



# Commonwealth of Kentucky SOLICITATION

**Modification:** No

**Version #:**

<b>TITLE:</b> RFB-261-26 KSU - Renovate Shauntee Hall		
<b>Date Issued:</b> 05/01/2026	<b>Solicitation Closes</b> <b>Date:</b> 06/12/2026 <b>Time:</b> 13:30	<b>Solicitation No:</b> RFB 785 2600000576
<b>Record Date:</b> 05/01/2026		
<b>Online Bidding Prohibited:</b> No		
<b>For Information Call:</b> Janis Wilhoite 502-782-3926		<b>Bid Receiving Location:</b> Bid Receiving  See Terms & Conditions for Bid Submission Instructions  Other <span style="float: right;">KY</span>
<b>Vendor Customer Number:</b>		
<b>Vendor Name:</b>		
<b>Phone Number:</b>		
<b>Fax Number:</b>		
<b>Email Address:</b>		
<b>Ordering</b>	<b>Payment</b>	
<b>Address:</b>	<b>Address:</b>	
<b>City, State, Zip:</b>	<b>City, State, Zip:</b>	
<b>Contact Name:</b>	<b>Contact Name:</b>	
<b>Contact Email:</b>	<b>Contact Email:</b>	
<b>Contact Phone Number:</b>	<b>Contact Phone Number:</b>	
<b>Ownership Type</b>		
<input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> Other _____		

**SIGNATURE OF AUTHORIZED AGENT IS REQUIRED UNLESS RESPONSE IS SUBMITTED ELECTRONICALLY. FAILURE TO SIGN SHALL RENDER THE BID INVALID.**

Signature X \_\_\_\_\_ FEIN# \_\_\_\_\_ Date \_\_\_\_\_

*All offers subject to all terms and conditions contained in this solicitation.*



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**Line Items**

**Commodity Group:** Default

Line	CL Description	Quantity	UOM	Unit Cost	Line Total or Contract Amnt
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1	RFB-261-26 KSU - Renovate Shauntee Hall				
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Comm Code	Comm Description	Manufacturer	Model #	Manuf Part #
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912	CONSTRUCTION SERVICES, GENERAL (INCL. MAINTENANCE AND REPAIR			
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**Extended Description**

\*\*\*ONLY ONLINE BIDS WILL BE ACCEPTED FOR THIS RFB.\*\*\*

Emailed and hard copies delivered by any method WILL NOT BE ACCEPTED.

On this line, Bidders must enter \$0.00 for Contract Amount in the e-procurement system. Actual Contract Amount must be entered on "Official Bid Document" and submitted as an attachment in the e-procurement system. Vendors should review and update, if necessary, all addresses and contact persons for their account prior to bid submission. This information will carry forward to a contract if awarded, therefore please ensure all information is correct.

\*\* Entire Official Bid Document and Bid Bond (if required) should be combined as one PDF and uploaded\*\*

Shauntee Hall is a two-story classroom building, originally built in 1971. The current renovation aims to comprehensively overhaul the building to enhance its mechanical, electrical, plumbing systems, overall functionality, aesthetics and make it fully accessible. The minimal exterior envelope work will be completed including existing brick veneer is to be tuck pointed, new aluminum storefront windows in some locations, repair/replacement of roof trim flashing to minimize water damage. Construction will occur in two Phases.

**Phase 1 scope includes:**

renovation of (1) existing lab space within an existing unoccupied building. This work is considered Phase 1 of a 2 Phase work scope. The area of the existing lab space is 1,756 sf. The work scope includes site work including new sidewalk and concrete pad, relocation of existing exterior HVAC unit and new louvered screen wall. Interior renovation including new exterior overhead coiling door and man door and associated steel framing,. Phase 1 scope will also include unloading and placement of owner provided equipment, new electrical work to provide power from mechanical room to new CNC lab, installation of new Unistrut system for equipment power and air supply, and the installation of new ADA temporary luxury restrooms including walkway connector structure, power to the restrooms and lighting for the covered walkway.

**Phase 2 scope includes:**

both interior and exterior work scope from the Architectural standpoint.

**Exterior**

Cleaning and tuckpointing exterior brick veneer, removing and replacing the windows at the 1st floor offices and the clerestory story windows on the second floor. There is minimal repair/replacement of roof edge trim to create a watertight enclosure as well as removal and replacement of a couple of downspouts.

