SECTION 00 11 13
NOTICE TO BIDDERS

ADVERTISEMENT FOR BIDS
FOR
VAN BUREN COUNTY HOSPITAL
KEOSAUQUA, IOWA

Description of Work
Renovation for a new MRI suite (approximately 1,700 sf). Work includes demolition, concrete, general trades, fire sprinkler, plumbing, HVAC, electrical, and technology. The project will be bid and awarded by multiple Prime Contracts. The work will occur at 304 Franklin Street, Keosauqua, IA 52565.

Build America, Buy American Act (BABAA) applies to this project.

Architect:
INVISION Architecture
360 Westfield Avenue, Suite 401
Waterloo, Iowa 50701
Telephone: 319-233-8419
Fax: 319-233-9772

Construction Manager as Agent:
Carl A. Nelson & Company
1815 Des Moines Avenue
Burlington, Iowa 52601
Telephone: 319-754-8415
Fax: 319-753-2208

Pre-Bid Meeting and Tour: A pre-bid meeting will be held on November 11, 2026 at 2:00 PM at Van Buren County Hospital, Conference Room A, 304 Franklin Street, Keosauqua, Iowa 52565. A tour at the Hospital will follow the meeting. Attendance is recommended but not mandatory.

Bid Opening Time, Date and Location
Van Buren County Hospital will receive Bids on or before 2:00 PM on December 3, 2026 at Van Buren County Hospital, 304 Franklin Street, Keosauqua, Iowa 52565. If bids are mailed, address the envelope, Attn: Garen Carpenter. 304 Franklin Street, Keosauqua, Iowa 52565. Bids received after the bid date and time will not be accepted. Immediately following a public Bid Opening will be held at the Van Buren County Hospital, 304 Franklin Street, Keosauqua, Iowa 52565, Keosauqua. The bids will be presented to and considered by the Board of Trustees of Van Buren County Hospital on December 28, 2026 at the Community Service Center, Board Room, located at 308 Mulberry Street, Keosauqua, Iowa 52565 and such proposals received will be acted upon at such time and place or at such later time and place as may then be fixed.

Owner will issue an authorization letter and tax exemption certificate to the contractor and/or subcontractors for the purchase or use of building materials, supplies, and equipment to be used on this project only. DO NOT INCLUDE SALES TAX ON YOUR BID FORM.

No bid may be withdrawn for a period of 45 calendar days after the date of the scheduled closing time for the receipt of bids.

Type of Bid
Bids shall be based on a stipulated sum contract for multiple contracts.

Listing of Bid Packages:

Bid Package 1:	*MRI Shielding (Previously Awarded)*
Bid Package 2:	General Construction
Bid Package 3:	Fire Sprinkler
Bid Package 4:	Plumbing & HVAC
Bid Package 5:	Electrical

Examination of the Documents

The Bid Documents may be examined at the following:

1. Master Builders – Electronic Plan Room – www.mbisource1.build
   (4100 Westown Parkway, West Des Moines, IA 50266; 515-288-7339)
2. iSqFt - www.isqft.com
3. Action Reproduction – www.actionrepro.com
4. Email Request – ngorrell@carlanelsonco.com

Bid Documents may be ordered by contacting Action Reprographics which is located at 5037 NE 14th Street, Des Moines, IA 50313 (Contact Andrew Heslinga info@actionrepro.com) or by phone: 515-288-2146. There will be a $150 refundable deposit required on the plans and specifications. Unsuccessful bidders must return their drawings and specifications to Action Reprographics or Carl A. Nelson & Company, 1815 Des Moines Avenue, Burlington, Iowa 52601 in good condition, and within 14 days of the award of contracts in order to receive a refund of their deposit.

Bid Security and other Bonds

Bid security in the amount of five percent (5%) of the Bid must accompany each Bid in accordance with the Instruction to Bidders. The successful bidder shall be required to provide performance and payment bonds, each in the amount of 100 percent of the Contract Price.

Schedule

Notice of Award will be issued within 45 days of the receipt of the bids.
Construction Period: Approximately 4 months.

Owner's Right to Reject Bids

The Van Buren County Hospital Board of Trustees reserves the right to reject any and all bids, to waive informalities and technicalities, and to enter such contracts as it deems in the best interest of the Hospital.

Bidders shall be prepared to submit a performance bond and payment bond conditioned on the faithful performance of the contract. Out-of-state bidders shall be prepared to submit an Out-of-State Contractor Bond to the Iowa Division of Labor in accordance with Chapter 91C of the Code of Iowa.

By virtue of statutory authority, a preference will be given to products and provisions grown and produced within the State of Iowa, and to Iowa labor to the extent lawfully required under Iowa law.

Iowa law provides that on public improvements a resident bidder shall be allowed preference as against a nonresident bidder from a state or foreign country which gives or requires a preference to bidders from that state or foreign country. The preference so allowed shall be equivalent to the preference given or required by the state or foreign country in which the nonresident bidder is a resident.
It is the intent of the Owner to award a contract or multiple contracts to the lowest responsible, responsive bidder provided the bid has been submitted in accordance with the bidding requirements. The Owner reserves the right to waive informalities or irregularities. The Owner reserves the right to reject any or all bids.

Published by order of the Board of Trustees of Van Buren County Hospital, 304 Franklin Street Keosauqua, Iowa 52565.

END OF SECTION