



Commonwealth of Kentucky
SOLICITATION

Modification: No Version #:

TITLE: RFB-34-27 CHFS - OAK Renovate/Replace Cottages, Phase III		
Date Issued: 07/07/2026 Record Date: 07/07/2026	Solicitation Closes Date: 08/04/2026 Time: 13:30	Solicitation No: RFB 785 2700000013
Online Bidding Prohibited:	No	
For Information Call: Janis Wilhoite 502-782-3926	Bid Receiving Location: Bid Receiving See Terms & Conditions for Bid Submission Instructions Other KY	
Vendor Customer Number:		
Vendor Name:		
Phone Number:		
Fax Number:		
Email Address:		
Ordering Address: City, State, Zip: Contact Name: Contact Email: Contact Phone Number:	Payment Address: City, State, Zip: Contact Name: Contact Email: Contact Phone Number:	
Ownership Type Sole Proprietorship Partnership Corporation 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-34-27 CHFS - OAK Renovate/Replace Cottages, Phase III				
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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**
The Oakwood Cottage Phase III project consists of the renovation of two (2) existing group living homes at Oakwood residential care facility, located on Highway 27 in Somerset, KY. This is the third phase of cottage Renovations. The scope of work is to renovate cottages 106 (approximately 9,000 square feet) and 113 (approximately 7,100 square feet).
Architectural renovations shall include the complete demolition of most of the existing interior construction, the construction of a revised interior plan and the replacement of all existing windows with new aluminum window systems in each cottage. The revised plans provide enlarged kitchens, new staff spaces, and accessible private resident bathrooms. Kitchens and other living space finishes will include vinyl sheet flooring, impact resistant gypsum board walls and abuse resistant fixtures. Ceilings include painted gypsum board, ACT in corridors and existing exposed wood decking to be stained. MEP renovations shall include new mechanical systems and updated power, lighting, security, control & IT devices.

Shipping Information			Billing Information		
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-34-27
Oakwood Renovation Phase III
Cottages 106 and 113
Cabinet for Health and Family Services
Somerset, Kentucky**

Project Description

The Oakwood Cottage Phase III project consists of the renovation of two (2) existing group living homes at Oakwood residential care facility, located on Highway 27 in Somerset, KY. This is the third phase of cottage Renovations. The scope of work is to renovate cottages 106 (approximately 9,000 square feet) and 113 (approximately 7,100 square feet).

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MEP renovations shall include new mechanical systems and updated power, lighting, security, control & IT devices.

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 7/16/2026 at 11:30 A.M. Eastern Time. The site visit will be held at 2441 US Highway 27, Somerset, Kentucky. Contractors will meet at the maintenance building.

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: Jim Monin, Stengel Hill Architecture, jmonin@stengelhill.com, (502) 893-1875

Project Manager: Greg Schenck, Division of Engineering and Contract Administration, Greg.Schenck@ky.gov, (502) 234-0519

Agency: Patrick Mooney, Cabinet For Health and Family Services, patrick.mooney@ky.gov, (502) 782-6105

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

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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.”

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#