

# **CONTRACT PROPOSAL/CONTRACT ACCEPTANCE**

**Project # 2017-NC-005**

for

Construction of the

## **Nelson County Fairgrounds Samuels Haul Renovation**

located at

2391 New Haven Road  
Bardstown, KY 40004

REQUEST FOR BIDS

**Nelson County Fairgrounds Samuels Haul Renovation Project,  
2391 New Haven Road, Bardstown, KY 40004**

Nelson County Fiscal Court will accept sealed bids for furnishing all labor, equipment, and materials to provide and construct the renovation project of the Samuels Hall Building located within the Nelson County Fairgrounds at 2391 New Haven Road.

Sealed Bids will be opened on Friday, September 1<sup>st</sup>, 2017 at 10:00 A.M. in the Nelson County Fiscal Court Room located in the Old Nelson County Courthouse, One Court Square, Bardstown, Kentucky. Contract bid forms, plans, and specifications can be obtained at the Nelson County Landfill office located at 1025 Airport Road, Bardstown, KY 40004 or by contacting John C. Greenwell, P.E., at (502)348-1876.

Nelson County reserves the right to reject any and/or all bids and waive formalities.

By Dean Watts  
Nelson County Judge Executive

This **CONTRACT PROPOSAL/ACCEPTANCE** by and between the

**Nelson County Fiscal Court (herein called the owner)**

and

\_\_\_\_\_ **(hereinafter called the Contractor).**

The OWNER and the CONTRACTOR shall, in consideration of the mutual covenants hereinafter set forth, agree as follows:

1. WORK

The CONTRACTOR shall complete all work as specified or indicated in these CONTRACT DOCUMENTS and SPECIFICATION 2017-NC-005. The work is generally described as follows: Bid Item # 1 -Provide all materials, equipment and labor necessary to construct the Samuels Hall Building Renovation in accordance with contract plans, specifications and contract documents.

2. CONTRACT DOCUMENTS & PLANS/SPECIFICATIONS

The Samuels Hall Building Renovations shall be constructed in accordance with this Contract Proposal, attached Plans and the attached specification entitled "**Specification - PROJECT # 2017-NC-005, Nelson County Fairgrounds, Samuels Hall Building Renovation Project, NELSON COUNTY KENTUCKY.**" The Contractor shall be responsible for construction of all items in the specifications and in these Contract Proposal Documents.

3. CONTRACT TIME:

The time period for completion of this contract shall be 90 calendar days from the Notice to Proceed. The Notice to Proceed shall be issued once all performance bond and insurance documents have been met. Failure to provide the documents within 10 days of the Notice of Award can be justification for contract termination. A signed copy of this contract agreement will be mailed to the Contractor with the Notice of Award once the Contractor's proposal has been accepted by the Nelson County Fiscal Court.

4. CONTRACT INSPECTION:

Inspection for this contract including submittal of material used, requests for payment, and

acceptance of work completed will be performed by the Engineer – John C. Greenwell, P.E., (phone # (502)348-1976), 1025 Airport Road, Bardstown, KY 40004.

## 5. PAYMENT PROCEDURES.

Payment for work completed will be made once per month. Invoices for work completed shall be submitted to the Project Engineer for approval **by the Second (2nd) Wednesday** of each month.

## 6. UTILITIES/STORAGE SPACE

There will be storage space at the site available for trailers. Equipment may be stored at the site at the contractor's own discretion. There is water and electric utilities available at the site.

## 7. BONDS:

No Bid Bond is required for this project.

A performance bond in the amount equal to the contractor's bid amount shall be provided within two weeks of the Notice of Award issued to the Contractor. Failure to provide this performance bond by this time frame shall be reasons to terminate awarded contract at NOCOST to the County.

## 8. INDEMNIFICATION/INSURANCE:

The Contractor shall purchase and maintain at the Contractor's expense for the full contract period such insurance as is appropriate for the work being performed. The insurance shall cover claims which may arise from the Work performed with this contract which includes Claims under Worker's Compensation, disability benefits, and claims for damages because of bodily injury, personal injury, sickness or disease, or death of any of the CONTRACTOR's Employees or for any person other than the CONTRACTOR's Employees who may be hurt/injured/killed as a result of the Contractor's Work on this contract.

