

INVITATION TO BID SCALE HOUSE

The Paducah-McCracken County Riverport Authority (hereinafter "Riverport") is seeking bids for the architectural design, permitting, construct, and demolition of current Scale House.

Bidders must be prequalified by the Kentucky Transportation Cabinet (KYTC) in 126 BUILDINGS AND RELATED CONSTRUCTION. Subcontractors performing the electrical work on this project must be prequalified in J90-ELECTRICAL. To obtain prequalification, prospective bidders may contact the KYTC Division of Construction Procurement at (502) 564-3500.

A pre-bid meeting is scheduled for 1:30 pm central on May 15, 2026 at Paducah McCracken County Riverport Authority located at 2000 Wayne Sullivan Drive, Paducah, KY 42002. All potential bidders are required to be in attendance to be considered for submitting bids. Please RSVP for the Pre-Bid meeting by emailing jgarrett@paducahriverport.org before May 13, 2026 at 4:00 pm.

The Bid Specifications package will be distributed during the Pre-Bid meeting. Bidders may request a copy of the Bid Specification package at the Riverport office stated below or by email request. Prospective bidders shall examine the "Instructions to Bidders" and shall comply and conform strictly to the conditions and instructions contained therein. Questions regarding this project should be directed to the Riverport by emailing or calling (270).556.7734.

Sealed Bids will be received until 3:00 pm CST, June 5, 2026, at the Riverport Office, 2000 Wayne Sullivan Drive, Paducah, KY 42003. Any bid received after that time will be rejected and returned unopened. All bids will be publicly open and read aloud at the Riverport Office at 3:00 pm CST on June 5, 2026.

The Riverport reserves the right to reject any and all bids in whole or in part or to waive any informality in bidding if it is determined to be in the best interest

of the Riverport.

Paducah-McCracken County
Riverport Authority
2000 Wayne Sullivan Drive
Paducah, KY 42003
jgarrett@paducahriverport.org
or
(270) 556.7734

BID PACKAGE
SPECIFICATIONS
AND
BID DOCUMENTS

Scale House

PADUCAH-McCRACKEN COUNTY RIVERPORT AUTHORITY
2000 WAYNE SULLIVAN DRIVE
PADUCAH, KY
April 29, 2026

INSTRUCTION FOR BIDDERS

1. PROJECT

The Paducah-McCracken County Riverport Authority (hereinafter "Riverport") is seeking construction bids for the architectural design, permitting, construction of a new Scale House, and demolition of existing Scale House located at the Paducah McCracken County Riverport Authority, 2000 Wayne Sullivan Drive, Paducah, Kentucky 42003.

2. RECEIPT AND OPENING OF BIDS

Seal bids shall be received in the Riverport Office located at 2000 Wayne Sullivan Drive, Paducah, KY. 42003, until the time and date stated in the "INVITATION TO BID." Bids that are received in the Riverport office prior to the time and date stated in the "INVITATION to BID" will be publicly opened and read aloud.

All bids shall be submitted in a sealed, opaque envelope clearly labeled with the name of the bidder, the address, and the words "**BID DOCUMENTS – SCALE HOUSE**" to guard against opening prior to the prescribed time set forth in the "INVITATION TO BID."

3. PREPARATION OF PROPOSAL

Each bid must be submitted on the prescribed form and all spaces for bid prices must be filled in by handwritten in ink or type written, in both words and figures. Bid prices shall include architectural design, permitting, construction of a new scale house and the demolition, and disposal of the current structure along with all labor, materials, and equipment necessary to complete the work in accordance with the bid documents.

All required affidavits listed herein must signed and included with the sealed bid as follows:

- Annual Affidavit for Bidders, Offerors, and Contractors
- Affidavit for Bidders, Offerors, and Contractors Claiming Resident Bidder Status and/or Bidders, Offerors, and Contractors Claiming Qualified Bidder Status (as applicable)
- Affidavit Regarding Subcontractors
- Affidavit Regarding Illegal Immigrants

4. FAMILIARITY WITH LAWS, SITE CONDITIONS AND DOCUMENTS

Each bidder shall be familiarized with and comply with the terms and conditions of the bid documents and specifications before preparing their proposal. The submission of a proposal shall be construed as an assurance that such examination has been made and the failure of the bidder to familiarize themselves with the conditions relating to the specifications shall in no way relieve any bidder from any obligation in respect to the bid. All work for this project must follow KYTC's Kentucky Building Code. Any special provisions, project notes, or deadlines indicating a deviation

from the standards contained in the Spec Book or listed standards must also be included in the Bid proposal. Riverport staff will be available to host site visits in order for potential Bidders to review the Project.

