

**ADVERTISEMENT FOR BIDS**  
**WATER SYSTEM IMPROVEMENTS**  
**KALONA, IOWA**  
**2026**

**General Notice**

**City of Kalona** (Owner) is requesting Bids for the construction of the following Project:

**WATER SYSTEM IMPROVEMENTS**

Project Reference Numbers

SRF Project Number: FS-92-26-DWSRF-004

Bids for the construction of the Project will be received at the **City Hall** located at 511 C Avenue, P.O. Box 1213, Kalona, Iowa 52247, until **Tuesday, June 30, 2026 at 11:00 AM** local time. At that time and place the Bids received will be **publicly** opened and read. The City of Kalona will consider said bid at the meeting scheduled for 6:00 P.M. on July 6, 2026, at said City Hall.

The Project includes the following Work separated into three different divisions of work under one general contract:

Division 1: Water Treatment Plant Improvements

Construction of a 1,342 square foot building expansion of the existing water treatment plant including but not limited to two (2) new Aeralator units, rehabilitation of an existing Aeralator unit, new inlet and outlet into the existing clearwell, new high service pumps, new chemical feed room, rehabilitation of the existing lab, new restroom, new roof, interior walls and ceiling repairs, and demolition of the existing Southtown water treatment plant.

Division 2: Southtown Transmission Main

Installation of approximately 9,455 feet of 8-inch water main pipe, approximately 550 feet of 6" water main pipe, and appurtenances including but not limited to fittings, valves, hydrants, service connections, connections to existing water main, field tile repair, temporary traffic control, site restoration, SWPPP plan and management.

Division 3: Wells No. 7 and No. 8

Furnish all labor, materials, equipment and incidentals to construct and complete two (2) wells, including but not limited to 88 feet of 12-inch steel casing, 24 feet of 12-inch stainless steel screen, gravel pack, grout, well maintenance piping, yield-drawdown testing, well pumps and accessories, pitless units, and the abandonment of an existing well.

Alternate Bid: Alternate Bid No. 1 – Emergency Generator

Furnish all labor material, equipment and incidentals for the installation of an emergency generator, concrete foundation, electrical conduit and circuits, and automatic transfer switch for a fully functional standby generator.

Bids are requested for the following Contract:  
**WATER SYSTEM IMPROVEMENTS**

Owner anticipates that the Project's total bid price will be approximately **\$4,373,405.00**. The Project has an expected duration of **365 calendar days** with the Notice to Proceed being issued on or about August 10, 2026.

**Obtaining the Bidding Documents**

Information and Bidding Documents for the Project can be found at the following designated website:

**[www.gardenassociates.net](http://www.gardenassociates.net)**

Bidding Documents may be downloaded from the designated website by clicking the "Bidding Documents" link and choosing the "WATER SYSTEM IMPROVEMENTS – KALONA, IOWA – 2026" project on the left. Project information, engineer's cost opinion, and plan holder information is also available at this website. Plan downloads require the user to register for a free membership at QuestCDN.com. **Download delivery fee is \$0.00**. Bid forms, plans and specifications may be obtained from Garden & Associates, Ltd., P.O. Box 451, 1701 3<sup>rd</sup> Avenue East, Suite 1, Oskaloosa, IA 52577 upon deposit of **\$100.00**. A refund of **\$100.00** for plans and specifications will be made to those returning them in good condition within fourteen (14) days after the Notice of Award.

Prospective Bidders are urged to register with the designated website as a plan holder, even if Bidding Documents are obtained from a plan room or source other than the designated website in either electronic or paper format. The designated website will be updated periodically with addenda, lists of registered plan holders, reports, and other information relevant to submitting a Bid for the Project. All official notifications, addenda, and other Bidding Documents will be offered only through the designated website. Neither Owner nor Engineer will be responsible for Bidding Documents, including addenda, if any, obtained from sources other than the designated website.

