NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING

WESTLAWN PLACE AREA UTILITY IMPROVEMENTS – PHASE 2B

CITY OF ANKENY, IOWA PUBLIC IMPROVEMENT PROJECT

Public Hearing on Proposed Contract Documents and Estimated Cost for Improvement

Notice is hereby given that a public hearing will be held by the **City of Ankeny, Iowa** on the proposed Contract Documents (plans, specifications, and form of contract), estimated cost, and enhancement of payment for the **Westlawn Place Area Utility Improvements – Phase 2B** project at its meeting at **5:30 P.M. on the 21st day of December, 2026,** in the City Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, 50023.

City of Ankeny City Council meetings are open for the public to attend in person. City Council meetings are also conducted virtually and interested persons may attend the meeting virtually by the following methods:

1. Join Meeting Electronically:
   https://zoom.us/j/97312992966?pwd=OEFocWZGS0NYUmtnVHNxcWZFak9Pdz09
   Meeting ID: 973 1299 2966 Passcode: 1234
2. Join Meeting by Phone:
   Dial: +1 312 626 6799
   Meeting ID: 973 1299 2966 Passcode: 1234

Time and Place for Filing Sealed Proposals

Electronic proposals for the work comprising the improvement as stated below must be filed before **10:30 A.M.** on the **15th day of December, 2026.** Bids shall be submitted electronically via the QuestCDN VirtuBid system. No alternate electronic bid submittals or paper bids will be accepted. Bids will not be able to be electronically submitted after the deadline. Refer to the Instructions to Bidders for additional information.

Bids will only be received and accepted via the online electronic bid service through www.QuestCDN.com. To access the electronic bid form, download the Project Documents and click on the online bid button on the bid advertisement page. Prospective bidders must be on the Planholder List through QuestCDN for bids to be accepted.

Time and Place Sealed Proposals Will be Opened and Considered

Electronic proposals will be publicly opened online at **10:30 A.M. on the 15th day of December, 2026.** The bid opening will be conducted virtually and interested persons may attend virtually by the following methods:

1. Join Meeting Electronically:
   https://teams.microsoft.com/meet/254351644378363?p=IanDFLkFYcPvyQDQQS
   Meeting ID: 254 351 644 378 363 Passcode: fz3xY2M2
2. Join Meeting by Phone:
   +1 878-787-7609 (United States, Pittsburgh)
   Phone Conference ID: 656 753 14#

The bid results will be read aloud in the virtual meeting. Proposals will be considered by the City of Ankeny City Council at its meeting at **5:30 P.M. on the 21st day of December, 2026,** in said City Council Chambers. The City Council may award a Contract at said meeting, or at such other time and place as shall then be announced.

Commencement of Work

Work on the improvement shall be commenced any time after a written Notice to Proceed is issued, **no earlier than March 22, 2027 and no later than April 12, 2027,** and shall be completed as stated below. The Notice to Proceed will be issued after the preconstruction conference, which is expected to occur in February 2027.

Dual gas mains will be installed by MidAmerican Energy Company (MEC) or MEC's contractor prior to work on the improvement commencing. There will be no active gas mains or services under the existing street pavement. **The Contractor shall coordinate the removal of the abandoned asbestos-lined gas main and services with MEC.** The City of Ankeny will provide contact information for MEC to the Contractor upon awarding of the Contract.

Contract Documents

An electronic copy of the Contract Documents is available at www.ankenyiowa.gov/bid-documents for no cost. Project information, estimated total cost, and planholder information are available for no cost at the same link. Downloads of the Contract Documents require the user to register for a free membership at www.QuestCDN.com. Contract Documents associated with this project are located on the QuestCDN website as Quest Number **10435972**. A Contractor may view the Contract Documents at no cost prior to deciding to become a Planholder. Registering as a Planholder is recommended for all prime Contractors and Subcontractors as Planholders will receive automatic Notice of Addenda and other Contract Document updates via QuestCDN. Contact QuestCDN Customer Support at (952) 233-1632 or info@QuestCDN.com for assistance in membership registration, downloading digital project information, and QuestCDN VirtuBid online bid submittal questions.

