

ADVERTISEMENT FOR BIDS AND INVITATION TO BID

1.1 PROJECT INFORMATION

- A. Notice to Bidders: Qualified bidders are invited to submit bids for Project as described in this Document according to the Instructions to Bidders.
- B. Project Identification: 226 Broadway Upper Story Housing Project.
 - 1. Project Location: 226 Broadway; Audubon, Iowa.
- C. Owner: Revitalize Iowa, LLC.
 - 1. Owner's Representative: Matthew Campbell.
- D. Architect: The Franks Design Group, PC.
- E. Project Description: Project consists of Interior rehabilitation of the upper story of an existing two-story historic building.
 - 1. Scope of work includes selective demolition while protecting existing historic elements, Installation of new HVAC systems, Installation of new Electrical systems, Installation of new plumbing systems, Installation of a new interior stair with associated structural work, repair and restoration of two (2) existing historic windows, Installation of new Storm Windows at historic windows, Installation of new windows at other exterior openings, Installation of complete new roof system with thermal insulation, installation of kitchens and bathrooms for three (3) proposed upper story apartments, Installation of new guardrails at entry area stoops, and other work as indicated in the Documents.
 - 2. The Work includes historic buildings being reviewed under Section 106 NHPA and HUD regulations for NEPA (24 CFR Part 58.5[b]). The Work will follow historic guidelines established by the Secretary of the Interior and Standards for the Treatment of Historic Properties.
 - 3. The Project to which the construction work covered by this contract pertains is being assisted by the United States of America and Federal Labor Standards Provisions are included in this Contract pursuant to the provisions applicable to such Federal assistance. Related Required Contract Provisions are included, or referenced, in this Project Manual.
 - 4. Work of this Contract is not subject to compliance with The Davis-Bacon and Related Acts.
 - 5. Federally funded by Community Development Block Grant.
- F. Construction Contract: Bids will be received for the following Work:
 - 1. Single Prime General Construction Contract (all trades).

1.2 BID SUBMITTAL AND OPENING

- A. Owner will receive sealed bids until the bid time and date at the location indicated below. Owner will consider bids prepared in compliance with the Instructions to Bidders issued by Owner, and delivered as follows:
 - 1. Bid Date: 18 December 2025.
 - 2. Bid Time: 2:00 p.m. local time.
 - 3. Location: Audubon City Hall. 315 Broadway Street; Audubon, Iowa 50025.
- B. Bids will be thereafter opened and read aloud.

1.3 BID SECURITY

- A. Bid security shall be submitted with each bid in the amount of 5 percent of the bid amount. No bids may be withdrawn for a period of 30 days after opening of bids. Owner reserves the right to reject any and all bids and to waive informalities and irregularities.

1.4 PREBID CONFERENCE

- A. A prebid conference for all bidders will be held on 5 December 2025 at 10:00 a.m., local time. Prospective bidders are requested to attend. The prebid conference will be convened at the project site. Enter through the ground-level exterior entry door on Broadway Street and ascend the stairs to the upper level.
- B. DOCUMENTS
- C. A. Printed Procurement and Contracting Documents: Obtain after 17 November 2025, by contacting A&D Technical Supply, Omaha Office, 4320 South 89th Street, Omaha, NE 68127, Toll free: 800-228-2753 or 402-592-4950.
 - 1. Deposit: \$100.00 payable to the Owner.
 - 2. Documents will be loaned to qualified entities upon receipt of the deposit per set as deposit or by presenting an MBI, ABC, NECA, OBC or other pre-approved non-cash plan deposit card. Checks for plan deposit shall be made payable to Why Not Us of Jefferson, Iowa, and if mailed, shall be addressed to A & D Technical Supply Co. at the above location. Deposit will be refunded to an entity if complete documents are delivered to or returned postage paid and in reusable condition to A & D Technical Supply Co. within 14 days after bids are due. Documents are the property of Revitalize Iowa, LLC and entities receiving documents shall be financially liable for them being returned in a reusable condition within the time stated above as required by Iowa Code 26.3(2).
 - 3. The Documents will also be available in PDF format, by digital download at no charge to prospective bidders, subcontractor bidders, suppliers, and contractor plan room services.
 - 4. Shipping: Documents issued to prospective bidders, subcontractor bidders, suppliers, and contractor plan room services will be shipped at Owner expense, per Iowa Code requirements.

