

NOTICE OF PUBLIC HEARING AND LETTING

**KEOKUK MUNICIPAL AIRPORT
TERMINAL REHABILITATION
KEOKUK, IOWA 52632
FAA PROJECT NO. 3-19-0050-027 BIL-AIG (2025)**

Sealed bids will be received by the City of Keokuk, Iowa, in Lee County, Iowa, at the City Hall, City of Keokuk, Iowa, on the **3rd day of July, 2025, at 10:00 a.m.**, for the construction of certain Keokuk Municipal Airport improvements and work incidental thereto on an improvement project described in general as "Keokuk Municipal Airport: Terminal Rehabilitation" in accordance with the Plans and Specifications now on file in the office of the Airport Manager. At said time and place, Proposals will be opened and tabulated by the Engineer.

Proposals received will be presented to the **City of Keokuk** and considered at a meeting presided over by the City Council, to be held at the City Hall Council Chambers at 501 Main Street, **at 5:30pm on the 3rd of July, 2025**. At such time and place, the **City of Keokuk** shall also hold a Public Hearing on the proposed Plans, Specifications, form of Contract and estimate of cost for the construction of said improvements hereinafter described in accordance with the provisions of Chapter 384, Code of Iowa, **at 5:30pm on the 3rd of July, 2025** at 501 Main Street. At the hearing, the **City of Keokuk** will receive and consider any objections made by any interested party, to the Plans and Specifications, proposed form of Contract, and the estimate of the cost for the project.

A complete set of bid documents, including the Plans and Specifications, may be obtained from the Engineer, McClure Engineering Company. In addition, copies of the Plans, Specifications and wage rate are on file and may be inspected at the office of the Airport Manager, Keokuk Municipal Airport.

Complete digital project bidding documents are available at www.questcdn.com. You may download the digital documents for no charge by inputting the project title of "Keokuk Municipal Airport: Terminal Rehabilitation" Quest project number #9742390 on the website's Project Search page. Please contact QuestCDN.com at 952.233.1632 or info@questcdn.com for assistance in free membership registration, downloading, and working in this digital project information.

A non-mandatory pre-bid conference for this project will be held at 10:00 a.m. at the Keokuk Municipal Airport: Terminal Building on the 24th day of June, 2025.

Bidders will be required to familiarize themselves with the site conditions in accordance with the specifications. To examine the job site, please reach out to Raymond Ott, Airport Manager at 319-524-6203.

Contract Work items:

This project will involve the following work improvements:

ITEM NO.	BASE BID: TERMINAL REHABILITATION
1	MOBILIZATION
2	BUILDING INTERIOR/EXTERIOR DEMOLITION
3	ROUGH CARPENTRY
4	MILLWORK
5	WINDOW, DOOR INSTALL
6	INTERNAL WALL FINISH
7	INSULATION
8	TILING INSTALL, CEMENT BOARD, PREP
9	ACOUSTIC CEILING INSTALL
10	CARPET INSTALL, PREP
11	INTERIOR PAINTING
12	BATHROOM, OASIS, JANITOR FIXTURES
13	PLUMBING INSTALL
14	HVAC INSTALL, DUCT (REUSE UNIT)
15	ELECTRICAL, LIGHTING, COMMUNICATION INSTALL

16	GENERATOR INSTALL
17	EXTERIOR SITE IMPROVEMENT
18	BUILDING ENVELOPE PENETRATION SEALING
ITEM NO.	BID ALTERNATE
ALT-1	INSTALL 3 NEW WINDOWS
ALT-2	INSTALL NEW FURNACE UNIT AND CONDENSER
ALT-3	INSTALL 4" DOWNSPOUT DRAIN PIPE AND CONNECT TO INTAKE
ALT-4	PAINT EXTERIOR