Downloading electronic Contract Documents is strongly encouraged; however, paper copies of the Contract Documents are available from the City of Ankeny Public Services Building, 1210 NW Prairie Ridge Drive, Ankeny, Iowa, 50023. The initial set is free of charge to prospective bidders, i.e. qualified general contractors. A fee of Fifty Dollars ($50.00) per set will apply to additional sets and to bidding documents requested by other than prospective bidders. This fee is refundable, provided the following conditions are met: (1) The Contract Documents are returned complete and in a good usable condition. (2) They are returned within fourteen (14) calendar days after the award of the project. An individual must call 515-963-3520 in advance to reserve a paper copy.

Preference of Products and Labor

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

In accordance with Iowa statutes, a resident bidder shall be allowed a preference as against a nonresident bidder from a state or foreign country if that state or foreign country gives or requires any preference to bidders from that state or foreign country, including but not limited to any preference to bidders, the imposition of any type of labor force preference, or any other form of preferential treatment to bidders or laborers from that state or foreign country. The preference allowed shall be equal to the preference given or required by the state or foreign country in which the nonresident bidder is a resident. In the

instance of a resident labor force preference, a nonresident bidder shall apply the same resident labor force preference to a public improvement in this state as would be required in the construction of a public improvement by the state or foreign country in which the nonresident bidder is a resident.

General Nature of the Public Improvement

WESTLAWN PLACE AREA UTILITY IMPROVEMENTS – PHASE 2B

The Westlawn Place Area Utility Improvements – Phase 2B project includes the replacement of PCC street pavement, storm sewer, water main, and sanitary sewer along SW Westview Drive from SW Lynn Drive to SW 3rd Street in the City of Ankeny.

The construction improvements include approximately 3,500 SY of 7" and 8" thick PCC street pavement, thirty-six (36) storm sewer structures, 1,900 LF of storm sewer, 950 LF of water main, 390 LF of sanitary sewer, 2,150 LF of subdrain, construction of a dry detention basin and bio-retention cell, major adjustments to sanitary sewer structures, Class 10 excavation, subgrade preparation, modified subbase, and removal and replacement of streets, driveways, and sidewalks. Other associated improvements include temporary water main, temporary sidewalk, temporary traffic control, erosion control, temporary and permanent surface restoration, and miscellaneous associated work necessary to complete the project.

Bid Security

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 for the work bid upon and will furnish after the award of Contract a corporate Surety Bond, in a form acceptable to the City of Ankeny, for the faithful performance of the Contract, in an amount equal to one hundred percent (100%) of the amount of the Contract. The Bidder's security shall be in the amount fixed in the Instructions to Bidders and shall be submitted as follows:

1. Authentic digital bid security may be submitted electronically using Surety2000, along with the bid, through the QuestCDN VirtuBid system. A scanned copy of paper bid security is not authentic digital bid security.

   OR

2. Paper bid security may be delivered to the City of Ankeny Public Services Building, Attn: City Engineer, 1210 NW Prairie Ridge Drive, Ankeny, Iowa, 50023 **and must be received by the City of Ankeny prior to deadline for receipt of bids.** Paper bid security shall be in the form of a cashier's check or a certified check drawn on an FDIC insured bank in Iowa or on an FDIC insured bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States; or a Bid Bond on the form provided in the Contract Documents with corporate Surety satisfactory to the City of Ankeny. Paper bid security shall be submitted in a sealed envelope labeled with the Bidder's name, Project name, and "Bid Security".

The bid shall contain no conditions except as provided in the specifications.

The City of Ankeny reserves the right to defer acceptance of any bid for a period of thirty (30) calendar days after receipt of bids and no bid may be withdrawn during this period.