5. TAX EMEMPTION

The Riverport is exempt from taxes, and for that reason, the bid price shall not include any taxes.

6. QUALIFICATIONS OF BIDDER

Bidders must be regular full-time contractors in the type of service specified. The Riverport may investigate as it deems necessary to determine the ability of the bidder to perform the work, and the bidder shall furnish all information and data for this purpose as requested by the Riverport. The Riverport reserves the right to reject any bid that such evidence submitted by, or investigation of such bidder fails to satisfy the Riverport that such bidder is properly qualified to carry out the obligations of the Bid and complete the project. Conditional bids will not be accepted.

Bidders must be prequalified by the Kentucky Transportation Cabinet (KYTC) in I26 BUILDINGS AND RELATED CONSTRUCTION. Subcontractors performing the electrical work on this project must be prequalified in J90-ELECTRICAL. To obtain prequalification, prospective bidders may contact the KYTC Division of Construction Procurement at (502) 564-3500.

7. ERRORS, INTERPRETATIONS AND ADDENDA

Should a bidder find any omissions, discrepancies or errors in the specifications or other Bid Documents or have doubt as to the meaning of a Specifications or other Bid Documents, the bidder should immediately notify the Riverport who may correct, amend or clarify such documents by a written interpretation or addendum. No oral interpretations shall be made to any bidder and no oral statement of the Riverport or Riverport employee shall be effective to modify any provisions of the Bid Documents.

8. METHOD OF AWARD – LOWEST QUALIFIED BIDDER

The Riverport reserves the right to reject any or all bids and may waive any informality. Award of work under this bid shall be on a non-exclusive basis and the Riverport the right to make a separate award for any item, a group of items or all items, and to make an award either in whole or in part or to make multiple awards, whichever is deemed in the best interest of the Riverport. No provision of this Bid shall prevent the Riverport from bidding or awarding individual or separate contracts for the projects containing identical or similar items as contained in this Bid. The award(s) will be made to the best responsive and responsible bidder(s) as determined by the Riverport.

The Bid will be awarded to the Qualified Bidder(s) submitting the bid that results in the highest evaluation total based on the following criteria:

Points

- Lowest net bid price 0-40
- Design applicability to the requirements 0-25
- Bidder qualifications and experience 0-10
- Delivery date or timeline – Must be completed by November 30, 2026 0-15
- Best overall value to the Riverport 0-10

The Bidder’s efficiency, experience, and timeline will be considered in the awarding of the Bid and may result in an award to a vendor other than the bidder quoting the lowest price.

In the event that there is a discrepancy between price written in words and in figures, the price written in words shall govern.

9. SUBCONTRACTORS

The bidder is specifically advised that any person, firm or other party to whom it is proposed to award a subcontract under this Bid must be acceptable to the Riverport and the approval of the proposed subcontract award cannot be given by the Riverport unless and until the successful bidder submits all information and evidence requested by the Riverport regarding the proposed Subcontractor. Although the bidder is not required to attach such information and evidence to the bid, the bidder is hereby advised of this requirement so that appropriate action can be taken to prevent subsequent delay in subcontract awards. All Subcontractors and the services they are providing must be identified within the bid.

Bidders must be prequalified by the Kentucky Transportation Cabinet (KYTC) in I26 BUILDINGS AND RELATED CONSTRUCTION. Subcontractors performing the electrical work on this project must be prequalified in J90-ELECTRICAL. To obtain prequalification, prospective bidders may contact the KYTC Division of Construction Procurement at (502) 564-3500.