A new louvered screening fence will be installed around the (5) condensing units located near the front entry of Shauntee Hall. To create an ADA accessible entrance the concrete sidewalk under the existing covered entry will be raised to align with the 1st floor elevation. The new concrete sidewalk will align to this elevation, which will drain away from the building.

The existing exterior louvers that service the abandoned vacuum system in the existing mechanical room will be cleaned, repair/replaced to create a watertight enclosure.

**Interior**

**1st Floor**

Since the building is not sprinkled, we will create 1 hour rated corridors to meet code. The general layout of the existing facility remains the same with one existing corridor wall on the 1st being removed and replaced with an angled wall with fire rated glazing to allow for visibility into the new Makers Space. The restrooms will be renovated with new finishes, fixtures, and accessories. Several of the existing fixtures are being removed and relocated. New finishes will be provided for the entire 1st floor.

**2nd floor**

The existing windows located in the corridor with views into the 1st floor classrooms will be removed and infilled with a fire rated wall which will have decorative treatment on the corridor side. The classrooms and storage areas have been reconfigured to allow for a student gathering area, restrooms, and storage rooms. The operable partition is being removed and a new wall installed in its place.



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<b>Shipping Information</b>	<b>Billing Information</b>
Finance - Division of Engineering & Contract Administration	Finance - Division of Engineering & Contract Administration
The Bush Building, 403 Wapping St 1st Floor	The Bush Building, 403 Wapping St 1st Floor
Frankfort KY 40601	Frankfort KY 40601



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## Submission Checklist

*The following items will be required to be submitted with bid:*

### Item

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**REQUEST FOR BID NO. RFB-261-26**  
**Shauntee Hall Renovation**  
**Kentucky State University**  
**Frankfort, Kentucky**

**Project Description**

Shauntee Hall is a two-story classroom building, originally built in 1971. The current renovation aims to comprehensively overhaul the building to enhance its mechanical, electrical, plumbing systems, overall functionality, aesthetics and make it fully accessible. The minimal exterior envelope work will be completed including existing brick veneer is to be tuck pointed, new aluminum storefront windows in some locations, repair/ replacement of roof trim flashing to minimize water damage. Construction will occur in two Phases.

Phase 1 scope includes:

renovation of (1) existing lab space within an existing unoccupied building. This work is considered Phase 1 of a 2 Phase work scope. The area of the existing lab space is 1,756 sf. The work scope includes site work including new sidewalk and concrete pad, relocation of existing exterior HVAC unit and new louvered screen wall. Interior renovation including new exterior overhead coiling door and man door and associated steel framing,. Phase 1 scope will also include unloading and placement of owner provided equipment, new electrical work to provide power from mechanical room to new CNC lab, installation of new Unistrut system for equipment power and air supply, and the installation of new ADA temporary luxury restrooms including walkway connector structure, power to the restrooms and lighting for the covered walkway.

Phase 2 scope includes:

both interior and exterior work scope from the Architectural standpoint.

**Exterior**

Cleaning and tuckpointing exterior brick veneer, removing and replacing the windows at the 1st floor offices and the clerestory story windows on the second floor. There is minimal repair/replacement of roof edge trim to create a watertight enclosure as well as removal and replacement of a couple of downspouts.

A new louvered screening fence will be installed around the (5) condensing units located near the front entry of Shauntee Hall. To create an ADA accessible entrance the concrete sidewalk under the existing covered entry will be raised to align with the 1st floor elevation. The new concrete sidewalk will align to this elevation, which will drain away from the building.

The existing exterior louvers that service the abandoned vacuum system in the existing mechanical room will be cleaned, repair/replaced to create a watertight enclosure.

**Interior**

1st Floor

Since the building is not sprinkled, we will create 1 hour rated corridors to meet code. The general layout of the existing facility remains the same with one existing corridor wall on the 1st being removed and replaced with an angled wall with fire rated glazing to allow for visibility into the new Makers Space. The restrooms will be renovated with new finishes, fixtures, and accessories. Several of the existing fixtures are being removed and relocated. New finishes will be provided for the entire 1st floor.

