SECTION 001113
NOTICE TO BIDDERS

1.01 PROJECT INFORMATION

A. Notice to Bidders: Qualified bidders may submit construction bids for the Project described in this Document. Submit bids according to the Instructions to Bidders (AIA Document A701-2018) and Supplementary Instructions to Bidders (Section 002213).

B. Project Identification: **25022 - Cedar Falls CSD Holmes JH Additions and Renovations**
   1. Project Location:
      a. 505 Holmes Dr, Cedar Falls, IA50613
   2. Project Owner:
      a. Cedar Falls Community School District
   3. Owner's Representative:
      a. Chris Thome, Director, Buildings/Grounds - 319.553.2464 - chris.thome@cfschools.org
   4. Project Architect:
      a. Emergent Architecture - 616 Clay Street, Cedar Falls, IA 50613 - 319.529.3945
   5. Architect's Representatives:
      a. Ted Friesner, Project Manager (Primary Contact) - 319.883.6309 - ted@emergentarch.com
      b. Nick Nugent, Project Architect - 319.883.6330 - nugent@emergentarch.com

C. Project Description:
   1. The project consists of a phased addition and renovation at the existing school facility. Work includes construction of a new full-service cooking kitchen and serving area; renovation of the existing swimming pool and locker room areas into a gymnasium; renovation of the existing competition gymnasium into a wrestling room and classrooms; and conversion of the existing cooking kitchen into classroom space.
   2. The project includes associated structural, architectural, mechanical, plumbing, electrical, technology, and fire alarm improvements. Mechanical work includes replacement and modification of HVAC systems, installation of a new grease interceptor, and reuse of existing geothermal, heating water, and glycol systems where applicable. Electrical work includes new lighting, power distribution modifications, relocation of the building's fiber network infrastructure, and replacement of the existing fire alarm system.
   3. Site work includes utility modifications, pavement milling and restoration, and associated landscape restoration required to support the addition and renovation work.
   4. Project cost is anticipated to be under Ten Million, Two Hundred Thousand dollars ($10,200,000).

D. Construction Contract: A single bid will be received for the work of the General Contractor including the work of all subcontractors. Subcontractors of all construction trades shall submit bids to the General Contractors.

1.02 BID SUBMITTAL AND OPENING

A. All sealed lump sum bids prepared in compliance with the Instructions to Bidders must be received by the Cedar Falls Community School District at the location and by the time noted below. Bids will then be publicly opened and read aloud.
   1. Bids Due:
      a. **Time and Date: 2:00 PM local time on Tuesday, November 24, 2026.**
      b. Location: James L. Robinson Administrative Center, 1002 West 1st Street, Cedar Falls, IA 50613.

1.03 BID SECURITY

A. Bid security shall be submitted with each bid in an amount not less than five percent (5%) of the bid amount. No bid may be withdrawn for a period of 60 calendar days following the date of the opening of bids. The Owner reserves the right to reject any and all bids, re-advertise for new bids, and to waive informalities and irregularities in the bids submitted.

B. Refer to other bidding requirements described in AIA Document A701-2018 INSTRUCTIONS TO BIDDERS and Section 002213 - Supplementary Instructions to Bidders.

1.04 BIDDER'S QUALIFICATIONS

A. Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the work.

1.05 PREBID MEETING

A. A Prebid meeting for all bidders will be held at Holmes Junior High (505 Holmes Dr, Cedar Falls, IA50613) on Friday, November 6, 2026 at 10:00 AM local time. Prospective prime bidders are requested to attend.
   1. Bidders' Questions: Architect will provide responses at Prebid conference to bidders' questions received up to 48 hours prior to conference.

1.06 PUBLIC HEARING

A. A Public Hearing will be conducted on the proposed plans, specifications, form of contract, and estimate of cost for the construction of the above-described project at Cedar Falls City Hall, located at 220 Clay St, Cedar Falls, IA 50613 on Monday, November 9, 2026 at 5:30 PM.

1.07 BID AWARD

A. The contract shall be awarded to the lowest responsible bidder whose bid is in conformance to the Bidding Documents prepared by Emergent Architecture. Bids may be held by the Owner for a period not to exceed sixty (60) days from the date of the opening to review the bids and investigate the qualifications of bidders. Once approved, a Notice to Proceed will be issued to notify the bidder of the contract award.

B. By statutory authority, a preference shall be given to products and provisions grown and coal produced within the State of Iowa. And preference shall be given to local domestic labor in the construction of the improvement.

1.08 TIME OF COMPLETION

A. Successful bidder shall begin the work upon contract execution and shall complete all work on or before August 1, 2028.

1.09 PERFORMANCE & PAYMENT BONDS

A. The successful bidder will be required to furnish a Performance Bond and a Payment Bond within ten (10) days after award in an amount equal to one hundred percent (100%) of the contract price.

1.10 SALES TAX EXEMPTION CERTIFICATES

A. Contractors and approved subcontractors will be provided a Sales Tax Exemption Certificate to purchase building materials and/or supplies required in the performance of the construction contract.

1.11 PRE-CONSTRUCTION CONFERENCE

A. Before the work is commenced, a conference shall be held to discuss the contract. The conference shall be attended by the General Contractor, Subcontractors, Owner's Representatives, Architect and Engineers.

1.12 PROCUREMENT AND CONTRACTING DOCUMENTS

A. Printed Documents: Obtain after October 30, 2026 by contacting Rapids Reproductions at 800.383.1223.
   1. Deposit: $200.00 per set with a check made payable to Cedar Falls Community School District. Deposits are fully refundable if the Plans and Specifications are returned in usable condition (i.e. generally free of markings, tears, soiling, etc.) to Rapids Reproductions within 7 days of project award.
   2. Shipping: Additional, non-refundable shipping charges of $30.00 per set will apply to shipped documents. Provide a separate check made payable to Cedar Falls Community School District.

B. Online Documents: Obtain access after October 30, 2026 by contacting Rapids Reproductions at 800.383.1223 or www.rapidsreproplanroom.com. Online access will be provided to all registered bidders and suppliers. Once registered and logged onto the project through the public planroom, bidders can view, download and print Bidding Documents at no charge.

C. Viewing Documents: Examine after October 30, 2026 at any of the locations listed in the Supplementary Instructions to Bidders,1.04.A.2.a (shown to add Section 3.1.1.1 to the Instructions to Bidders).

1.13 NOTIFICATION

A. This Notice to Bidders document is posted pursuant to the provisions of Iowa Code Chapter 26 - Public Construction Bidding and is issued by Denelle Gonnerman, Chief Financial Officer/Board Secretary, Cedar Falls Community School District.

END OF SECTION