5. It is the desire of the Owner and Architect to reduce the number of printed sets to a minimum therefore the Architect encourages Contractors to review the project details to confirm their interest prior to requesting bid sets
- D. Online Procurement and Contracting Documents: Obtain access after 17 November 2025 by contacting A&D Technical Supply, Omaha Office, 4320 South 89th Street, Omaha, NE 68127. Bidding Documents may also be viewed online at www.adtechsupply.com. Online access will be provided to all registered bidders and suppliers. Bidders are encouraged to check this website for the current list of plan holders and for notice of any late-issued Addenda before submitting a bid.
- E. Viewing Procurement and Contracting Documents: Examine after 17 November 2025, at the locations below:

City of Audubon Website: <https://www.cityofauduboniowa.com/c/>

1. Small Business Administration District Office 210 Walnut St., Room 749 Federal Building Des Moines, IA 50309 ATTN: Jayne Armstrong 515.384.4913
<http://www.sba.gov/offices/district/ia/desmoines>
2. Siouxland Construction Alliance 3900 Stadium Dr. Sioux City, IA 51106 712.255.9730
www.sioxlandconstructionalliance.com
3. National Association of Women in Construction (NAWIC) 327 S. Adams St. Ft Worth, TX 76104 800.552.3506 Fax: 817.877.0324 www.nawic.org #80 Greater Des Moines:
www.nawicdesmoines.com
4. Illinois MBDA Business Center 31 S Grove Ave Elgin, IL 60120 630.526.1063
www.mbda.gov/business-center-illinoismba-business-center
5. Construction Update Plan Rooms

For more information, visit <http://www.mbsonline.com>

- a. Des Moines Plan Room 221 Park St POB 695 Des Moines, IA 50306 515.288.8904 800.362.2578 Fax: 515.288.8718
- b. Fort Dodge Plan Room 24 N. 9th St. Suite A Fort Dodge, IA 50501 515.955.5500 Fax: 515.955.3245
- c. North Iowa Builders Exchange 9 N. Federal Mason City, IA 50401 641.423.5334 Fax: 641.423.5725 www.buidingnorthiowa.com #160 Cedar Rapids/Iowa City:
www.nawiccric.160.org
- d. Omaha Builders Exchange 4159 South 94th Street Omaha, NE 68127 402.991.6906 Fax: 402.884.7055
6. Other industry plan rooms as directed by the Owner.

1.5 TIME OF COMPLETION AND LIQUIDATED DAMAGES

- A. Bidders shall begin the Work on receipt of the Notice to Proceed and shall complete the Work within the Contract Time. Work is subject to liquidated damages.

1.6 BIDDER'S QUALIFICATIONS

- A. Bidders must be eligible for clearance by The Iowa Economic Development Authority.
- B. 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, a separate Labor and Material Payment Bond, and Insurance in a form acceptable to Owner will be required of the successful Bidder.
- C. Bidders shall be a "Lead-Safe Certified Firm" according to 40 CFR 745, Subpart E, and use only workers that are trained in lead-safe work practices. Bidders must be certified by the Iowa Department of Inspections, Appeals, and Licensing.

END OF ADVERTISEMENT AND INVITATION TO BID

PART 2 - (Section 3 language follows)

SECTION 3 LANGUAGE FOR PROCUREMENT DOCUMENTS AND CONTRACTS

A. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 75, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 75 regulations.

C. The contractor agrees to post copies of a notice advising workers of the Contractor's commitments under Section 3 in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

D. The contractor agrees to provide written notice of employment and contracting opportunities to all known Section 3 Workers and Section 3 Businesses.

E. The contractor agrees to employ, to the greatest extent feasible, Section 3 workers or provide written justification to the recipient that is consistent with 24 CFR Part 75, describing why it was unable to meet minimum numerical Section 3 Worker hours goals, despite its efforts to comply with the provisions of this clause.

F. The contractor agrees to maintain records documenting Section 3 Workers that were hired to work on previous Section 3 covered projects or activities that were retained by the contractor for subsequent Section 3 covered projects or activities.

G. The contractor agrees to post contract and job opportunities to the Opportunity Portal and will check the Business Registry for businesses located in the project area.

H. The contractor agrees to include compliance with Section 3 requirements in every subcontract for Section 3 projects as defined in 24 CFR part 75, and agrees to take appropriate action, as provided in an applicable provision of the subcontract upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 75. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 75.

I. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 75 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 75.

J. The contractor will certify that they have followed prioritization of effort in 24 CFR part 75.19 for all employment and training opportunities. The contractor will further certify that it meets or exceeds the applicable Section 3 benchmarks, defined in 24 CFR Part 75.23, and if not, shall describe in detail the qualitative efforts it has taken to pursue low- and very low-income persons for economic opportunities.

K. Noncompliance with HUD's regulations in 24 CFR part 75 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

Section 3 Business Concerns are encouraged to respond to this proposal. A Section 3 Business Concern is one that satisfies one of the following requirements: 1. It is at least 51 percent owned and controlled by low- or very low-income persons; 2. Over 75 percent of the labor hours performed for the business over the prior three-month period are performed by Section 3 Workers*; or 3. It is a business at least 51 percent owned and controlled by current public housing residents or residents who currently live in Section 8-assisted housing.

* A Section 3 Worker is defined as any worker who currently fits or when hired within the past five years fit at least one of the following categories, as documented: 1. The worker's income for the previous or annualized calendar year is below the applicable income limit established by HUD; 2. The worker is employed by a Section 3 business concern; or 3. The worker is a YouthBuild participant. Businesses that believe they meet the Section 3 criteria are encouraged to register as a Section 3 Business through HUD's website:
<https://portalapps.hud.gov/Sec3BusReg/BRegistry/RegisterBusiness>

- End of Section 3 Language and complete publication announcement -