

**SECTION 00 0112
NOTICE TO BIDDERS**

BOARD OF TRUSTEES
CASS HEALTH – MASTER PLAN IMPLEMENTATION
ATLANTIC, IOWA

Sealed proposals will be received by Cass Health (the “Hospital”) and/or Construction Manager – Graham Construction at Cass Health (the “Hospital”) 1501 E 10th St, Atlantic, IA 50022, Attention: Brett Altman on or before 31st day of March, 2026 at 2:00 PM CDT in the Cass Health Conference Room #1 for furnishing all labor, materials, and equipment for Bid Packages. The proposals will be reviewed the following week. Contractors will be notified of award within 4 weeks of bid date.

PROJECT/WORK DESCRIPTION: The project consists of approximately 12,500 sf between 3 additions for surgery, storage, physical therapy, office, and sleep rooms. The project also consists of approximately 30,000 sf between several renovations, including surgery, physical therapy, office, lab, conference rooms, and imaging. Site work includes renovating the dock area. The project is heavily phased with the 3 additions constructed first, then moving into the additions.

Bids are for:

- Bid Package 01 – General Construction (Building Demo, Interior Demo, Casework Install, Door Install, Specialties F&I)
- Bid Package 03 – Building Concrete/Resteel/Helical Piers
- Bid Package 04 – Masonry/Resteel/Precast
- Bid Package 05 – Steel Supply/Install
- Bid Package 06 – Casework Supply Only / SSM Countertop F&I
- Bid Package 07.1 - Roofing
- Bid Package 07.2 – Waterproofing / Joint Sealants
- Bid Package 08.1 - Doors/Frames/Hardware Supply
- Bid Package 08.2 - Aluminum/Glazing/Metal Panels
- Bid Package 09.1 - Framing/Drywall/Ceilings/Weather Barrier/Fireproofing/EIFS/Blocking/Backing
- Bid Package 09.2 - Flooring
- Bid Package 09.3 – Paint / Caulking
- Bid Package 12 – Window Treatments
- Bid Package 21 – Fire Suppression
- Bid Package 22.1 - Plumbing/HVAC/Controls/Insulation/TAB
- ~~Bid Package 22.2 – MRI Shielding~~
- Bid Package 26 - Electrical/Low Voltage/Security/Access Control
- Bid Package 31 - Exterior Paving/Site Demo/Site Grading/Erosion Control
- Bid Package 32 - Landscaping/Plantings/Precast Screen
- Bid Package 33 - Site Utilities/Storm Drainage

A pre-bid walkthrough will be held at 1501 E 10th St, Atlantic, IA 50022 on March 11, 2026, at 12:30PM. Interested parties should plan to meet at the Main Entrance on the NE side. This walk is not mandatory as 360 photos of the spaces will be posted on the invite to bid. However, the contractor is responsible for submitting a responsible/complete bid and takes the risk of not knowing all existing conditions.

QUESTIONS: Design questions are due no later than 4:00 PM CST on March 24th, 2026. Questions shall be submitted to the Architect and Construction Manager via email.

Tristan Taylor - tstaylor@shive-hattery.com

Kristen Conrad - kconrad@shive-hattery.com

Cc. Todd Ernesti - ternesti@3gcos.com

The successful Bidder will be required to furnish and pay for satisfactory Performance Bond and Labor and Material Payment Bond in the amount of 100% of the Contract Price. The Bond must be issued by a responsible surety approved by the Board of Trustees of the Hospital.

The Notice to Proceed will be issued following acceptance of the executed Contract by the successful Bidder and the requisite Performance Bond and Labor and Material Payment Bond and insurance certificates, and a determination by the Hospital that it has secured permanent financing for the Project. All work for this package shall be completed within the given schedule set forth in the bidding documents.

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

END OF SECTION 00 0112