

**SECTION 00 1113
ADVERTISEMENT FOR BIDS**

Description of Work

The project includes a freestanding fire station with an attached apparatus bay. The living quarters consist of approximately 6,900 square feet and includes a training room, a office, day room, exercise room, five dorm rooms, decontamination room, medical storage, lockers rooms, restrooms, and showers. The apparatus bay consists of approximately 4,000 square feet and has three drive-through bays and additional storage/workspace on both ends. The total building consists of approximately 10,900 square feet. Scope also includes sidewalks, stoops, and additional paving wrapping around the building. In addition to the main building, there is also a detached 1,500 square feet storage garage.

Project Address: City of Burlington, 2100 Roosevelt Avenue. Burlington, IA 52601

Owner's Representative

City of Burlington
400 Washington Street
Burlington, IA 52601
Telephone: (319) 753-8120
Chad Bird, City Manager
Nathan Toops, Fire Chief

Architect & Engineer

Klingner & Associates, P.C.
610 N 4th St., Suite 100
Burlington, IA 52601
Russell W. Brissey, Architect/Project Manager
Email: rbrissey@klinger.com
Telephone: (319) 752-3603

Construction Manager as Agent

Carl A. Nelson & Company
1815 Des Moines Avenue
Burlington, Iowa 52601
Tad Morrow, Construction Manager
Email: tmorrow@carlanelsonco.com
Telephone: (319) 754-8415

Bid Opening Time, Date, and Location

City of Burlington will receive Bids before 2:00 PM on May 28, 2026, at the Burlington City Hall, City Council Chambers at 400 Washington Street, Burlington, IA 52601. Bids received after this time will not be accepted. Bids will be publicly opened and read aloud following the closing of the above bid submission deadline.

All proposals shall be made on official proposal forms furnished in the Bid Documents and must be enclosed in a separate sealed envelope and plainly identified and addressed to the City of Burlington. If a bid is to be mailed, the bid envelope shall be sealed in a regular mailing envelope. Fax and E-mail Bids will not be accepted. The bidder shall bear sole responsibility for ensuring any bid is received at the correct bid location and by the correct time. The Owner shall have no responsibility regarding the location

or timeliness of the receipt of any bid(s). Bids mailed should be addressed to Attn.: Katie Music, City Clerk at 400 Washington Street, 2nd Floor, Burlington, IA 52601

The bids will be presented to and considered by the Burlington City Council on June 8th, 2026, in the City Council Chambers at the Burlington City Hall located at 400 Washington Street, Burlington, IA 52601. The bids will be acted upon by the Burlington City Council on June 15th, 2026, in the City Council Chambers at the Burlington City Hall located at 400 Washington Street, Burlington, IA 52601.

At the time an Agreement is issued for work covered by this notice, the Owner will issue an “Exemption Authorization Letter” and a “Designated Exemption Entity, Iowa Construction Sales Tax Exemption Certificate” for the purchase or use of building materials, supplies for this Project to the extent permitted by law. THE CONTRACTOR SHALL NOT INCLUDE STATE OF IOWA AND LOCAL OPTION SALES AND USE TAX FOR BUILDING MATERIALS THAT WILL BE INCORPORATED INTO REAL PROPERTY FOR THIS PROJECT IN A BID FOR THIS PROJECT.

No bid may be withdrawn for a period of thirty (60) calendar days after the date of the scheduled closing time for the receipt of bids.

Type of Bid

Bids shall be based on a stipulated sum contract. Construction work will be provided through separate prime contracts for the following packages of work:

<u>Bid Package #</u>	<u>Description</u>
1	Sitework and Utilities
2	Site Paving, Sidewalks, and Floors
3	General Construction
4	Roofing & Sheetmetal
5	Fire Sprinkler
6	Plumbing & HVAC
7	Electrical

Examination of the Documents

The Bid Documents may be examined at the following:

Burlington City Hall, 400 Washington Street, Burlington, IA 52601. Klingner & Associates, PC, 610 N. 4th St., Burlington, IA 52601. Carl A. Nelson & Co., 1815 Des Moines Ave, Burlington, IA 52601. Master Builders of Iowa – Electronic Plan Room <https://hub.isqft.com/bidding/iowa-construction-projects>.