10. RIGHT OF THE RIVERPORT TO TERMINATE PROJECT

In the event that any of the provisions of this Bid are violated by the Contractor, or by any of their Subcontractors, the Riverport may serve written notice of its intention to terminate the Work. Such notice will contain the reason(s) for such intention to terminate, and unless within five (5) calendar days after the serving of notice the violation or delay shall cease and satisfactory arrangement of correction have been made. The project shall upon expiration of said five (5) days, cease and terminate. In the event of any such termination, the Riverport shall immediately serve notice thereof upon the Contractor. In the event of such termination, the Riverport may take over the work or any portion thereof, and prosecute the same, by contract or any other method, for the account and at the expense of the Contractor, and the Contractor shall be liable to the Riverport for any excess cost incurred by the Riverport as a result of such termination.

11. PAYMENTS

Invoices shall be furnished to the Riverport for verification and approval of the amount due to the Contractor. Invoices are to be supported for materials, equipment, and supplies with the manufacturers cost less any and all discounts afforded to the Contractor or Subcontractor. Final payment will not be made until final acceptance by the Riverport of the entire portion of the Contractor's work is completed. The Contractor agrees to indemnify and hold harmless the Riverport for any and all claims growing out of the lawful demands of subcontractors, laborers, suppliers, and assignees.

12. SAFETY AND ENVIRONMENTAL

The Contractor shall perform all work in accordance with any and all U.S. Federal, State of Kentucky, Local (Paducah and McCracken County) safety and environmental laws, regulations, and permits including but not limited to Department of Labor, Office of Safety and Health Administration, and Environmental Protection Agency. The Contractor will hold the Riverport harmless for any and all fines for non-compliance whatsoever.

The contractor is responsible for identifying and securing all required permits including federal, state, city, and county.

13. WARRANTIES

Contractor shall extend all manufacturers' warranties on materials, equipment, and supplies to the Riverport. In addition, the Contractor must provide a workmanship warranty on work conducted under the supervision of the Contractor. Should inadequate workmanship under the supervision of the Contractor result in damage to Riverport property including but not limited to equipment, and/or materials, or supplies of the work, the Contractor shall be held liable for restoring said damage to a workable condition acceptable by the Riverport.

14. DESIGN AND SPECIFICATIONS

Attached as part of this bid package are the following Preliminary Design Drawing and Design Requirements :

- Preliminary Design Drawing – Developed by PFGW
- Minimum of 1,200 square feet
- All required underground utilities
- Durable exterior material (No Vinyl)
- Drywall finished walls and ceiling
- High traffic flooring material

- Scale House Office Space with Customer Counter (separate from other spaces)
- Minimum of two (2) offices and a maximum of five (5) offices with furniture allowance.
- Ten (10) person locker room with two (2) separate shower rooms with lockers and benches
- Galley Area with functioning kitchen appliances including one (1) Commercial Grade Refrigerator. Separate entryway for direct access to the galley and locker room.
- Minimum three (3) restroom facilities, two interior access and one exterior access
- Central HVAC System
- Porched Entryway for Truck Drivers to access the scale house counter and exterior restroom.
- Ten (10) vehicle parking lot immediately adjacent to the east side of the building.

Final Bid Price must include the demolition and disposal of the existing scale house structure.

Note, the site plan included in the bid packet depicts items outside the scope of this project and only provides a conceptual site layout for the scale house.

Contractor is required to provide the Riverport with architectural drawings and conceptual renderings for approval.

15. DURATION OF THE BID PRICES

It is specifically understood that the bid prices established in this proposal shall remain in full force and effect from June 5, 2026 and will continue in effect until Project completion and successful testing, if mutually agreed by both parties.

Paducah-McCracken County Riverport Authority

Scale House

Bid Summary in USD

_____, 2026

Due June 5, 2026

Bidder: _____

Contact Person: _____

Phone: _____

EMAIL: _____

Project Bid below represents the entire cost for the project including all administrative cost, permitting, overhead, insurance, bonding cost, labor, supervision, materials, supplies, transportation, tools, equipment, fabrication, performance testing, safety systems, training, and for performing all work in connection with Project, complete in place, as directed and bid by Bidder.

Total Project Bid New Scale House _____

Total Project Bid Demolition Scale House _____

Total Project Bid _____

Bidder's Authorized Signature _____

Date: _____

Initial design drawing and conceptual render is required to be submitted with the Bid Summary.