**\*\*\* The Contractor shall provide proof of insurance prior to start of work.\*\*\***

The Contractor shall indemnify and hold harmless the OWNER and the ENGINEER against all claims, damages, losses and expenses, arising out of or resulting from the performance of work on this contract.

**9. SPECIAL CONDITIONS:**

1. The Contractor shall obtain the building permits as follows: Zoning compliance permit, building permit, and electrical permit. No fees shall be charged for the building, zoning compliance, or the Electrical Permit
2. A Storm Water Management and Drainage Plan (SDP) is not required for the project.
3. The contractor shall provide all materials required for this project.
4. The contractor shall finish grade around the building, seed and straw disturbed areas, and clean up the site of all debris.
5. Waste debris roll-off container(s) shall be provided for the project.
6. All electrical work shall comply with the National Electric Code
7. Contract award shall be made based on the best low bid of all items selected for contract award

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**PROJECT # 2017-NC-005, Nelson County Fairgrounds - Samuels Hall Renovation**

**BID PROPOSAL:**

I, (name) \_\_\_\_\_ The duly  
authorized representative of the CONTRACTOR, (Name) \_\_\_\_\_  
\_\_\_\_\_, of (address) \_\_\_\_\_  
\_\_\_\_\_, (Phone) \_\_\_\_\_ do/does hereby

propose to provide all labor, equipment, and materials to construct the Nelson County Fairgrounds, Samuels Hall Renovation at the Nelson County Fairgrounds in accordance with Project #2017-NC-005 plans and specifications and these contract documents for the following amounts:

<b>Total Project Cost</b>		\$ _____
<b>Alternate #1</b>	(Add/Deduct)	\$ _____
<b>Alternate #2</b>	(Add/Deduct)	\$ _____

This bid proposal shall be good for sixty (60) calendar days from bid opening date. Respectively submitted by:

\_\_\_\_\_  
Name of Contracting Firm

\_\_\_\_\_  
Signature/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
(address/phone)  
Addendum(s) Noted/Included: \_\_\_\_\_

**11. BID PROPOSAL ACCEPTANCE:**

**PROJECT # 2017-NC-005, Nelson County Fairgrounds - Samuels Hall  
Renovation**

Having reviewed the following proposal dated \_\_\_\_\_

from the CONTRACTOR \_\_\_\_\_

(address) \_\_\_\_\_

\_\_\_\_\_, (Phone) \_\_\_\_\_

who shall provide all labor, equipment, and materials to construct the Nelson County Fairgrounds, Samuels Hall Renovations at the Nelson County Fairgrounds in accordance with Project #2017-NC-005 plans and specifications and these contract documents for the following amounts

**Bid Item - PROJECT # 2017-NC-005, Nelson County Fairgrounds - Samuels Hall  
Renovation**

**\$ \_\_\_\_\_ Lump Sum Cost**

The OWNER, (the Nelson County Fiscal Court) does hereby accept the CONTRACTOR'S Proposal as the low/best qualifying bid. By the OWNER signing this CONTRACT ACCEPTANCE - The OWNER AND THE CONTRACTOR each binds itself, its, partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect of all covenants, agreements, and obligations contained in these Contract Documents.

Bid Proposal/Contract Agreement:

\_\_\_\_\_ on this \_\_\_\_ day of \_\_\_\_\_ 2017

by **Dean Watts, Nelson County Judge Executive**  
as authorized by the Nelson County Fiscal Court

**NELSON COUNTY  
FISCAL COURT**

**SPECIFICATION #2017-NC-005**

**Construction of the**

**Nelson County  
Fairgrounds Samuels Hall  
Renovation**

**located at  
2391 New Haven  
Road Bardstown,  
KY 40004 in  
Nelson County Kentucky**



## **1.0 GENERAL:**

1.1 These specifications represent the minimum quantity and quality of materials to be utilized for this project. The specifications, plans, and room schedule identifies: materials to be used in all rooms, wall materials, ceiling heights, approximate room size, floor material, doors, lighting, etc.