2nd floor

The existing windows located in the corridor with “views” into the 1st floor classrooms will be removed and infilled with a fire rated wall which will have decorative treatment on the corridor side. The classrooms and storage areas have been reconfigured to allow for a student gathering area, restrooms, and storage rooms. The operable partition is being removed and a new wall installed in its place. A new operable partition is being added on the opposite end of

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the building. This location allows for 2 means of egress from the spaces when the operable partition is open. All new finishes and acoustical treatments to occur through both floors.

**SITE VISIT INFORMATION:**

There will be a site visit on this project. Interested contractors are encouraged to attend. The site visit will be held on 5/18/2026 at 11:00 A.M. Eastern Time. The site visit will be held at 103 South University Drive, Frankfort, Kentucky.

**ALL PROCUREMENT QUESTIONS SHALL BE DIRECTED TO BUYER OF RECORD FOR THIS PROJECT.**

**IMPORTANT:** Site visit participants shall follow any applicable health and safety guidelines for all Commonwealth of Kentucky construction projects.

**PROJECT CONTACTS:**

**Architect:** Christy Pinholster, DKN Architects, cdpinholster@dknarchitects.com, (502) 905-3568

**Project Manager:** Mitchel Alonso, Division of Engineering and Contract Administration, Mitchel.Alonso@ky.gov, (502) 545-4575

**Agency:** Jack McNear, Kentucky State University, jack.mcnear1@kysu.edu, (502) 395-0354

**Purchasing Agent:** Janis Wilhoite, Division of Engineering and Contract Administration, janis.wilhoite@ky.gov, (502) 401-6239

**OBTAINING PLANS AND SPECIFICATIONS:**

**For all project information and documents go to: <https://www.stateofkyplanroom.com>.** For customer service you may contact Lynn Imaging, Phone 1-800-888-0693. There is no charge for plans and specifications. Contractor will need to download bid documents, specifications, and drawings. If contractors want a hard copy, they can choose to pay for this option. Contractors that receive plans and specifications from other sources **will not be registered** as a planholder and **will not receive addenda**.

**ELECTRONIC BID SUBMITTAL:**

**Solicitation responses (“bid”) shall be received by electronic submission through the Commonwealth’s eProcurement system.**

**Please be advised:** Bids shall not be accepted via postal carrier (USPS, UPS, FED EX, etc.) nor can bids be hand delivered.

Response must contain all information required by the Solicitation and be executed by an authorized agent of the Bidder, affirmed by electronically submitting the bid through the eProcurement system. All bid documents shall be complete when the bid is submitted.

To bid, all bidders **SHALL** be registered in the Commonwealth eProcurement System via the Vendor Self Service (VSS) System at <https://vss.ky.gov> . Allow 24 – 48 hours to complete Vendor Registration. Vendors must be logged in to their Vendor Self Service account to submit a response. The Customer Resource Center is not able to complete registrations and activate accounts on the same day. Closing dates will not be extended for Vendors not registered by the date/time of the bid closing. Vendor Self Registration Guides are provided at <https://vss.ky.gov> under “Download Vendor Forms and Quick Reference Guides.”

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All bidders are cautioned to begin their electronic submission in sufficient time to complete before the closing date and time. Delays due to inability to register, document upload impediments, or technical difficulties shall not be justification for acceptance of a late bid or proposal. If you need assistance, please contact the

**Customer Resource Center (CRC)**

- Email at Finance.CRCGroup@ky.gov;
- Locally at 502-564-9641 or toll-free 877-973- HELP (4357).

Online bid responses must be in an "Accepted" status prior to the closing date and time of the solicitation. The assigned date and time stamp from the eProcurement system generated at the time of final acceptance and formal submission by the vendor shall establish the date and time the bid was submitted. A bid may be modified or withdrawn electronically through VSS prior to the bid closing date and time.

**Please be advised**, VSS will not allow submission of an online response after the published date and time for closing.

**Bidders shall attach the Official Bid Document and Bid Bond (if required) as a single combined attachment when submitting their electronic bids.**

All results will be posted to <https://www.stateofkyplanroom.com> after the bid opening and review. If additional information is needed from the successful bidder, the buyer may be in contact.

**There will be a public bid reading by conference call on the bid opening date at 3:00 P.M., Eastern Time.**

**The dial in number is (502) 782-2663**

**Conference ID# 240522124#**

**Participant code is 600422#**