Bidder is allowed to submit an options list with specific pricing for each option. (Example; Brick Exterior extra \$10,000)

Please provide a resume of similar projects with this bid package.

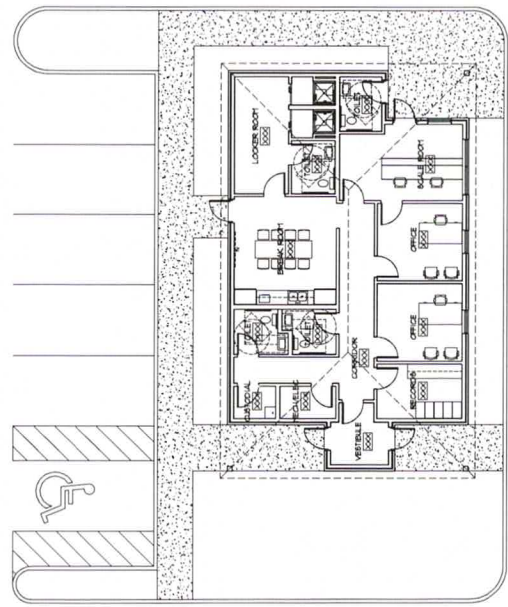
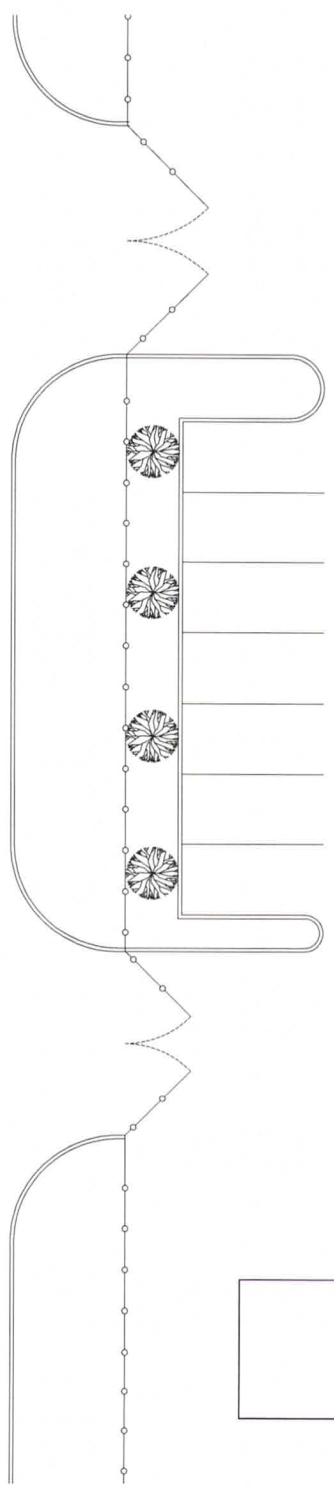
CONCEPTUAL SITE PLAN
ADMINISTRATIVE OFFICE AND SCALE HOUSE
PADUCAH-McCRACKEN COUNTY RIVERPORT AUTHORITY
2000 WAYNE SULLIVAN DRIVE
PADUCAH, KENTUCKY

PROJECT NO. 2333
DATE PREPARED 6/2018
DRAWN BY JAC
CHECKED BY
REVISION DATED
DATE ALL REV'S INCORPORATED



101 South 4th Street
Paducah, Kentucky 42001
www.pfgw.net
270.443.8471

CONCEPTUAL
PLAN
NOT FOR
CONSTRUCTION
11/6/2025



CONCEPTUAL SITE PLAN
SCALE: 1/4" = 1'-0"

REQUIRED AFFIDAVIT FOR BIDDERS, OFFERORS AND CONTRACTORS

FOR BIDS AND CONTRACTS IN GENERAL:

