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BIDDER'S PACKET
for the
HOUSING AUTHORITY OF VERSAILLES
Applied Limestone and Quartz Veneer at Project KY36P049501-24
519 Poplar Street, Versailles, KY 40383
Bids are to be delivered or mailed to the Housing Authority:
Date: May 6, 2025
Time: 2:00 p.m.
Address: 519 Poplar Street
Versailles, KY 40383
Phase II

Supplementary General Conditions
1.Scope:
These bid documents pertain to the Capital Fund Programs for Project KY36P049501-24 in Versailles, Kentucky. This project KY36P049501-24, is for 18 dwelling units located at (Poplar and Oak Street). Project KY36P049501-24, Bids for this project will include the furnishing of all labor, materials, equipment and supervision to perform the work items as described in the Bidder's Packet. A non-conclusive outline of work to be performed is as follows:
A. Prepare existing exterior to receive a (a. 3' wainscot) (b. full cover exterior overlay) (c. Specific area description) of spray-on limestone mixture as selected by PHA. Apply limestone and quartz veneer first coat overlay and second coat to be carved based on PHA sample selection. Process includes all preparation and cleanup and debris removal of all surfaces affected and surrounding areas.
2.Examination of Premises:
Before submitting bids for this work, each bidder is required to visit the project and be responsible for having examined the work required to be performed by this contract and shall have satisfied himself concerning the existing conditions under which he will be obligated to operate. No allowance will be made to the Contractor for any error or negligence on his part.
3.Sales Taxes:
All applicable federal, state and local taxes relating to materials that are to be used on this project will be paid by the Contractor.
4.Dimensions:
Each Contractor shall inspect and verify work quantities to be performed at each unit/building/site. Drawings or details may vary slightly with respect to actual conditions at specific locations. Material quantities and job dimensions will be the Contractor's responsibility to obtain and/or verify.
5.Possession, Use and Responsibility for Site:
Contractor shall accept the site and physical structures as he finds them at the time the work is to commence. Contractor shall be deemed to have visited the site before placing his bid and to have thoroughly acquainted himself with the conditions at said site and physical structures.
After occupying the site, the Contractor shall be responsible for the management, care and maintenance of site and buildings or portions of buildings thereof relating to any and all items pertaining to this work. Contractor shall be solely responsible for damage to all existing properties resulting from his work or from causes to site or building for which the Contractor is responsible and shall immediately adjust all claims or suits accruing there from without loss or expense to the PHA.
The Contractor is responsible for protecting all buildings, lawns, shrubbery, trees, articles, items, vehicles, etc. from damage caused by operations during the course of the work. Any damage caused by the Contractor to lawns, driveways, sidewalks, etc., will be immediately repaired to match existing at no cost to the PHA. Contractor will maintain a clean job site at all times. All waste material and debris will be immediately cleaned up and removed from site by Contractor. 5.8.1t

REQUEST FOR PROPOSALS
Woodford County Theatre Modernization Project
Demolition and Rebuild of the Stage Floor
103 South Main Street
Versailles, Kentucky 40383

Sealed proposals will be received by the Woodford County Fiscal Court at the office of Woodford County Judge/Executive James Kay, whose office is located at 103 S. Main Street, Room 200, Versailles, Kentucky 40383, until 9:00 a.m., Monday, June 2, 2025. A mandatory walk-through meeting for all interested contactors will be held at the Woodford Theatre 275 Beasley Road Versailles, Kentucky on May 19, 2025, at 9:00 a.m. Proposals will be opened publicly and read aloud in the presence of the Fiscal Court Clerk, or her designated representative, who shall record the proposals on Monday, June 2, 2025, at 9:00 a.m. The proposals will be presented to the Fiscal Court at its regularly scheduled meeting on Tuesday, June 10, 2025, which begins at 5:30 P.M.

Proposals must be made on the CONTRACTOR'S PROPOSAL FORM in accordance with the Instructions to Contractors. The Contract Documents, of which the Proposal Form and Instructions are a part, are published by and available through the Woodford Theatre upon request at 275 Beasley Road, Versailles, KY, 40383 or by contacting:
**Daniel Ellis Artistic Director, Woodford Theatre 859-873-0648
danielellis@woodfordtheatre.com**

Envelopes containing the proposals shall be addressed to Woodford County Judge/Executive James Kay, 103 S. Main Street, Room 200, Versailles, Kentucky 40383, must be sealed, must clearly show the name and address of the contractor, the date and time of proposal opening, and bear the statement "Woodford County Theatre Modernization Project - Stage Floor." Proposals may be withdrawn prior to the scheduled opening.
All contractors must comply with all State, Federal, and local laws and ordinances regarding taxes, fees, insurance, licensing, and bid requirements. 5/8/2t