The Owner, Construction Manager, and Architect/Engineer are NOT responsible for any incompleteness of bidding documents made available from sources other than those listed here.

Bid Documents may be ordered by contacting Action Reprographics at 5037 NE 14th St, Des Moines, IA 50313. A \$250 refundable deposit is required for the plans and specifications. MBI plan deposit cards are also an acceptable method of deposit for documents. Unsuccessful bidders must return their drawings and specifications to Action Reprographics or Carl A. Nelson & Company in good condition within 14 days of the award of contracts to receive a refund of their deposit.

Deposit checks shall be sent to Action Reprographics at 5037 NE 14th St, Des Moines, IA 50313 and made payable to Carl A. Nelson & Company.

Bidding Documents will be available for pickup/ordering on May 5th, 2026.

Bid Security and other Bonds

All bids shall be accompanied by bid security in a separate sealed envelope, as allowed by Section 26.14A of the Iowa Code. Bid security in the amount of 5% of the total bid, in the form of a certified check, credit union share draft, or a surety bond written on an original AIA Document A310, Bid Bond, is required for this project. The successful bidder will be required to provide surety Performance and Payment Bonds in an amount equal to one hundred percent (100%) of the Contract Sum for all packages being bid. The surety providing the bonds must have an (A-) A.M. Best rating or better or be listed on the U.S. Department of the Treasury listing of approved sureties (Department Circular 570). The cost of the Bonds shall be included in the Contract Sum. Contractors with their principal place of business outside of Iowa shall be prepared to submit an Out-of-State Contractor Bond to the Iowa Division of Labor in accordance with Chapter 91C of the Code of Iowa.

Schedule

The Notice of Award will be issued within 5 days of the City Council Meeting on June 15, 2026.
Construction Period: See specification section 01 1500 Project Bid Schedule

Pre-Bid Conference

A pre-bid conference will be held on May 12, 2026, at 1:30 PM at Burlington City Hall, 400 Washington Street, Burlington, IA 52601, followed by a site tour.

Owner's Right to Reject Bids

The City of Burlington reserves the right to reject any and all bids, to waive informalities and irregularities as permitted by law, and to enter into such contract or contracts as it deems in the City's best interest.

By virtue of statutory authority, a preference will be given to products and provisions grown and to coal produced within the State of Iowa.

Iowa law provides that on public improvements, a resident bidder shall be given preference over a nonresident bidder from a state or foreign country that gives or requires a preference for bidders from that state or foreign country. The preference so allowed shall be equivalent to the preference given or required by the state or foreign country where the non-resident bidder resides. All Bidders must include a completed Bidder Status Form with their bid. Failure to include the Bidder Status Form may result in the bid being deemed nonresponsive and rejected.

It is the Owner's intent to award multiple prime contracts to the lowest responsive, responsible bidder, provided that the bid has been submitted in accordance with the bidding requirements. As part of assessing the lowest responsive bidder, the Owner may request a project reference list of five (5) projects in which the technology and specific fixtures proposed for this project have been installed in the state of Iowa. The reference list will include the project name, project city, installation date, and, if requested, the contact name and contact phone number.

All bids will be governed by applicable provisions of the Iowa Code and the City of Burlington's policies, including its Non-Discrimination, Equal Employment Opportunity, and Affirmative Action Policy.

Published by order of the City of Burlington, Burlington, IA.

*City of Burlington, Iowa
Fire Station No.3
Burlington, Iowa*

*Project No. 25-2162 / 0924-353
May 2026*

By: Chad Bird and Nathan Toops
Title: City Manager and Fire Chief

END OF SECTION