1.3 The Contract Plans represent the proposed floor layout, electrical, lighting plan layout, elevations, typical (**minimum**) construction standards, etc. to be utilized. The contractor shall field measure all rooms prior to ordering materials to be used to assure proper quantities have been provided.

1.4 The CONTRACTOR shall be responsible to order material when needed assuring proper size and amount of material required, coordinate delivery, unload, and protect all material.

1.5 Special inspections (geo-technical, structural, concrete, etc) shall be the responsibility of the Owner. The Contractor shall coordinate with the Owner a minimum of 48-hours notice of when inspections shall be required.

1.6 All work shall comply with the International Building Code (IBC) and with the Kentucky Building Code (KBC) and the National Electric Code

## **2.00 ROOF AND WALL COVERING**

The roof covering shall be (at a minimum) new "PBR" Panel, 26 gauge steel, 1-1/4", side laps with exposed fasteners. (Roof Purlins spaced for all loading requirements)

Roof panels shall be continuous from ridge to eave.

The exterior wall "skirt" covering shall be new "PBR" Panel, 29 gauge steel., side laps with exposed fasteners. (Wall girts shall be spaced for all loading requirements)

Wall panels shall be one piece to a maximum length.

The interior ceiling covering shall be new "**PBR**" Panel, 29 gauge steel., side laps with exposed fasteners.

The siding material shall be aluminum-zinc coated (galvalume-plus) steel panels with a color coating and shall be 26 or 29 U.S. Standard gauge (as noted above), high strength steel with minimum yield point 80 KSI in conformance with the ANSI specifications.

Panel fasteners shall be self-drilling, painted exposed screws. Fasteners shall be in conformance industry standards. The color of the finish shall match the wall panel. All self-drilling screws shall be a #12 type A thread hexhead with 5/8" inch diameter domed metal washer and the neoprene sealing washer with a twenty year warranty. Screws and dome washers shall be .001 inch (minimum) mechanically zinc plated steel with finish coat of silicone polyester. The color of the finish shall match the panel. Exposed trim fasteners where specified shall be cadmium plated 1/8 inch diameter dome blind rivets. Color to match trim.

Sealant (1" tape) shall be provided for all side laps for roof and wall covering. Stitch screws shall be installed along the sealed side laps for roofing applications at one (1 ) ft centers or as recommended by

the material supplier for roofing applications. . All end laps of roof panels shall be assembled with panel sealant as required by industry standards. Closed cell formed rubber closure matching the configuration of the covering shall be provided at eave and rake.

Flashing and/or trim shall be furnished at comers, framed openings, and where required (base trim at ext. wall covering) . Painted steel for flashing, metal closures, and trim shall be U.S. Standard 26 gauge. Flashing profiles shall comply with industry standards as shown attached to these specifications.

Trim/flashing shall be color coated similar to siding/roofing. Color shall be selected by the owner.

Eave Gutter and Down spouts: The eave trim shall be a gutter with sculptured configuration and shall be externally attached . All gutter joints shall be sealed with a polymer sealant. The down spouts shall have a square profile with a kick out elbow at the bottom. Down spouts will be supported by attachment to canopy columns and the wall covering.

The gutter and down spouts shall be provided ( one down spout on each long wall) see plans.

Ridge Cap: A continuous formed ridge cap shall be supplied and installed per manufacturer's requirements at the area where roof slopes reverse (over the stage area). Material shall match roofing panels in color and material.

All wall, roof panels, eave trim, gutters, rake trim, flashing, door trim, etc. shall be installed and fastened on the new trusses or studs in accordance with manufacturer's and industry standards. Suitable Building systems for this project shall be those as designed/manufactured by A& S Building Systems, Varco Pruden Building, or approved equals.

Warranty: All panel endlaps shall be assembled with panel sealant as is typical. Panel system supplier/contractor utilized shall provide to the county a 20 year weather tightness warranty

## **2.1 BUILDING ADDITION – ROOF TRUSSES**

New engineered trusses. - New engineered trusses shall be supplied and installed and placed at four foot centers.