The Issuing Office for the Bidding Documents is:

**Garden & Associates, Ltd.**  
**1701 3<sup>rd</sup> Avenue East, Suite 1**  
**Oskaloosa, IA 52577**

Prospective Bidders may obtain or examine the Bidding Documents at the Issuing Office on Monday through Friday between the hours of 8:00 am to 5:00 pm, and may obtain copies of the Bidding Documents from the Issuing Office as described below. Partial sets of Bidding Documents will not be available from the Issuing Office. Neither Owner nor Engineer will be responsible for full or partial sets of Bidding Documents, including addenda, if any, obtained from sources other than the Issuing Office.

**Printed copies** of the Bidding Documents may be obtained from the Issuing Office by paying a deposit of **One Hundred Dollars (\$100)** for each set. Bidders who return full sets of the Bidding Documents in good condition within 14 days after the award of the contract will receive a full refund. Make deposit checks for Bidding Documents payable to **Garden & Associates, Ltd.**

All BIDS must be filed in said office before the time herein set, on forms furnished by the OWNER, and must be enclosed in a sealed envelope and plainly identified. Bids shall contain no

condition except as provided in the specifications. BIDDER accepts that failure to submit a fully completed Bidder Status Form may result in the BID being deemed non-responsive and rejected. Each bidder shall accompany its bid with bid security as defined in Iowa Code Section 26.8, as security that the successful bidder will enter into a contract at the prices BID for the work bid upon and will furnish after the award of contract a corporate surety bond, in a form acceptable to the OWNER, for the faithful performance of the contract, in an amount equal to 100% of the amount of the contract, and the required Certificate of Insurance. The bidder's security shall be in the form of a BID BOND, certified check, cashier's check, or certified credit union share draft in a sealed envelope in an amount equal to **ten per cent (10%)** 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, cashier's check, or certified credit union share draft shall be drawn on a bank in Iowa, a bank chartered under the laws of the United States of America, or said certified share draft shall be drawn on a credit union in Iowa or chartered under the laws of the United States and payable to the Treasurer of the OWNER. The certified check, 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 acceptable PERFORMANCE AND PAYMENT BONDS or provide an acceptable Certificate of Insurance within fifteen (15) days after the acceptance of said BID by resolution of the OWNER. No BIDDER may withdraw a BID within sixty (60) days after the date set for opening BIDS.

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

Each successful Bidder will be required to furnish Performance and Payment Bonds acceptable to the City on forms provided in the specifications and in the amounts equal to one hundred per cent (100%) of the contract price.

Ground disturbance cannot begin work until final approval of the environmental clearance has been provided. The work shall commence on or before the date specified in the written "Notice to Proceed", the anticipated date for the Notice to Proceed is August 10, 2026 and an anticipated substantial completion time of August 10, 2027. Liquidated damages in the amount of seven hundred dollars (\$700.00) will be assessed for each consecutive day that the work shall remain uncompleted after the end of the contract period, with due allowance for extension of contract period due to conditions beyond the control of the Contractor.

Any bidder or equipment supplier whose firm or affiliate is listed in the GSA publication "List of Parties Excluded from Federal Procurement and Nonprocurement Programs" must be prohibited from the bidding process. Anyone submitting a bid who is listed in this publication must be determined to be non-responsive in accordance with 40 CFR Part 31.

Award of all three divisions of work will be issued under one single contract to the lowest responsible Bidder submitting the lowest Bid acceptable for the work. The city reserves the right accept or reject Alternate Bid No. 1 independently from the base bid award decision. If Alternate Bid No. 1 is a The Owner reserves the right to reject any or all bids, to waive irregularities and to enter such contract as may be deemed to be in its best interest.

**Instructions to Bidders.**

For all further requirements regarding bid submittal, qualifications, procedures, and contract award, refer to the Instructions to Bidders that are included in the Bidding Documents.

**This Advertisement is issued by:**

Owner: **City of Kalona**

By: **Mark Robe**

Title: **Mayor**

Date: **May 21, 2026**