

**SPECIFICATIONS: WINNESHIEK COUNTY COURTHOUSE ROOF REPLACEMENT
201 WEST MAIN STREET
ARCHITECT PROJECT # I1557.01**

NOTICE OF PUBLIC HEARING AND LETTING OF BIDS FOR THE WINNESHIEK COUNTY COURTHOUSE ROOF REPLACEMENT.

Notice is hereby given that Winneshiek County, 201 W. Main Street, Decorah, Iowa 52101 invites contractors to submit bids for this project and that a public hearing will be held on the project.

Project Description: Roof replacement (excludes dome) of courthouse main roof, replacement of rooftop lighting, and upgrades to the lightning protection system.

Bid Type: One lump sum contract will be awarded at the appointed time and place.

Pre-Bid Conference: A mandatory pre-bid meeting for all General Contractors will be held at the Winneshiek County Courthouse, 201 W. Main Street, Decorah, Iowa 52101 on February 2, 2018 at 10:00 AM local time. Following the meeting, the meeting will be continued at the project site, weather permitting. Any General Contractor wishing to submit a bid on this project will need to have a designated representative registered at the pre-bid meeting. Attendance for suppliers and subcontractors is option but recommended.

Project Access: The exterior of the project site is open to inspection at any time. Inspection of the roof and attic can be made at the Pre-Bid Conference and by contacting John Halverson at 563-419-0850, 24 hours in advance. Normal courthouse functions will be active during the construction period. Access to the building during construction for staff and the general public must be maintained throughout the duration of construction.

Documents: Plans and specifications governing construction of the proposed project have been prepared by Martin Gardner Architecture PC., Marion, Iowa as Architect. All materials and procedures shall be in strict accordance with said plans and specifications referred to and defining said proposed improvements and are hereby made a part of this Advertisement and of the proposed contract by reference, and that the contract shall be executed in compliance therewith.

Document Availability: Plans and specifications and proposed contract documents may be examined at the offices of the Architect, and other locations as outlined in the Construction Documents. Copies of the plans and specifications, form of contract and bid form may be obtained from Martin Gardner Architecture, P.C., 700 11th Street, Suite 200, Marion, IA 52302 or 11502 390th Street, Strawberry Point, IA 52076, 319-377-7604. The Architect's office will issue plans to all Contractors. A maximum of two sets of Construction Documents will be provided to each General Contractor upon delivery of a \$150 per set refundable deposit to the office of the Architect. All other Subcontractors and Suppliers may obtain one set of Construction Documents upon delivery of a \$150 per set refundable deposit to the office of the Architect. The drawings and specifications are available at the architect's website www.MartinGardnerArch.com. Plans and specifications to be viewed are in Adobe .pdf format and may be downloaded and printed. Be aware that no warranty as to the compatibility of your computer software or hardware with the files provided is made. Variations between the printed files provided above by the Architect and these electronic files may exist. In the event that a conflict does exist, the printed documents issued by the Architect will take precedence over the downloaded files.

Bid Forms: All bids shall be on the forms provided in the specifications for project. The provided forms of proposal shall be submitted at the time required for bids. "Form of Proposal for General Construction Unit Prices" shall be submitted electronically to the Architect's office within 24 hours of the bid opening.

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Bid Security: Each bid shall be accompanied by a bid bond, certified check, cashier's check or credit union certified share draft, in a separate sealed envelope in an amount equal to five percent (5%) of the total amount of the bid. If bid bond is submitted, it must be on an approved AIA bid bond form. The certified check 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; certified share draft shall be drawn on a credit union chartered under the laws of the United States. Bid security should be made payable to Winneshiek County as security that if awarded a contract the bidder will enter into a contract at the prices bid and furnish the required Contractor's Bonds, Certificate of Insurance, and other materials as may be required in the contract documents. 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 and file acceptable Certificate of Insurance within ten (10) days after the acceptance of the proposal by the Owner. No bidder may withdraw a proposal within thirty (30) days after the date set for opening bids.

Project Bonding: The successful bidder shall be required to furnish a Contractor's Performance and Labor and Material Payment Bond on an approved AIA form in an amount equal to one hundred percent (100%) of the contract price. The bonds are to be issued by responsible surety, approved by the Owner, and shall guarantee the faithful performance of the contract and the terms and conditions therein contained and shall guarantee the prompt payment for and of all materials and protect and save harmless the Owner from all claims and damages of any kind caused by the operation of the Contractor, and shall guarantee the work contracted for a period of one (1) year from the date of final acceptance of the improvements by the Owner.

Sales Tax: The said project is a tax exempt project. The Owner will issue exemption certificates from the Iowa Department of Revenue, as specified in the 701 Iowa Administrative Code, Chapter 19, Rule 19.12. These certificates shall be used by the successful bidder when purchasing materials or the completion of the project.

Notice of Public Hearing: Notice is hereby given that the Owner will meet in the Board of Supervisors Office at the Winneshiek County Courthouse, 201 W. Main Street, Decorah, Iowa 52101 on January 22, 2018 at 11:30 AM local time, at which time and place a hearing will be held on the proposed drawings, specifications, form of contract, and estimate of cost for the Courthouse Roof Replacement project. Any interested party may appear to be heard.

Bid Filing: All bids must be filed at the Auditor's Office c/o Benjamin Steines, Winneshiek County Courthouse, located at 201 W. Main Street, Decorah, Iowa 52101, on or before 4:00PM local time, February 15, 2018. Bids received after this time will not be accepted.

Bid Opening: Bids will be opened and publicly read aloud at a separate Bid Opening meeting in the Board of Supervisors Office at the Winneshiek County Courthouse, 201 W. Main Street, Decorah, Iowa 52101 on February 19, 2018 at 9:30 AM local time.

Award of Contract: Notice is hereby given that the Owner will meet in the Board of Supervisors Office at the Winneshiek County Courthouse, 201 W. Main Street, Decorah, Iowa 52101 on February 26, 2018 at 9:30 AM local time, at which time and place a hearing will be held for the Owner to consider bids for said construction.

Progress Payments: 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. Such payments will in no way be construed as an act of acceptance for any of the work partially or totally completed.

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Final Payment: Final payment to Contractor will be made no earlier than forty-five (45) days from and after final acceptance of work by the Owner, subject to the contract conditions and in accordance with the provisions of Iowa Code chapters 26 and 573.

Project Construction Schedule: The work under the contract shall commence on or before the date specified in the written 'Notice of Proceed' or if lieu of the notice to proceed, the execution of the contract for construction and shall be Substantially Completed by the date indicated by the Bidder on the Proposal Form. Final Completion should be obtained Thirty (30) days after Substantial Completion.

Iowa Preference: By virtue of statutory authority, preference will be given to products and provisions grown and produced within the State of Iowa and to Iowa domestic labor.

The Owner hereby reserves the right to reject any or all bids and to waive informalities and irregularities and to accept the lowest responsive and responsible bid.

Published upon order of Winneshiek County.

Benjamin Steines
Winneshiek County Auditor

By _____

Attest: _____