The trusses shall span the entire building.

The trusses shall be designed to handle all wind, snow, loads for this area and interior ceiling loads (metal ceiling), and point loads identified on the plans..

The trusses shall have pitch per the plans Gable trusses shall be used at each end

All trusses shall be mounted and secured to the base plate with "hurricane" clips.

## **3.0 Flooring**

The concrete slab under the building addition shall be a 4-inch thick slab unless noted otherwise on the plan. The concrete shall be 3,500 psi per the Kentucky Standard Specifications for Road and Bridge Construction most recent version. Reinforcing mat and/or steel rebar shall be 60,000 psi and per the plans.

## **4.0 Doors**

Doors- shall be as shown on the plans and provide steel stud anchors.

Personnel doors shall be steel doors and jambs, placed where shown on the plans. All doors shall be 3' 0" x 7-0 (unless approved otherwise),

All new personnel doors shall be furnished with steel door frames with integral stops and trim. Door frames shall be 16 gauge steel, 2" face, depth required for steel stud walls, with mortised hinge jambs. Lock jambs shall be prepared for Government series 160 lock strike jambs or proposed equal lockset. Door frames shall be plumbed and anchored secured to existing steel structure of building

Doors leafs shall be standard duty, seamless hollow metal construction, shall be sized accordingly, 1-3/4" thick, with 18 gauge seamless galvanized steel face, Series 1500 (interior),"Series 2500 Supercore Doors" (Exterior) or equal conforming to Commercial Standard CS242-62, and the Steel Door Institute for Type 1 classification. Top and bottoms shall be not less than 16 gauge channels with Core to be rigid polystyrene foam core. Door leafs shall be mortised for 4-1/2" x 4-1/2" template hinges and prepared for Government series 160 type locksets or deadbolts.

Doors shall be Full flush Panel doors At locations shown on plans

Hardware:

Hinges shall be 4-1/2"x4-1/2", 10 gauge, full mortise, plain bearing, steel prime painted, three per door leaf

Locksets for exterior door shall be standard duty keyed deadbolts (and thumb tum interior) and lever entry lockset, -

Doors and frames shall be bonderized and painted one coat rust inhibitive quality primer, neutral gray color, oven dried and conforms to ASTM D-714 and B-117]

Exit doors (Rear Hollow Metal and Front Aluminum Store Front) shall have panic hardware installed.

Overhead Door: 8 ft Wide x 7 ft high

Shall be a solid panel style, insulated, aluminum door. Frame shall be heavy duty (series 521) from Overhead Door Company or equal.

## **5.0 Painting & Wall Coverings**

Metal Doors & Metal Frames & metal trim - painted as follows

Doors & frames & trim shall be factory primed

Exterior Metal Doors -Two (2) coats Sherwin Williams A-100 Exterior Latex Satin (or approved equal)

Interior Metal doors - Two (2) coats Sherwin Williams Interior Latex Pro-Mar 200 Eg-Shell (or approved equal) Enamel

Colors shall be selected by owner

Exterior Metal shall be primed and painted. Primer shall be Sherwin Williams Bond-Plex

Waterbased Acrylic Coating or approved equal. One coat of primer required.

Exterior paint shall be Sherwin Williams DTM Acrylic Eg-Shel or approved equal.

Two coats of paint shall be applied. The surface shall be prepped per manufacturer's recommendations.

Paint Color to be selected by owner. Color Samples shall be provided.

Roof shall be inspected for leaks prior to painting. Any observed leaks shall be patched prior to painting. I

Interior paint for ceiling including HVAC ducts, interior structural steel, and insulation shall be

Sherwin Williams Pro Industrial Multi-Surface Acrylic B66-1550 Serris Semi-Gloss or approved Equal.

All surfaces shall be prepared per product specifications. One coat to be applied per product specifications.

Paint Color to be selected by owner. Color Samples shall be provided.

## **6.0 Plumbing -**

The contractor shall comply with the drawings and applicable plumbing code requirements.