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REQUEST FOR BIDS
Lights for the Woodford County Theatre Modernization Project
103 South Main Street
Versailles, Kentucky 40383

Sealed bids will be received by the Woodford County Fiscal Court at the office of Woodford County Judge/Executive James Kay, whose office is located at 103 S. Main Street, Room 200, Versailles, Kentucky 40383, until 9:00 a.m., Tuesday, May 20, 2025. Bids will be opened publicly and read aloud in the presence of the Fiscal Court Clerk, or her designated representative, who shall record the bids on Tuesday, May 20, 2025, at 9:00 AM. The bids will be presented to the Fiscal Court at its regularly scheduled meeting of Tuesday, May 27, 2025, which begins at 5:30 P.M.

Bids must be made on the CONTRACTOR'S BID FORM in accordance with the Instructions to Bidders. The Contract Documents, of which the Bid Form and Instructions are a part, are published by and available through the Woodford Theatre upon request at 275 Beasley Road, Versailles, KY, 40383 or by contacting:
**Daniel Ellis Artistic Director, Woodford Theatre 859-873-0648
danielellis@woodfordtheatre.com**

Envelopes containing the bids shall be addressed to Woodford County Judge/Executive James Kay, 103 S. Main Street, Room 200, Versailles, Kentucky 40383, must be sealed, must clearly show the name and address of bidder, the date and time of bid opening, and bear the statement "Lights for the Woodford County Theatre Modernization Project". 5.8.2t

BIDDER'S PACKET
for the
HOUSING AUTHORITY OF VERSAILLES
Applied Limestone and Quartz Veneer at Project KY36P049501-25
519 Poplar Street
Versailles, KY 40383
Bids are to be delivered or mailed to the Housing Authority:
Date: May 6, 2025
Time: 2:00 p.m.
Address: 519 Poplar Street
Versailles, KY 40383
Phase III

Supplementary General Conditions
1.Scope:
These bid documents pertain to the Capital Fund Programs for Project KY36P049501-25 in Versailles, Kentucky. This project KY36P049501-25, is for 18 dwelling units located at (Berry and Oak Street). Project KY36P049501-25, Bids for this project will include the furnishing of all labor, materials, equipment and supervision to perform the work items as described in the Bidder's Packet. A non-conclusive outline of work to be performed is as follows:
A. Prepare existing exterior to receive a (a. 3' wainscot) (b. full cover exterior overlay) (c. Specific area description) of spray-on limestone mixture as selected by PHA. Apply limestone and quartz veneer first coat overlay and second coat to be carved based on PHA sample selection. Process includes all preparation and cleanup and debris removal of all surfaces affected and surrounding areas.
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After occupying the site, the Contractor shall be responsible for the management, care and maintenance of site and buildings or portions of buildings thereof relating to this work. Contractor shall be solely responsible for damage to all existing properties resulting from his work or from causes to site or building for which the Contractor is responsible and shall immediately adjust all claims or suits accruing there from without loss or expense to the PHA.
The Contractor is responsible for protecting all buildings, lawns, shrubbery, trees, articles, items, vehicles, etc. from damage caused by operations during the course of the work. Any damage caused by the Contractor to lawns, driveways, sidewalks, etc., will be immediately repaired to match existing at no cost to the PHA. Contractor will maintain a clean job site at all times. All waste material and debris will be immediately cleaned up and removed from site by Contractor. 5.8.1t

NOTICE

Kentucky-American Water Company ("Kentucky American Water") expects to file on May 16, 2025, an application with the Kentucky Public Service Commission proposing to increase annual water service revenues by approximately 19.9%, net of Qualified Infrastructure Program ("QIP") revenues. The proposed annual revenue increases by customer classification are: Residential - \$13,942,464 (18.8%); Commercial - \$6,636,729 (18.8%); Industrial - \$827,944 (24.9%); Other Public Authority - \$2,236,971 (24.9%); Sales for Resale - \$468,544 (24.9%); Private Fire Service and Hydrants - \$1,209,793 (24.9%); Public Fire Hydrants - \$1,415,542 (24.9%); Miscellaneous ("Bulk Sales of Water through Loading Stations") - \$18,564 (12.8%). The proposed effective date of rates is for service rendered on and after June 16, 2025. Kentucky American Water has requested proposed rates be implemented to all customer classifications as shown below:

Average Monthly Bills:

	Monthly Usage	Current Average Bill	Proposed Average Bill	\$ Change	% Increase
Residential (5/8")	3,942 gallons	\$47.67	\$56.73	\$9.06	19%
Commercial (5/8")	36,304 gallons	257.97	313.98	56.01	22%
Industrial (2")	1,705,505 gallons	9,432.49	11,885.09	2,452.60	26%
Other Public Authority (2")	128,172 gallons	928.23	1,156.94	228.71	25%
Sales for Resale (6")	1,934,938 gallons	11,307.30	14,370.04	3,062.74	27%
Miscellaneous (1")	12,346 gallons	100.55	124.52	23.97	24%
Private Fire Hydrant	N/A	96.82	121.00	24.18	25%
Public Fire Hydrant	N/A	61.57	76.90	15.33	25%
Private Fire Line (6")	N/A	100.35	125.70	25.35	25%

Proposed Rate Increase for all customers:

Monthly Service Charge by Meter Size:

Meter Size	Present Rate	Proposed Rate	Change	% Increase
5/8"	\$ 17.55	\$ 19.45	\$ 1.90	11%
3/4"	26.20	29.00	2.80	11%
1"	43.60	48.30	4.70	11%
1 1/2"	87.30	96.80	9.50	11%
2"	139.70	154.80	15.10	11%
3"	261.90	290.30	28.40	11%
4"	436.60	483.90	47.30	11%
6"	873.00	967.50	94.50	11%
8"	1,396.80	1,548.00	151.20	11%

Consumption Charges:

	Current Rate		Proposed Rate		\$ Change	% Increase	
	Per 1000 Gallons	Per 100 Gallons	Per 1000 Gallons	Per 100 Gallons	Per 1000 Gallons	Per 100 Gallons	
Residential	\$6.7291	\$0.67291	\$9.4567	\$0.94567	\$2.7276	\$0.27276	41%
Commercial	6.0875	0.60875	8.1129	0.81129	2.0254	0.20254	33%
Industrial	5.0324	0.50324	6.8779	0.68779	1.8455	0.18455	37%
Other Public Authority	5.6070	0.56070	7.8187	0.78187	2.2117	0.22117	39%
Sales for Resale	4.9527	0.49527	6.9266	0.69266	1.9739	0.19739	40%
Miscellaneous	Per 100 Gallons \$0.40000	Per 50 Gallons \$0.20000	Per 100 Gallons \$0.61736	Per 50 Gallons \$0.30868	Per 100 Gallons \$0.21736	Per 50 Gallons \$0.10868	54%

Fire Protection:

Private Fire Line Size	Current Monthly Rate	Proposed Monthly Rate	\$ Change	% Increase
2"	\$ 10.25	\$ 13.85	\$ 3.60	35%
4"	41.25	56.00	14.75	36%
6"	92.80	125.70	32.90	35%
8"	165.00	223.00	58.00	35%
10"	257.85	348.90	91.05	35%
12"	385.90	521.40	135.50	35%
14"	371.80	502.40	130.60	35%
16"	660.20	892.30	232.10	35%
Private Fire Hydrant	89.53	121.00	31.47	35% Increase
Public Fire Hydrant	56.94	76.90	19.96	35% Increase

Kentucky American Water is proposing to reset the QIP surcharge to zero and incorporate the investment costs into base rates. The average monthly bills shown in this notice include the QIP surcharge in the current average bills and a \$0 amount for the QIP surcharge in the proposed average bills.

This application may be examined at the offices of Kentucky American Water located at 2300 Richmond Road in Lexington, Kentucky.

This application may also be examined at the offices of the Public Service Commission located at 211 Sower Boulevard in Frankfort, Kentucky, Monday through Friday from 8:00 am - 4:30 pm or on the Commission's website at <http://psc.ky.gov>.

Comments regarding this application may be submitted by mail to the Public Service Commission, Post Office Box 615, Frankfort KY 40602; or through its website at <http://psc.ky.gov>.

The rates contained in this notice are the rates proposed by Kentucky American Water but the Public Service Commission may order rates to be charged that differ from the proposed rates contained in this notice.

Any person may submit a timely written request for intervention to the Public Service Commission, Post Office Box 615, Frankfort, KY 40602, which establishes the grounds for the request including the status and interest of the party.

If the Public Service Commission does not receive a written request for intervention within thirty (30) days of the providing of this notice, the Public Service Commission may take final action on the application.