

DOCUMENT 000110 - ADVERTISEMENT FOR BIDS

1.1 PROJECT INFORMATION

- A. Notice to Bidders: Qualified bidders may submit bids for project as described in this Document. Submit bids according to the Instructions to Bidders.
  - 1. Regulatory Requirements: Chapter 26 of the Iowa Code 'Iowa Construction Bidding Procedures' shall govern submittal, opening, and award of bids.
- B. Project Identification:
  - 1. **State Center Fire Department – Renovation & Addition – Redesign**  
Project Location: 115 Main Street East, State Center, Iowa, 50247
- C. Owner:
  - 1. City of State Center; 118 Main Street East, State Center, Iowa, 50247  
Owner's Representative: Brad Pfantz, Fire Chief
- D. Design Professionals:
  - 1. Studio MELEE, StructureFy Engineering, Inc., Modus Engineering, Clapsaddle-Garder Associates, Inc.
- E. Project Description: The project includes but is not limited to renovation of the existing fire station and construction of a new addition. Work will involve site improvements, new utility connections, and removal and replacement of paving. Renovation scope includes interior and exterior updates to convert the existing building into administrative & training spaces. The new addition will provide a fire apparatus garage along with a connector linking it to the existing structure.
- F. Construction Contract: Single Contract for General Construction will be awarded.

1.2 BID SUBMITTAL AND OPENING

- A. Owner will receive sealed lump sum bids until the bid time and date at the location given below. Owner will consider bids prepared in compliance with the Instructions to Bidders issued by Owner, and delivered as follows:
  - 1. Bid Date: **Thursday, January 15<sup>th</sup>, 2026**
  - 2. Bid Time: **2:00pm Local Time**
  - 3. Location: **118 Main Street East, State Center, Iowa 50247**
  - 4. Attention: **Lori Bearden, State Center City Clerk**
- B. Bids will be thereafter publicly opened and read aloud.

**1.3 BID BOND**

- A. Each bid must be accompanied, in a separate envelope, by a bid bond for 5% of the bid amount with a certified check or bank draft. Performance and payment bonds in the amount of 100% of the contract amount will also be required. No bids may be withdrawn for a period of forty-five (45) days after opening of bids. Owner reserves the right to reject any and all bids and to waive informalities and irregularities.

**1.4 PREBID MEETING**

- A. Pre-bid Meeting: A Pre-bid meeting for all bidders will be held on **December 30<sup>th</sup>, 2025, at 10:00am Local Time** at the project site. Prospective bidders are requested to attend; however, the meeting is not mandatory.
  - 1. Bidders' Questions: For additional information contact Chris Wernimont at Studio MELEE by phone at (515) 460-5431 or by email at [chris@studiomelee.com](mailto:chris@studiomelee.com).
  - 2. Architect will provide responses to bidder questions via addenda.

**1.5 DOCUMENTS**

- A. Printed or Online Procurement and Viewing of Contracting Documents:
  - 1. The Contract Documents, including Plans, Specifications, and Form of Contract will be available after **December 18, 2025**, at qualified plan rooms and at the Iowa Reprographics Online Plan Distribution website ([iowarepro.com/plan-distributions](http://iowarepro.com/plan-distributions)). Physical copies are available at Iowa Reprographics Print Shop, located at 3 College Avenue, Suite 3; Des Moines, Iowa 50314. Qualified plan houses receive sets free of charge, provided they log all usage of the documents and return them, in a reusable condition, within fourteen (14) days after award of the project. Sets are available for bidding contractors for a deposit of \$200.00 USD, payable to the City of State Center, which shall be refunded, provided that the documents are returned, in a reusable condition, within fourteen (14) days after award of the project. If the Plans, Specifications, and Form of Contract are not returned in a timely manner or in a reusable condition, the deposit shall be forfeited.

**1.6 TIME OF COMPLETION**

- A. Successful bidder shall begin the Work on receipt of the Notice to Proceed and shall complete the Work within the Contract Time outlined in the project manual.

**1.7 BIDDER'S QUALIFICATIONS**

- A. Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work. A Performance Bond, separate Labor and Material Payment Bond, and Insurance in a form acceptable to Owner will be required of the successful Bidder.

- B. Bidders may be required to provide evidence of experience with similar projects. Before submitting a bid, every bidder must review carefully the Project Manual and Drawings and inspect the site of the proposed work. The City of State Center reserves the right to conduct such investigations as it deems necessary to assist in the evaluation of any bid and to establish the responsibility, qualifications and financial ability of the bidders, proposed subcontractors, and other organizations to perform the work in accordance with the contract documents to its satisfaction within the prescribed time.

**1.8 NOTIFICATION**

- A. This Advertisement for Bids document is issued by the City of State Center.

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