### **6.01 Potable Water Service:**

1. All potable water lines (hot & cold) inside building shall be 3/4" non-barrier PEX-B type tubing manufactured to ASTM F876/F877/F2023 standards and complying with State Plumbing codes. The contractor shall have approval from the owner prior to use of different materials other than copper.
2. Hot and/or cold water shall be provided to all fixtures shown on the plans. Cold water lines shall be provided to all toilet fixtures. All fixtures' supply lines shall be valved (including water heater) at the fixture.

### **6.02 Waste Plumbing:**

1. The basic waste plumbing shall be the responsibility of the contractor to properly size.
2. All connections, slopes, vents (not shown), traps, etc. shall be installed in accordance with the Kentucky State Plumbing Regulations & Codes.
3. All PVC material used shall be Schedule 40 unless approved otherwise.
4. Floor Drains shall be supplied and installed in the restroom.

### **6.03 Plumbing Materials**

Plumbing Fixtures required shall comply with the following minimum standards,

Integral Lavatory (single bowl, 36" long counter top with integral lavatory) -- Hanicap Access. - handicap Delta faucets- Color selected by owner-With drains & traps - hot/Cold water valves. See drawing details.

Integral Lavatory (single bowl 72" long counter top with integral lavatory,) - handicap Delta faucets- (1 piece tops ,Color selected by owner, With drains & traps - hot/Cold water valves. See drawing details.

Amer Standard Maybrook Urinal (with Sloan Valve), Vitreous China -

Amer Standard (Disabled) Closet Set (flush tank) & open Front Seat , Vitreous China- floor mounted , Low consumption, siphon jet, With water Supply line/valve

40 gal elect Water heater - W/Temp Pressure - 1

Keyed wall Hydrant (Woodford) Indoor 24P - within the restroom, Lean-too and as shown within the mechanic building.

Floors drains - the restroom shall have floor drain & and comply with state plumbing codes.

Toilet Partitions - shall be provide at locations shown on plans - standard colors from manufactures used,

selected by owner.

Toilet & Bath Accessories: Shall be provided as noted.

## **7.0 Heating, Ventilation, and Air Condition (HVAC).**

All main supply & return duct work shall constructed of sheet metal (insulated) of appropriate gauge based on duct size and building codes. Insulated Flexible duct may be utilized for the branch areas runouts and shall not exceed five feet in length. Individual returns to the main trunk return shall be provided for all offices. The flexible duct shall be Owens Corning or equivalent (one inch fiberglass insulated) with aluminum pigment vinyl vapor barrier. (Ducts shall match existing)

Registers, Grilles, Diffusers, & Louvers all supply air diffusers shall be provided and suitable for an commercial office type style/setting.

The entire HVAC system shall be tested, balanced, and certified in accordance with industry standards.

The Exterior unit shall be properly installed outside of the building as shown on the plans.

## **8.0 ELECTRICAL**

The contractor shall provide necessary labor and materials to properly size and install all circuits, wiring, switches, light fixtures, etc. shown on the plans.

The contractor shall be required to assure all new electrical work is properly installed to meet all requirements of the NEC.

Conductors - all conductors shall be copper (no aluminum). All conductors/conduit shall be concealed in walls and all outlets/switches shall be recessed in the block walls when required.

Locations - all outlets, switches, light fixtures are shown on the plans.

Lighting - shall be installed as shown on the plans: The Light fixture types are indicated on the light plan schedule drawing. Differing manufactures shall be pre-APPROVED.

## **9.0 GRADE WORK**

The Contractor shall be responsible for all footing excavation, backfill, and final grading to bring the surrounding soil grade to the pavement grade. Should additional soil backfill be required, then the material shall be supplied by the owner and spread by the contractor.

Once all building work has been accomplished, all disturbed areas shall be harrowed, disked, and or dragged as necessary to provide broken, loose soil graded to a smooth form ready to be seeded.

The disturbed areas shall be seeded at a rate of 200 lbs (80 % KY 31 Fescue, 10 % annual rye, 10 % clover) per acre. The disturbed area shall be strawed at a rate of 75 bales per acre after seeding

Project Photos

