



# Northern Kentucky University

Civic Center Project  
PROJECT BID MANUAL

## SECTION 1

### *INVITATION TO BID*

Smoot Construction would like to invite Qualified Subcontractors to submit bids for the Bid Package Scopes of Work for the Northern Kentucky University Civic Center Project:

- 1) **Project Location:** NKU – Civic Center  
175 Johns Hill Road  
Highland Heights, Kentucky 41076
- 2) **Bid Due Date & Time:** **Thursday, July 23, 2026 @ 5:00 p.m**
- 3) Submit Bids via Email to Smoot Construction (Mark Minns) at [mminns@srsmoor.com](mailto:mminns@srsmoor.com) and (Gi Kim) at [gkim@srsmoor.com](mailto:gkim@srsmoor.com).
- 4) PreBid Meeting will be held on: **Tuesday, July 7, 2026 @ 10:00a.m**
- 5) Location of Pre-Bid Meeting: On Site  
Civic Center  
175 Johns Hill Road  
Highland Heights, Kentucky 41076
- 6) All documents to support this RFP can be found on the Building Connected host website via email invite provided by Smoot Construction.
- 7) Please submit all questions regarding the bid via email to Mark Minns of Smoot Construction at the following email address: [mminns@srsmoor.com](mailto:mminns@srsmoor.com)

**8) List of Bid Packages :**

- Bid Package #: BP-03 – Concrete
- Bid Package #: BP-04 – Masonry
- Bid Package #: BP-05 – Structural Steel
- Bid Package #: BP-06 – General Trades Package / Building Demolition
- Bid Package #: BP-07 – Roofing / Metal Wall Panels
- Bid Package #: BP-08 – Storefront / Curtainwall / Skylight
- Bid Package #: BP-09 – Flooring
- Bid Package #: BP-10 – Lab Casework
- Bid Package #: BP-11 – Refrigerated Storage
- Bid Package #: BP-14 – Elevators
- Bid Package #: BP-21 – Fire Protection
- Bid Package #: BP-22 – Plumbing
- Bid Package #: BP-23 – HVAC
- Bid Package #: BP-26 – Electrical / Technology
- Bid Package #: BP-31 – Sitwork / Site Demolition
- Bid Package #: BP-32 – Landscaping

**9) BID DOCUMENT LIST:**

1. Project Bid Manual – Complete (which includes, but is not limited to):
  - Project Overview
  - CM Front End Documents
  - Bid Package Scopes of Work
  - Bid Forms
  - Site Access, Logistics, & Utilization Plans
  - Baseline Project Schedule
  - Smoot's Site Specific Safety Plan
  - Sample Smoot Subcontract Agreement
2. Construction Drawings
  - (See attached Drawing List attached to this Section)
3. Specifications
  - (See attached Drawing List attached to this Section)

**10) GENERAL TECHNICAL PROPOSAL AND BID INSTRUCTIONS:**

- a. Make certain that bids are submitted on the entirety of the enclosed Bid Form including all



Unit Prices and Grand Totals.

- b. Compliance and agreement with the entirety of the Project Bid Manual, Prime Agreement, and Sample Subcontract Agreement are a condition of the bid.
- c. Each bidder **MUST** submit pre-qualification information per the Bid Manual Requirements in order for their bid to be considered.
- d. All Bids and Subcontracted Work on this project are subject to the Terms and Conditions of the Owner Agreement.

Smoot Construction shall be the sole point of contact for purposes of the preparation and submittal of the proposal in response to all potential Bid Packages and Scopes of Work. All questions on the procurement are to be directed **in writing** to Smoot Construction. **Do not contact the Owner or any of the design consultants.**

***Other Provisions:*** Compliance with (including participation, reporting, etc.) the following requirements and/or programs are absolute conditions precedent to bidding and/or working

- Smoot Construction's Project Specific Safety Plan

**11) LIST OF DRAWINGS & SPECIFICATIONS:**

- a. The following pages include a complete list of the drawings and specifications. (See Attached)

**12) LIST OF RFIs & RESPONSES:**

- a. This will be updated, via addendum, as preconstruction RFI's are developed and answered.