

# Invitation for Bids (IFB) for a Design-Build Project - - Transit Center and Parking Garage on Parcel B in Downtown Frankfort

IFB Status: Open

IFB Due Date: September 1, 2022 @ 2:00 p.m. EDT

The City of Frankfort is soliciting a bid package from Design-Build Teams (DBTs) interested in performing the necessary tasks as follows for the design and construction of a Downtown Transit Center and Parking Garage on Parcel B in the City of Frankfort, Kentucky.

The scope of work related to this Invitation for Bids includes engineering and architectural design services and construction services. These services will include, but not be limited to, surveying, geotechnical engineering, designing the engineering and architectural features of the Transit Center and Parking Garage, ensuring all designs comply with applicable codes and requirements, constructing the Transit Center and Parking Garage, and providing as-built plans.

In order to determine the successful bidder, each interested DBT will be required to submit a bid package that includes a technical document and a price document. After receiving and opening all bid packages on the due date, the City will publicly reveal the required lump sum bid presented in each DBT's price document. The City will then take several days to review the technical document of the apparent low bidder to ensure it complies with the technical bid specifications. If the apparent low bidder does not meet the technical bid specifications, the City will move to the next low bidder until a bidder complies with the technical bid specifications.

The formal Invitation for Bids (IFB) and related studies and reports (listed in the IFB) may be found at and downloaded from the following link:

[\(Bid Postings • Frankfort, KY • CivicEngage\)](#).

The submittal schedule is shown in the IFB and the required technical and price documents will be accepted until September 1, 2022 at 2:00 p.m. EDT in the Finance Department at City Hall located at 315 West Second Street in Frankfort, Kentucky. All bidders will be notified once a Design-Build Team has been selected to enter into a contract with the City of Frankfort.

## **IFB SUPPORTING DOCUMENTS**

### **Invitation For Bids (IFB) - - Redevelopment of Parcels B and C – Public Infrastructure Transit Center and Parking Garage**

- A. Downtown Frankfort Master Plan – November 2018**
- B. Downtown Frankfort Tax Increment Financing (TIF) Development Plan**
- C. Parcels B and C Redevelopment Vision**

- D. Recorded Property Plat**
- E. Available Utility Maps (no map but written statement provided by AT&T)**
- F. KYTC Encroachment Permit Application Form**
- G. KYTC Encroachment Permit Manual**
- H. Geotechnical Information from Capital Plaza Development (late 1960s)**
- I. Preliminary Geotechnical Exploration Report (December 2021)**
- J. City of Frankfort – Urban Mixed Use Zoning Regulations**
- K. City of Frankfort Wayfinding Construction Documents – May 2019**
- L. Frankfort-Franklin County Stormwater Procedures Manual**
- M. Frankfort Arts Master Plan**
- N. Categorical Exclusion Document**
- O. Section 106 Cultural Resources Report – February 2021**