



Knoxville Public Safety Building
Wendel Project No. 624301

INVITATION TO BID

Wendel on behalf of the City of Knoxville as the A/E and CM is currently accepting Proposals from Qualified Precast Supplier/Contractors for the Precast Package associated with the Knoxville Public Safety Building Project located at 102 N. Lincoln Street, Knoxville, IA 50138. The Project consists of an approximately 35,092 SF public safety building. Interested bidders will be required to complete the Bid Form within the bid package. This Bid Form will provide bidders with a location to input a Total Lump Sum Bid comprised of three elements. The first sum will be to provide for all engineering and shop drawings required. The second sum will be for any cancellation fees if the Owner decides not to move forward with the project after shop drawings are produced but prior to any fabrication. The third sum will be complete fabrication, delivery, and erection.

Please note that the purpose of this early bid proposal package is to select a precast supplier and erector for the Knoxville Public Safety building. This early award will allow a production schedule to be locked in and have this contractor assist with the finalization of the plans and details for their system in coordination with the Architect/Engineering team.

It is understood that the plans are not complete and that the precast proposal will include all precast elements to frame the structure and support roof areas constructed with other materials. It is the responsibility of the bidder to include in their proposal all costs for materials, administrative costs to coordinate their work with the rest of the project, and design of same, even if not indicated by the plans. Coordination will be required with the full project so that it is a seamless, integrated, code compliant, complete bid and project. The bid will include spandrels and/or transfer beam elements required to close off and/or support floors and roofs over open areas. Job change orders will not be considered unless there is a change requested in the scope of work.

The tentative schedule is as follows:

Issued for Bid: Thursday, July 31st

Pre-Bid Meeting: Thursday, August 7th at 9AM

Bids Due: Thursday, August 21st, 2025 at 2PM.

Anticipated Notice of Award: September 3rd, 2025

Anticipated Notice to Proceed: Approximately 2 weeks after Notice of Award.

Bid Packages will be as follows:

A. Contract No. 01 – Pre-Cast Design, Supply, and Installation

Please note, separate contracts for Building General Construction, Sitework & Underground Utilities, HVAC, Plumbing, Fire Protection, and Electrical Construction will be forthcoming.

DOCUMENTS

Contract Documents may be examined at the Office of City Clerk at City Hall. Complete sets of Electronic bidding document drawings and specifications may be obtained from



Knoxville Public Safety Building
Wendel Project No. 624301

<https://www.beelineplanroom.com/> after 1:00 pm local time on Thursday, July 31st, 2025. Contractors are responsible for the verification of correct scale of drawings and to arrange for printing of documents, if desired.

PRE-BID MEETING

A non-mandatory pre-bid meeting has been scheduled for 9:00am local time on Thursday, August 7th, 2025 via zoom (see link below). Bidders are welcome to visit the site at any point during the bidding period.

Meeting URL: <https://wendelco.zoom.us/j/83425007633>
Meeting ID: 834 2500 7633

Attendance at this meeting is recommended as the Owner, Architect and Construction Manager will be present to discuss the Project. Attendees should anticipate a 30-minute Q & A session. The Construction Manager will transmit a record of the pre-bid meeting minutes and attendance in a subsequent Addendum. All questions shall be submitted as an RFI and will be answered in a formal addendum.

BID SUBMITTAL AND OPENING

Sealed bids for the work must be filed before 2:00PM, local time according to the clock located in the office of Knoxville City Hall Council Chambers on Thursday, August 21ST, 2025. Bids will be received at the City Hall Council Chambers

Bids received after the due date and time will not be accepted.

A bid security shall be submitted with each bid in the amount of five (5%) percent of the bid amount on AIA Document A310-2010- Bid Bond. No bids may be withdrawn for a period of 60 days after opening of bids.

Bids shall not include sales and compensating use taxes on material and supplies incorporated into the Work, The Owner being exempt therefrom.

This project is tax exempt and a tax-exempt certificate will be provided by the owner.

Sealed proposals will be opened and bids tabulated at 2:00PM on August 21st, 2025.

ADDENDUMS

All pre-bid questions and/or product substitutions must be submitted on form included in the bid documents and in PDF format by e-mail to khandrich@wendelcompanies.com by 3 PM local time on Tuesday August 12th, 2025 to be answered/considered. A final addendum, if necessary, is scheduled to be available after 3:00pm local time on Thursday, August 14th, 2025 and will be made available from <https://www.beelineplanroom.com/> Plan holders will be notified.

TIME OF COMPLETION

The successful bidder shall begin the Work on receipt of the Notice to Proceed and shall complete all shop drawings within 10 weeks of NTP. Construction of the project is anticipated to begin in the last quarter of 2025 with a substantial completion anticipated within 11 months and final completion within 12 months.



Knoxville Public Safety Building
Wendel Project No. 624301

NOTIFICATION

The Owner reserves the right to waive any informalities or irregularities in the Bids received, reject any or all Bids without explanation, or solicit for new bids, if in its sole opinion the best interest of the Owner will be promoted. The Owner is not responsible for any expenses incurred in the preparation of bids.

BIDDER'S QUALIFICATIONS

Bidders will be required to submit completed Subcontractor Qualification Forms found within the Bid Documents to the Construction Manager within 24 hours of bid submittal if requested. Bidders must be properly licensed under the laws governing their respective trades and able to obtain bonds and insurance, as further detailed within the Contract Documents.