Performance, Payment, and Maintenance Bond

Each successful Bidder will be required to furnish a corporate Surety Bond in an amount equal to one hundred percent (100%) of its Contract price. Said Bond shall be issued by a responsible Surety approved by the City of Ankeny and shall guarantee the faithful performance of the Contract and the terms and conditions therein contained and shall guarantee the prompt payment of all material and labor, and protect and save harmless the City of Ankeny from claims and damages of any kind caused by the operations of the Contract and shall also guarantee the maintenance of the improvement caused by failures in materials and construction for a period of **four (4)** years from and after acceptance of the Contract.

Insurance Requirements

Each successful Bidder will be required to furnish its Certificate of Insurance. The Certificate of Insurance shall meet the requirements of Part 3 of Section 1070 of the SUDAS Standard Specifications. The Description section of the Certificate of Insurance shall be specific to the public improvement and list the City of Ankeny as an additional insured for the public improvement.

Title VI Compliance

The City of Ankeny, Iowa, in accordance with the provisions of Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively insure that any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

Payment

Payments will be made on the basis of estimates prepared by the Contractor and approved by the Engineer, solely for the purpose of payment; approval by the Engineer, or the City Council, shall not be deemed as approval or acceptance of the workmanship or materials. The Contractor will be compensated for 97% of the work completed during a payment period, with the remaining 3% being retained in accordance with the Iowa Code. Regular payments approved by the Engineer will be made following the next scheduled City Council meeting. The retainage payment will be released thirty-one (31) days following acceptance of the project by the City of Ankeny as per provisions in the Iowa Code.

Sales Tax Exemption

The City of Ankeny will issue a sales tax exemption certificate to the Contractor for all material purchased for incorporation into the project. Sales tax exemption certificates are applicable only for the specific project for which the sales tax exemption certificate is issued.

Completion of Work

The Contractor shall substantially complete the overall project within **one hundred-fifty (150) working days.** Substantial completion for the overall project shall be defined as all utility, grading, and pavement construction completed, with the new streets, driveways, trails, and sidewalks fully open to vehicular and pedestrian traffic, and temporary surface restoration completed. **A mandatory six-day work week is not required; however, working days will be charged on Saturdays and Sundays if the Contractor elects to perform bid item work on Saturdays or Sundays.** Should the Contractor fail to substantially complete the work in this timeframe, liquidated damages of **One Thousand Five Hundred Dollars ($1,500.00) per calendar day** will be assessed for work not substantially completed within the designated Contract term(s).

The handling, abatement, removal, transport, and disposal of hazardous (asbestos-lined) gas facilities shall be performed by MidAmerican Energy Company (MEC) or MEC's abatement contractor. The Contractor may be requested by MEC to provide a separate proposal for excavation, exposure, support, backfill, or other assistance necessary to facilitate removal of the asbestos-lined gas main and services. **The charging of working days will be suspended during the entirety of MEC's abatement operations which shall occur immediately following pavement removal for both Stage 1 and Stage 2.** The Contractor will be allowed to perform bid item work on the project while the charging of working days is suspended during the abatement operations.

An enhancement of payment in the amount of Sixty Thousand Dollars ($60,000.00) will be issued to the Contractor if substantial completion for the overall project is achieved within one-hundred fifty (150) working days and on or before November 12, 2027.

The Contractor shall fully complete the overall project within **ten (10) working days** after the punch list has been provided to the Contractor following substantial completion of the overall project. Full completion for the overall project shall be defined as all work including surface restoration including native vegetation sod and punch list items completed, and all improvements ready for final acceptance. Should the Contractor fail to fully complete the work in this timeframe, liquidated damages of **Seven Hundred Fifty Dollars ($750.00) per calendar day** will be assessed for work not fully completed within the designated Contract term(s).

The City of Ankeny does hereby reserve the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the City.

This Notice is given by authority of the City Council of the City of Ankeny, Iowa.

Dated at Ankeny, Iowa, this **16th day of November, 2026.**

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Bobbi B. Bentz, Mayor

ATTEST:

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Michelle Yuska, City Clerk

Posted to the Iowa League of Cities and the Master Builders of Iowa websites the **18th day of November, 2026.**

Published in the Des Moines Register the **4th day of December, 2026.**