- I. Each bidder or offeror swears and affirms under penalty of perjury, that:
 - a. In accordance with [KRS 45A.110](#) and [KRS 45A.115](#), neither the bidder or offeror as defined in [KRS 45A.070\(6\)](#), nor the entity which he/she represents, has knowingly violated any provisions of the campaign finance laws of the Commonwealth of Kentucky; and the award of a contract to the bidder or offeror or the entity which he/she represents will not violate any provisions of the campaign finance laws of the Commonwealth.
 - b. The bidder or offeror swears and affirms under penalty of perjury that, to the extent required by Kentucky law, the entity bidding, and all subcontractors therein, are aware of the requirements and penalties outlined in [KRS 45A.485](#); have properly disclosed all information required by this statute; and will continue to comply with such requirements for the duration of any contract awarded.
 - c. The bidder or offeror swears and affirms under penalty of perjury that, to the extent required by Kentucky law, the entity bidding, and its affiliates, are duly registered with the Kentucky Department of Revenue to collect and remit the sales and use tax imposed by [KRS Chapter 139](#), and will remain registered for the duration of any contract awarded.
 - d. The bidder or offeror swears and affirms under penalty of perjury that the entity bidding is not delinquent on any state taxes or fees owed to the Commonwealth of Kentucky and will remain in good standing for the duration of any contract awarded.

FOR "NON-BID" CONTRACTS (I.E. SOLE-SOURCE; NOT-PRACTICAL OR FEASIBLE TO BID; OR EMERGENCY CONTRACTS, ETC):

- II. Each contractor further swears and affirms under penalty of perjury, that:
 - a. In accordance with [KRS 121.056](#), and if this is a non-bid contract, neither the contractor, nor any member of his/her immediate family having an interest of 10% or more in any business entity involved in the performance of any contract awarded, have contributed more than the amount specified in [KRS 121.150](#) to the campaign of the gubernatorial slate elected in the election last preceding the date of contract award.
 - b. In accordance with [KRS 121.330\(1\) and \(2\)](#), and if this is a non-bid contract, neither the contractor, nor officers or employees of the contractor or any entity affiliated with the contractor, nor the spouses of officers or employees of the contractor or any entity affiliated with the contractor, have knowingly contributed more than \$5,000 in aggregate to the campaign of a candidate elected in the election last preceding the date of contract award that has jurisdiction over this contract award.

Solicitation/Contract #: _____

REQUIRED AFFIDAVIT FOR BIDDERS, OFFERORS AND CONTRACTORS

PAGE 2 OF 2

- c. In accordance with [KRS 121.330\(3\) and \(4\)](#), and if this is a non-bid contract, to the best of his/her knowledge, neither the contractor, nor any member of his/her immediate family, his/her employer, or his/her employees, or any entity affiliated with any of these entities or individuals, have directly solicited contributions in excess of \$30,000 in the aggregate for the campaign of a candidate elected in the election last preceding the date of contract award that has jurisdiction over this contract.

As a duly authorized representative for the bidder, offeror, or contractor, I have fully informed myself regarding the accuracy of all statements made in this affidavit, and acknowledge that the Commonwealth is reasonably relying upon these statements, in making a decision for contract award and any failure to accurately disclose such information may result in contract termination, repayment of funds and other available remedies under law.

Signature

Printed Name

Title

Date

Company Name _____

Address _____

Subscribed and sworn to before me by _____
(Affiant) (Title)

of _____ this ____ day of _____, 20__.
(Company Name)

Notary Public

[seal of notary]

My commission expires: _____

Solicitation/Contract #: _____

REQUIRED AFFIDAVIT FOR BIDDERS, OFFERORS AND CONTRACTORS
CLAIMING RESIDENT BIDDER STATUS

FOR BIDS AND CONTRACTS IN GENERAL:

The bidder or offeror hereby swears and affirms under penalty of perjury that, in accordance with KRS 45A.494(2), the entity bidding is an individual, partnership, association, corporation, or other business entity that, on the date the contract is first advertised or announced as available for bidding:

1. Is authorized to transact business in the Commonwealth;
2. Has for one year prior to and through the date of advertisement
 - a. Filed Kentucky income taxes;
 - b. Made payments to the Kentucky unemployment insurance fund established in KRS 341.49; and
 - c. Maintained a Kentucky workers' compensation policy in effect.

The BIDDING AGENCY reserves the right to request documentation supporting a bidder's claim of resident bidder status. Failure to provide such documentation upon request shall result in disqualification of the bidder or contract termination.

