

**SECTION 1**  
**NOTICE OF HEARING AND LETTING**

(Requests For Bids / Invitation For Bids / Notice To Bidders)

City of Atlantic, Iowa

T-HANGAR AND TAXILANE CONSTRUCTION – ATLANTIC MUNICIPAL AIRPORT, ATLANTIC, IA  
FAA Project No. 3-19-0005-021-2026 | IIJA – AIG – 2026 and No. 3-19-0005-022-2026 | AIP - 2026

**NOTICE OF PUBLIC HEARING ON PROPOSED PLANS AND SPECIFICATIONS, PROPOSED FORM OF CONTRACT AND ESTIMATE OF COST FOR T-HANGAR AND TAXILANE CONSTRUCTION AT THE ATLANTIC MUNICIPAL AIRPORT, ATLANTIC, IOWA AND THE TAKING OF BIDS FOR SUCH CONSTRUCTION.**

Notice is hereby given that sealed proposals, subject to the conditions contained herein, will be received by the Atlantic Municipal Airport Commission at City of Atlantic, City Hall, 23 East 4<sup>th</sup> Street, Atlantic, Iowa 50022, until **2:00 PM CDST on Tuesday, the 7<sup>th</sup> day of April, 2026. At 2:00 PM CDST on Tuesday, the 7<sup>th</sup> day of April, 2026, also at City of Atlantic, City Hall, 23 East 4<sup>th</sup> Street, Atlantic, Iowa 50022, they will be publicly opened and read aloud** for furnishing all labor, materials and equipment and performing all work for the construction of an improvement project generally described as **“T-Hangar and Taxilane Construction – Atlantic Municipal Airport, Atlantic, IA – FAA Project Number 3-19-0005-021-2026 & Number 3-19-0005-022-2026”** and such other work as may be incidental thereto, as described in the plans and specifications therefore now on file at the office of Snyder & Associates, Inc., Atlantic, Iowa entitled:

**CITY OF ATLANTIC**

**T-HANGAR AND TAXILANE CONSTRUCTION – ATLANTIC MUNICIPAL AIRPORT, ATLANTIC, IA**

Proposals will be opened and read aloud at the time and date as stated above. At **9:00 AM CDST on Wednesday, the 8<sup>th</sup> day of April 2026**, at the regularly scheduled Atlantic Municipal Airport Commission board meeting, held in the Atlantic Municipal Airport Terminal, 59706 Airport Road, Atlantic, IA 50022, a hearing will be held on the proposed plans and specifications and proposed form of contract and estimate of costs for said improvements; and at said hearing any interested person may appear and file objections thereto or to the costs of said improvements. Proposals will be acted upon by the Atlantic Municipal Airport Commission at a time and date to be set by the Commission at the meeting.

This project will involve the following major work items and estimated quantities. Prospective bidders are hereby advised that the quantities indicated herein are approximate and subject to change:

ITEM	DESCRIPTION	QUANTITY	
		UNITS	ESTIMATED QUANTITY
1	FURNISH AND INSTALL 6-UNIT T-HANGAR METAL BUILDING	LS	1
2	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY	320
3	TOPSOIL, STRIP, SALVAGE AND SPREAD	CY	580
4	SUBGRADE STABILIZATION, CEMENT TREATED	SY	2,193
5	MODIFIED SUBBASE	TON	690
6	STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT, 6 INCH	SY	2,090
7	PERMANENT PAVEMENT MARKING, SOLID YELLOW, WITH BEADS	SF	380
8	PERMANENT PAVEMENT MARKING, BLACK OUTLINE, NO BEADS	SF	760
9	TRAFFIC CONTROL	LS	1
10	MOBILIZATION	LS	1
11	MAINTENANCE BOND	LS	1
12	MULCHING	LS	1
13	SEEDING AND FERTILIZING (URBAN)	LS	1

14	TEMPORARY EROSION CONTROL	LS	1
15	PROJECT SIGN	LS	1
	<b>BID ALTERNATE 'A'</b>		
16	PARTITION WALL INSULATION AND LINER PANELS	LS	1

Electronic contract documents are available at no cost by clicking on the “Bids” link at [www.snyder-associates.com](http://www.snyder-associates.com) and choosing the **T-HANGAR AND TAXILANE CONSTRUCTION – Atlantic, IA** on the left. Project information, engineer’s cost opinion, and plan holder information is also available at no cost at this website. Downloads require the user to register for a free membership at QuestCDN.com. Copies of the plans and specifications and wage rate are on file and may be inspected or obtained at:

- Snyder & Associates, Inc., 1800 West 22nd Street, Suite 200, Atlantic, IA 50022 (Inspected & Obtained)

Questions regarding bids shall be directed to Austin Sonntag at the above address or 712-243-6505.

Bidder’s Proposal forms, plans (11” x 17” size), specifications, and the wage rate decision may be obtained from Snyder & Associates, Inc., upon payment of a \$0.00 deposit.

