

NOTICE TO BIDDERS

PROJECT: 511 CAPITOL STREET BUILDING STABILIZATION PROJECT IOWA CITY, IOWA PROJECT OWNER: JOHNSON COUNTY, IOWA

NOTICE IS HEREBY GIVEN: That sealed bids for the 511 Capitol Street Building Stabilization Project will be received by Johnson County Board of Supervisors, at the Johnson County Administration Building – Auditors Office, 913 S Dubuque Street, Iowa City, Iowa 52240 until 2:00 PM CDST on December 4th, 2025. All bids received after the above stipulated closing time for receipt of bids will be returned to the bidder unopened. All bids received in accordance with these guidelines will be publicly opened and read aloud in Betty Sass Conference Room of the Johnson County Administration Building immediately following.

The project primarily consists of envelope repairs of the Office of Johnson County Sheriff and Jail building due to signs of deterioration within the wall and soffit assemblies, water intrusion, thermal inefficiencies and heavily outdated equipment. To correct these issues, this project includes a full tear-off and replacement of the roof assembly including new insulation, replacement of all electrical and mechanical components on the roof, repair of numerous areas of brick fascia, removal and replacement of exterior steel assemblies at the soffit areas, reconfiguration and re-insulation of certain exterior areas, installation of structural pins/anchors, full soffit reconstruction (including improved drainage systems) and replacement of exterior doors on the main level. Additional interior and exterior features and repairs are also included.

The bid is for a Prime Contract as described in the specifications. Bids shall be on a lump sum basis; segregated sub-bids will not be accepted.

A pre-bid conference will be held Thursday, November 20, 2025, at 1:00 PM CDST at the Office of Johnson County Sheriff & Jail, 511 Capitol Street, Iowa City, IA 52240. Attendees will wait in the Public Lobby. The group will then be escorted to the meeting location within the facility. The meeting will be held in the classroom. The Project Engineer and Architect will be on site for this meeting. The project site will be visited after the pre-bid conference.

Plans and specifications governing the construction of the proposed Work have been prepared by Axiom Consultants, 300 S. Clinton Street, Suite 200, Iowa City, Iowa 52240 and will be available after November 14, 2025.

The Contract Documents may be examined at the office of the Engineer and plan rooms listed below. Hard copies printed by the Contractor from electronic downloads will be at the Contractor's expense. Copies of the plans and specifications and other contract documents are now on file and can be ordered through the office of Rapids Reproductions at 415 Highland Ave Ste 100, Iowa City, IA 52240, by logging on to rapidsrepro.com/plan room, or calling 1-800-383-1223, and upon the deposit of \$50.00 (payable to Rapid Reproductions) or current MBI Card for paper copies, which will be refunded to upon the return of the full set documents to the printer in good reusable condition within fourteen (14) days after bid submission. A separate \$20.00 check must accompany the deposit for mailing fee (non-refundable, paid to the printer). The following information must accompany the deposit: Company name, mailing address, street address, phone number, email address and type of bidder (i.e. General, Mechanical or Electrical Subcontractor to General, or other). All prints will be delivered via UPS Ground.

1. ConstructConnect online plan room; www.constructconnect.com.
2. Dodge Data and Analytics (online plan room) (877) 784-9556; <https://dodgeprojects.construction.com>.
3. Iowa Builders Exchange (plan room in Rock Island) (309) 788-9260.

4. Construction Update Online Plan Room; Master Builders of Iowa, 4100 Westown Pkwy, West Des Moines, IA 50266, 515-288-8904; <http://www.mbionline.com>.
5. Rapids/Technigraphics 415 Highland Ave, Suite 100, Iowa City, IA 52240 (319) 354-5950/ (800) 779-0093, www.rapidsrepro.com.

Make proposals on the bid forms supplied in the Project Manual. No oral, telegraphic or telephonic proposals or modifications will be considered. Submit with each bid, a certified check or acceptable bidder's bond payable to Johnson County in an amount equal to ten percent (10%) of the total bid. The successful bidder will be required to furnish satisfactory Labor and Material Payment Bond, and Performance Bond in an amount equal to one hundred percent (100%) of the Contract Sum. The surety providing bonds must have an (A-) A.M. Best rating or better or be listed on the U.S. Department of Treasury listing of approved sureties (Department Circular 570). The cost of the Bonds shall be included in the Contract Sum.

Bids may not be withdrawn within forty-five (45) days after the scheduled time of opening bids, without the consent of the Owner. The award of the contract may be made by Johnson County to any responsible bidder with suitable qualifications offering suitable supplies, equipment and/or service at the lowest price taking into consideration the quality of materials or service in the best interest of the Owner. The Owner reserves the right to accept any bid or to reject any or all bids, or parts of such bids, and waive informalities or irregularities in bidding. Further, Johnson County reserves the right to resolicit and/or re-bid this project at any time in the future.

Award is anticipated to be made by January 8th, 2026. Work under the proposed contract is to commence 30 days after contract is awarded and shall be substantially complete on or before August 31, 2026.

Monthly estimates will be paid to the contractor as the work progresses in amounts equal to ninety-seven per cent (97%) of the contract value of the work completed during the preceding calendar month, including the actual cost (exclusive of overhead or profit to the contractor) of materials and equipment of a permanent nature to be incorporated in the work and delivered to and stored at the job site. Such monthly payments shall in no way be construed as an act of acceptance for any part of the work, partially or totally completed. Final payment of the remaining amount due the contractor will be made not earlier than thirty-one (31) days from the final acceptance of the work by the Owner, subject to the conditions and in accordance with the provisions of Chapters 26 and 573 of the Code of Iowa.

Sales Tax. Iowa sales tax will not be paid on materials purchased for this project. The Owner will issue a sales tax exemption certificate.

By virtue of statutory authority, preference will be given to products and provisions grown and coal produced within the State of Iowa, and to Iowa domestic labor, to the extent lawfully under Iowa statutes. More information on bidding preferences can be found at Iowa Code Chapter 73, Iowa Code Section 8A.311B, and Iowa Administrative Code 875-Chapter 156.

Dated this 13th day of November, 2025

/s/ Julie Persons, Auditor
Johnson County, Iowa