

DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS

SECTION 00 1000 – ADVERTISEMENT FOR BIDS

NOTICE TO BIDDERS

IOWA SPECIALTY HOSPITALS & CLINICS – O.R./C.S. RENOVATION BELMOND, IA

PROJECT NO. 2025-104

Sealed Bids for a Single Construction Contract for the Iowa Specialty Hospitals & Clinics – O.R./C.S. Renovation, Belmond, IA, for the Iowa Specialty Hospitals & Clinics of Belmond, IA, will be received in the conference room of the Belmond Clinic, 403 1st Street SE, Belmond, IA, up to the hour of 2:00 p.m., local time, Thursday, February 19, 2026, and after this time they will be publicly opened and read aloud.

On Tuesday, February 24, 2026, the Board of Directors of the Belmond Clinic, 403 1st Street SE, Belmond, IA will review the Bids and consider the Award of the Contract.

The work for the project shall be accomplished under a Single Construction Contract and there will be a Single Bid to include all of the following:

1. General Construction.
2. Mechanical Construction, including: Plumbing, Heating, Ventilating, and Air Conditioning.
3. Electrical Construction, including: Power, Lighting, and Fire Safety.

On-site mobilization and construction shall begin no sooner than March 16, 2026. The Owner requires substantial completion for the project by Friday, July 24, 2026 (dependent upon material delivery lead times). The work shall be phased and diligently coordinated with the owner to keep them operational as much as possible.

All bids shall be made on the printed forms attached to and made a part of the proposed Contract Documents. The proposed Contract Documents including the Drawings, and the Project Manual, pursuant to which the work must be done, will be on file and may be viewed after January 29, 2026. Copies, thereof, are also on file at the Office of the Architect, Atura Architecture, 912 North 13th Street, Clear Lake, IA. These Documents may be obtained after the aforementioned date by Prime Contractors upon request to the Architect and on the condition they be returned after the receipt of bids. There will be no Contract Document deposit.

All bids shall be on the basis of cash payment for the work.

Form of Contract to be used will be "The Standard Form of Agreement between Owner and Contractor, where the basis for payment is a Stipulated Sum", issued by the American Institute of Architects, AIA Document A101-2017.

Each Bid shall be accompanied by Bid Security, in a separate sealed envelope, in the form of either (1) cash, cashier's check or certified check or certified share draft drawing on a credit union in Iowa or chartered under the laws of the United States, in an amount equal to at least Five (5%) Percent of Project Bid Amount or (2) a Bid Bond executed by a corporation authorized to contract as a surety in the State of Iowa with the amount or penal sum of not less than Five (5%) Percent of Project Bid Amount. The bid security should be made payable to the Iowa Specialty Hospitals & Clinics. Such bid security shall be forfeited to the Iowa Specialty Hospitals & Clinics as liquidated damages in the event the successful bidder fails or refuses to enter into a Contract within ten (10) days after the Award of Contract and post bond satisfactory to said owner insuring the faithful fulfillment of the Contract pursuant to the provisions of this Notice and the other Contract Documents.

No bidder may withdraw their bid for at least forty-five (45) days after the scheduled closing time for the receipt of bids.

The Board of Directors of the Iowa Specialty Hospitals & Clinics, Belmond, IA, reserves the right to reject any or all bids and waive all informality and irregularity in connection therewith if the same is judged to be in their best interests, and to make a selection, including that of any Alternate Bids, that in their judgment is best suited for the purpose intended for the project.

IOWA SPECIALTY HOSPITALS & CLINICS
BELMOND, IOWA

By /s/ Amy McDaniel
CEO