**Bid Security.** Each proposal shall be accompanied by a bid guaranty in the form of a bid bond, cashier's or certified check, or a credit union certified share draft in a **separate sealed envelope** in an amount equal to **five (5)** percent of the total amount of the proposal. If a bid bond is submitted, it must be on the form provided with the Contract Documents. The certified or cashier's check shall be drawn on a bank in Iowa or a bank chartered under the laws of the United States of America; the certified share draft shall be drawn on a credit union in Iowa or a credit union chartered under the laws of the United States; and such check or draft shall be made payable to the Atlantic Airport Commission 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 bond and certificate of insurance.

The certified or cashier's check or certified share draft 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 an acceptable performance and payment bond or provide a certificate of insurance within **fifteen (15)** days after the acceptance of his/her proposal by resolution of the Atlantic Airport Commission. No bidder may withdraw a proposal until **July 7, 2026**.

**Bonding Requirements.** The successful Bidder will be required to furnish a Performance Bond, Payment Bond and Maintenance Bond on separate approved forms in an amount equal to one hundred percent (100%) of the contract price, said bonds to be issued by a responsible surety approved by the Atlantic Airport Commission and shall guarantee the faithful performance of the contract and the terms and conditions therein contained and shall guarantee the prompt payment of all materials and labor and protect and save harmless the Atlantic Airport Commission from claims and damages of any kind caused by the operation of the Contractor, and shall also guarantee the work against faulty workmanship or materials for a period of one year after the completion and acceptance of the work by resolution of the Atlantic Airport Commission.

#### **Federal Provisions**

This project is subject to the following Federal provisions, statutes, and regulations identified in Part A Federal Provisions, included in Section 3 Supplementary Provisions.

**Award of Contract.** Award of contract is contingent upon the Sponsor receiving Federal funding assistance under the Airport Improvement Program. The bidder must supply all information required by the proposal form. Bids must be submitted on the specified Proposal Form and acceptance by the Sponsor shall constitute a Contract. Modification to the project documents may only be made by written addendum as issued by the Owner or Owner’s authorized Representative. Bidders must supply all required information prior to the time of bid opening.

Bids may be held by the Atlantic Airport Commission **until July 6, 2026** for the purpose of evaluating bids prior to award of contract. The proposal which is selected will be based on the lowest aggregate bid submitted for the base bid plus all of the alternative bids. The Owner reserves the right to select or reject alternate bid items which best serves the Owner’s interest. The right is reserved, as the Atlantic Airport Commission may require, to reject any and all bids and to waive any informality in the bids received.

#### **Additional Provisions:**

Bidders shall provide proof of registration with the Iowa Division of Labor in accordance with Chapter 91C of the Code of Iowa prior to award of contract. Being approved on the Iowa Department of Transportation Certified Bidders List shall satisfy this requirement.

Payment to the Contractor will be made from cash on hand and from such funds as are legally available, including the award of grant funds under the Federal Aviation Administration's Airport Improvement Program.

Payment to the Contractor will be made in monthly estimates and one final payment. Monthly estimates will be equivalent to ninety-five percent (95%) of the contract value of the work completed during the preceding calendar month. Estimates will be prepared on the first Wednesday of each month by the Contractor, subject to the approval of the Engineer, who will certify each approved estimate to the Atlantic Airport Commission for payment after the Board meeting held on the 2<sup>nd</sup> Wednesday of each month. 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 to the Contractor shall be made within 70 days, but not earlier than 31 days, of final acceptance of the work and receipt of all required documents. No such partial or final payment will be due until the Contractor has certified that the materials, labor and services involved in each instance have been paid for in accordance with the requirements stated in these specifications.

**Contract Time and Liquidated Damaged.** The work under the contract shall commence within ten (10) days upon issuance of a written "Notice-to-Proceed", and work shall be **substantially complete in two hundred and fifty calendar days and ready for final payment in two hundred and eighty calendar days for the base bid.**

**Base Bid – Single Phase Project: Grading, T-Hangar, and Concrete Work allowed construction time is two hundred fifty (250) calendar days.**

All work shall be substantially completed within the stated timeframe. The earliest date for a Notice-to-Proceed is anticipated about **August 17, 2026** (subject to FAA discretion).

Liquidated damages in the amount of **\$600.00 per calendar day** will be assessed for each day that the work shall remain uncompleted after the end of the contract period, with due allowance for extensions of the contract period due to conditions beyond control of the Contractor.

This Section and all subsequent sections are complementary to each other and all together constitute the full obligations of all parties.

**Submittal of Proposals.** Additional information and instruction for submittal of a proposal are provided within the Instructions To Bidders. Envelopes containing bids must be sealed and addressed to the Atlantic Airport Commission, and marked in the upper left hand corner as follows:

**SEALED BID PROPOSAL**

Bid of (Name and address of Bidder)

**T-HANGAR AND TAXILANE CONSTRUCTION – ATLANTIC, IA**

**To be submitted no later than 2:00 PM CDST on Tuesday, the 7<sup>th</sup> day of April, 2026 and opened at 2:00 PM CDST on Tuesday, the 7<sup>th</sup> day of April, 2026 .**