



Fairgrounds Pre Engineered Metal Building- London, KY

City of London Tourism is accepting bids from qualified companies for the design, fabrication, and construction of a Pre Engineered Metal Building at the London-Laurel Regional Fairgrounds.

- Bid will be accepted until Friday, August 15- 12:00p.m.
- If you have downloaded these documents and are interested in bidding, please make sure you put your information in the google form provided. This will be how we communicate any addendums or edited information and so that we can send you the link for the pre-bid zoom meeting. **Pre-Bid Zoom Meeting- Monday, August 11. 1:00p.m.**
 - Copy and Paste this Google Form Link: <https://forms.gle/Azj39wZNkUQ3dASV9>
 - If you have issues with the link, send your information to Christina Sowders, Christina@VisitLondonKY.com
- Bids should be sent to City of London Tourism & Parks, 529 South Main Street, London, KY 40741. **Bid Submission Details are at the end of this document.**
- City of London Tourism reserves the right to reject any or all bids received.

Project Context:

- London Tourism & Parks seeks to build a large, multi-use structure as part of a larger fairgrounds revitalization project. This building will rebuild the former Ag Building and Restroom building that were both lost in the May 2025 Tornado.
- The structure shall be constructed with steel plate girders. **A truss-style frame will not be acceptable.**
- This bid is for the structure, roof, and walls only.
- **Timelines are critical. All bidders must agree to complete shop drawings within 28 days of the commission's purchase approval. Bids will be reviewed, accepted, rejected, or tabled by the commission on Monday, August 18. Construction must begin before December 1, and an aggressive completion date will be mutually agreed upon by the commission and the winning bidder prior to contract execution.**

Responsibilities:

- London Tourism will collaborate with a local structural engineer to engineer the foundation and slab, and to ensure the proposed structure meets local and state code requirements.
- London Tourism will be responsible for the construction of the concrete slab and foundations. **The foundation will include cast-in-place anchors. Post-installed anchors will only be required for door and window jambs and shall be furnished and installed by the building erector.**
- The bidder shall be responsible for the design, delivery, and installation of the structure.
- **London Tourism will hire a Special Inspector for the project.**

Permits and Inspections:

- **Permits:** Contractor is responsible for obtaining all necessary construction permits
- **Inspections:** Special Inspections will be paid for by London Tourism. The coordination and scheduling of special inspections with the Special Inspector shall be the responsibility of the Contractor.

Dimensions:

- Primary Option: The structure should be approximately 198 feet long and 65 feet wide. These dimensions are recommended. Bidders are encouraged to propose slight alternative dimensions if they result in improved functionality or greater cost efficiency.
- Secondary Bid Option: The structure should be approximately 244 feet long and 75 feet wide

Height:

- The structure must have a minimum height of 16 feet at its eaves or side walls to ensure adequate space. This specification is critical to accommodate the intended uses and aesthetic considerations of the design.
- Roof Line to be a 4:12 Pitch

General Design/Materials:

- The structure shall have a metal frame.
- Standing Seam Roof
- No horizontal girts below 9 Ft on open area of the metal building. **We do anticipate an addendum with drawings prior to the scheduled zoom meeting. Please make sure you have completed google form so that we can send to you when it is available.**
- No exterior purlins, guy ropes or cables shall be used for anchoring the structures.
- Building design must employ painted plate girder design. Double coating of gray primer included for all interior frames. For vertical members of exterior frames, a double coat of zinc-rich primer shall be included. Standard gray double coat of primer can be used for weather protected sloping members of the PEMB frames.
- Bids should include a line item outlining the specifications and costs associated with the final building paint, which . **If unable to provide this service, please list on your detailed budget breakdown as N/A. Please acknowledge and explain the process of when the painting would be completed in the build process prior to the roof installation so that we may organize with an independent contractor if needed.**
- All hardware needed to assemble buildings to be supplied by the vendor / contractor.
- All exposed exterior columns to be non-tapered/straight
- The main structure frame shall be designed to provide a minimum of 50-year operational use period with appropriate inspection and maintenance. Owner's manual to be provided.

- All materials used in the structure shall be new, without defects and free of repairs. The quality of the materials used shall be such that the structure is in conformance with the performance requirements specified herein.

Engineering Specs -We do anticipate an addendum with drawings and additional engineering specs prior to the scheduled zoom meeting. Please make sure you have completed the google form so that we can send it to you when it is available.

This building is meant for public assembly, Risk Category III for all load determinations, per the 2015 KBC.

1. The building framing shall be designed, engineered, and stamped by a licensed Professional Engineer in the state of Kentucky and shall meet all the requirements set forth in the Kentucky Building Code and these plans. Provide stamped shop drawings to the architect and foundation engineer for review.

A truss-style frame system is not desired. Provide engineered welded steel plate girders/frames for this project.

2. The metal structure shall be designed for the following additional criteria:

Dead Load (DL): weight of structural frame and all materials of the building system

Collateral Load (CL): 6 psf

Roof Live Load (RLL): 20 psf, Live Load reductions are not permissible

Wind Load (WL):

Wind Speed 120 MPH (LRFD, Vult)

Risk Category III

Wind Exposure Category C

Snow Loads (SL): per KBC, 15psf Ground

Seismic Loads (E): per 2015 KBC, ASCE 7-10

Risk Category III

3. Roof purlin deflection limits: $L/180$ (DL + CL + RLL)

4. Frame Drift Provisions: Lateral deflections, or drift, at the roof level in relation to the footing shall be calculated per the KBC and shall not exceed $1/100$ th of the building eave height ($h/100$).

5. The pre-engineered metal building supplier is responsible for the design of all furnished components and overall stability of the structure for all code required load combinations. Bracing parallel to the ridge shall be achieved with moment-resisting portal frames or braced frames. **No cantilevered wind columns will be accepted.**

6. Concrete, grout, anchor bolts and any other embedded items are not the responsibility of the pre engineered building supplier.

When Submitting Bids:

- **Please include 3D renderings, exterior elevations, or provide reference images or examples of similar detailing with your submission to evaluate the design's feasibility, aesthetic appeal, and alignment with project specifications.**
- **Experience: Please provide references and examples of similar work, specifically with PEMB structures.**
- **Bid Proposal: Please ensure your bid is as detailed as possible, with clear line items for each cost component. This level of detail is necessary to provide transparency and clarity regarding how the final costs were calculated, thereby minimizing any potential questions.**
- **Insurance: All bidders are required to provide proof of insurance and bonding as part of their bid submission.**

Bids will be evaluated based on the following criteria:

- Compliance with specifications
- Cost-effectiveness
- Contractor's experience and references
- Agreeing to the construction timeline.
- Warranty and post-construction support

City of London Tourism reserves the right to reject any or all bids received.

Bids shall be opened at The London Community Center, 529 South Main Street on **Friday, August 15, 2025 at Noon. Bids may be dropped off, mailed, or emailed the morning of the bid opening. Emailed bids shall be sent to Christina Sowders; Christina@VisitLondonKY.com If sending via email the morning of bid opening, please call or text Christina to confirm receipt.**

Any questions regarding these specifications shall be issued in writing:

Christina Sowders, London Tourism & Parks
Christina@VisitLondonKY.com

And to

David Zawko, Aetherworks Design
david@aetherworksdesign.com

**London Tourism & Parks
529 South Main Street
London, KY 40741**