40503
 - 2. Hard Copy Viewing:
City of Nicholasville – City Hall
517 N. Main Street.
Nicholasville, KY 40356
 - 3. Electronic Access:
GRW Plan Room
<http://www.grwinc.com/plan-room>

1.8 TIME OF COMPLETION AND LIQUIDATED DAMAGES

- A. Successful bidder shall begin the Work on receipt of the Notice to Proceed and shall complete the Work within the Contract Time. Work is subject to liquidated damages of \$250/day.
- B. Successful bidder shall complete substantial completion within (16 months) 480 days of issuance of "Notice to Proceed".

1.9 BIDDER'S QUALIFICATIONS

- A. Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work. A Performance Bond, separate Labor and Material Payment Bond, and Insurance in a form acceptable to Owner will be required of the successful Bidder. AIA305 – Contractors Qualification Statement to be provided as part of the Bid Package. Section "5 Financing" will be required of the Apparent Low Bidder after the Bid Opening.

1.10 NOTIFICATION

- A. This Advertisement for Bids document is issued by the City of Nicholasville.

END OF DOCUMENT 001113