All bids must be filed with the Airport Manager on or before the time herein set. All bids shall be made on forms furnished by the City of Keokuk and obtained from McClure Engineering Company and must be enclosed in a separate sealed envelope and plainly identified. Each bid shall be accompanied by a Bid Bond, Certified Check, Certified Share Draft or Cashier's Check in a separate envelope in an amount equal to five (5%) of the total amount of the bid. If Bid Bond is submitted, it must be on the form provided with the Contract Documents. The Certified Check, Certified Share Draft or Cashier's Check shall be drawn on a bank or Credit Union in Iowa or a bank or Credit Union chartered under the laws of the United States of America and payable to the City of Keokuk as security that if awarded a contract, the bidder will enter into a contract at the prices bid and furnish the required performance and payment bonds and certificates of Insurance.

The Certified Check, Certified Share Draft or Cashier's Check may be cashed, or the Bid Bond forfeited, and the proceeds retained as liquidated damages if the bidder fails to execute a contract or file acceptable performance bonds or provide an acceptable certificate of insurance within fifteen (15) calendar days after the acceptance of his proposal by resolution of the Commission. No bidder may withdraw a proposal within ninety (90) days after the date set for opening bids.

The right is reserved, as the **City of Keokuk** may require, to reject any and all bids and to waive any informality in the bids received.

All Contractor(s) and subcontractor(s) are required to obtain tax exemption certificates from the **City of Keokuk** for this project. These tax exemption certificates are only for use on this specific project as covered under the Contract. Before final payment is made on this project, the Contractor(s) and subcontractor(s) shall provide lien waivers as required in the Specifications.

The Contractor shall have 90 days to complete all work from the date they initiate work on the terminal building. It is anticipated that the Contractor could start work on September 8th, 2025. The Contractor will be issued a Notice-to-Proceed from the City before any work can begin. **The Contractor shall finish all work no later than February 28th, 2026.** \$250 per calendar day will be charged to the contractor as liquidated damages for all days past the 90-day work period that work has not been completed. The Contractor will be given 14 days to complete final punch-list items once work has been completed. \$250 per calendar day will be charged to the contractor as liquidated damages for all days past the 14 day final closeout period that all work has not been completed.

This project is subject to the requirements of the Davis-Bacon Act, as amended. The Contractor is required to comply with wage and labor provisions and to pay minimum wages in accordance with the schedule of wage rates established by the United States Department of Labor.

This project is subject to the requirements of 49 CFR Part 26 Disadvantaged Business Enterprise Participation. The owner has established a contract goal of **1.04 percent** participation for small business concerns owned and controlled by qualified disadvantaged business enterprises (DBE). The bidder shall make and document good faith efforts, as defined in Appendix A of 49 CFR Part 26, to meet the established goal.

Award of contract is also subject to the following Federal provisions:

Executive Order 11246 and DOL Regulation 41 CFR PART 60-4 - Affirmative Action to Ensure Equal Employment Opportunity

DOL Regulation 2 CFR § 200 Appendix II (D) – Davis Bacon Act

2 CFR part 180 (Subpart C), 2 CFR part 1200, DOT Order 4200.5- DOT Suspension & Debarment Procedures & Ineligibility

15 CFR § 29 – Government wide Requirements for Drug-free Workplace

DOT Regulation 49 CFR PART 30 - Denial of Public Works Contracts to Suppliers of Goods and Services of Countries that Deny Contracts to Suppliers of Goods and Services of Countries that Deny Procurement Market Access to U.S. Contractors (Foreign Trade Restriction).

TITLE 49 United States Code §50101 – Buy American Preferences

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 required under Iowa statutes, providing that the award of the contract will be made to the lowest responsible bidder submitting the lowest acceptable bid, which shall be without regard to state or local law whereby preference is given on factors other than the amount of the bid.

Published by the order of the **City of Keokuk, Iowa**, this ____ day of _____, 2025.

CITY OF KEOKUK, IOWA

By: _____
City Administrator, City of Keokuk, Iowa