Signature

Printed Name

Title

Date

Company Name _____

Address _____

Subscribed and sworn to before me by _____
(Affiant) (Title)

of _____ this _____ day of _____, 20____.
(Company Name)

Notary Public

[seal of notary]

My commission expires: _____

**REQUIRED AFFIDAVIT FOR BIDDERS, OFFERORS AND CONTRACTORS CLAIMING
QUALIFIED BIDDER STATUS**

FOR BIDS AND CONTRACTS IN GENERAL:

I. The bidder or offeror swears and affirms under penalty of perjury that the entity bidding, and all subcontractors therein, meets the requirements to be considered a "qualified bidder" in accordance with [200 KAR 5:410\(3\)](#); and will continue to comply with such requirements for the duration of any contract awarded. Please identify below the particular "qualified bidder" status claimed by the bidding entity.

_____ A nonprofit corporation that furthers the purposes of KRS Chapter 163

_____ Per [KRS 45A.465\(3\)](#), a "Qualified nonprofit agency for individuals with severe disabilities" means an organization that:

- (a) Is organized and operated in the interest of individuals with severe disabilities; and
- (b) Complies with any applicable occupational health and safety law of the United States and the Commonwealth; and
- (c) In the manufacture or provision of products or services listed or purchased under KRS 45A.470, during the fiscal year employs individuals with severe disabilities for not less than seventy-five percent (75%) of the man hours of direct labor required for the manufacture or provision of the products or services; and
- (d) Is registered and in good standing as a nonprofit organization with the Secretary of State.

The BIDDING AGENCY reserves the right to request documentation supporting a bidder's claim of qualified bidder status. Failure to provide such documentation upon request may result in disqualification of the bidder or contract termination.

Signature

Printed Name

Title

Date

Company Name

Address

Subscribed and sworn to before me by

(Affiant)

(Title)

of _____ this _____ day of _____, 20____.
(Company Name)

Notary Public

[seal of notary]

My commission
expires: _____

Attachment C REQUIRED AFFIDAVIT REGARDING SUBCONTRACTORS

I agree to fully provide any and all subcontracts used throughout the duration of any resulting contract a full copy of applicable prevailing wage rates and a copy of the contract terms and conditions. Furthermore, I understand that as the primary contractor I am fully responsible for any and all actions taken by my subcontractors.

_____	_____
SIGNATURE	Printed Name
_____	_____
Title	Date
Company Name _____	
Address _____	
Phone Number _____	Email Address _____

List planned subcontractors and their contact information below. If more space is needed you may provide the information on a separate sheet. If subcontractors are not known prior to bid closing, but are utilized after award, the contractor shall provide the subcontractor's information to the contract's buyer of record prior to use of the subcontractor. Failure to do so may result in cancellation of the contract.

Subcontractor 1:

Company Name _____	
Address _____	
Phone Number _____	Email Address _____

Subcontractor 2:

Company Name _____	
Address _____	
Phone Number _____	Email Address _____

Subscribed and sworn to before me by _____, _____
(Affiant) (Title)
of _____ this ____ day of _____, 20____.
(Company Name)

Notary Public
[seal of notary]

My commission expires: _____

REQUIRED AFFIDAVIT REGARDING CONTRACTOR & SUBCONTRACTOR EMPLOYEES

Illegal Immigrants

1. The Commonwealth of Kentucky prohibits contracting with firms that utilize the services of illegal immigrants in the performance of a contract for goods or services in the performance of a contract with the Commonwealth. Additionally, such firms may not contract with any sub-contractor who utilizes the services of illegal immigrants.

2. By signing below the bidder agrees that:

- a. The firm does not utilize the services of illegal immigrants in the performance of contracts,
- b. The firm agrees that the Commonwealth may conduct random checks of personnel records as it pertains to this issue, and
- c. Violation of this requirement shall be grounds for monetary and other penalties, up to and including termination of the contract. Additionally, violation of this requirement may result in the firm being prohibited from submitting bids for a period of one year.

I have fully informed myself regarding the accuracy of the statements made above.

SIGNATURE

Printed Name

Title

Date

Company Name _____

Address _____

Phone Number _____

Email Address _____

Subscribed and sworn to before me by _____,
(Affiant) (Title)

of _____ this ____ day of _____, 20____.
(Company Name)

Notary Public
[seal of notary]

My commission expires: _____