

# Inwood Community Center & City Hall

## Proposal Requests

Date: April 29, 2026

**Proposals Due: Tuesday, May 19, 2026 @ 2:00 pm**

**Proposals Submitted via email to:**

[tonyk@hoogendoornconstruction.com](mailto:tonyk@hoogendoornconstruction.com) -or- [cityofinwood@hotmail.com](mailto:cityofinwood@hotmail.com)

**Proposal Opening:**

City Hall Office – Inwood Community Center at 4:30 pm, May 19, 2026 – only names and bid package will be read.

All proposals will then be reviewed, verified, and qualified prior to submitting bid tab and recommended lowest responsive, responsible bidder to the owner.

**Proposal Scopes:**

1. See attached scopes
2. The 19,800 sf new construction building will consist of the following spaces: offices, gym, library, activity room, meeting rooms, kitchen, restrooms, and fitness center.
3. Precast concrete panels & double T supply has been contracted with Ola Precast.

**Companies Prequalified to submit proposals for the following individual scopes:**

See attached listing of prequalified companies & scopes

**Project Schedule:**

See attached preliminary schedule – dependent upon final material availability

**Project Notes:**

- Retainage = 3% until final completion and acceptance of project
- No Smoking onsite
- Project documentation will be handled through Autodesk Build online system. There will be no cost to sub-contractors/suppliers for this.
- Staking of site concrete will by CMaR
- Any potential changes in work:
  - Include breakdown of material, labor, equipment, subcontractor costs
  - OH & Profit fee limited to 10% of cost
  - All fees, permits, inspections required are to be included

**Questions:**

## General:

Contact Tony at 712-574-0267, [tonyk@hoogendoornconstruction.com](mailto:tonyk@hoogendoornconstruction.com) -and- Aric at 605-987-7907, [arick@hoogendoornconstruction.com](mailto:arick@hoogendoornconstruction.com)

## Design Questions/Bid Clarifications:

Contact Tim Auringer @ OHA, [tima@oharchitects.com](mailto:tima@oharchitects.com)

**Attachments:**

- PDF plans “Inwood Community Center 4-28-26” issued by OHA
- PDF specifications “Inwood-Project Specifications 4-28-26” issued by OHA
- Bid Form
  - Bidder can attach their standard proposal form with the following items addressed:
    - Confirm bid is complete and includes all labor, materials, etc. to complete the scope of work identified by specification section & description.
    - List any clarifications, exclusions, special notes, etc.
    - List any Value Engineering items
- Sample Subcontractor and Supplier Contracts

**Notes:**

1. OH, night, weekend wages are to be included as needed to complete the project and to meet schedule and project requirements.
2. Each trade is to provide the necessary tools and equipment to complete the work.
3. Hoogendoorn Construction, Inc. will provide Performance & Payment Bond
4. Hoogendoorn Construction, Inc. will provide Builder’s Risk Insurance

Tony Kolar  
Hoogendoorn Construction, Inc.

**Bid Proposal**  
**Community Center & City Hall Project**  
**City of Inwood, IA**

**Bids Due: 2:00 pm, Tuesday, May 19, 2026**

**Bidder Name:** \_\_\_\_\_

The undersigned, having examined the Bidding Documents and the site of the proposed Work and being familiar with all the conditions affecting the construction of the Project, including the availability of labor, equipment and materials, hereby proposes and agrees to provide and furnish all labor, material, equipment, supervision, and other items necessary to perform and complete in workmanlike manner, all Work required by the bidding documents, at the prices stated below. Stated sums include fees, insurance, payroll taxes, materials, labor and all charges that may be levied. This bid also includes all applicable taxes.

**\*\*This project is sales tax exempt and exemption certificates will be issued.**

**Addendums:**

Add. No. \_\_\_\_\_ Dated \_\_\_\_\_ Add. No. \_\_\_\_\_ Dated \_\_\_\_\_  
Add. No. \_\_\_\_\_ Dated \_\_\_\_\_ Add. No. \_\_\_\_\_ Dated \_\_\_\_\_

**Scope (identified by Section & Description):** (feel free to attach standard proposal document & description)

\_\_\_\_\_

**Base Bid Amount:** \_\_\_\_\_ \$ \_\_\_\_\_

**Alternate #1 – Standing Seam Metal Roofing in Lieu of EPDM Membrane Roofing:**

**Add / Deduct:** \_\_\_\_\_ \$ \_\_\_\_\_

**Alternate Proposed Schedule:**

\_\_\_\_\_

**Scope Description / Clarification: (can be attached)**

\_\_\_\_\_

**Exclusions: (can be attached)**

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**Value Engineering Items: (can be attached)**

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**General Agreements:**

1. Bidder agrees that it has had an opportunity to examine the site of the work, acknowledges that the time is of the essence, and has examined the Subcontract Documents, and that it has carefully prepared its bid upon the basis thereof and that it has carefully examined and checked this bid and the materials, equipment and labor required thereunder, the cost thereof, and its figures therefore, and hereby states that the amount or amounts set forth in this bid is or are, correct and that no mistake or error has occurred in this bid or in the bidders computations upon which this bid is based and bidder agrees that it will make no claim for reformation, modification, rescission, or correction of this bid after the scheduled closing time for receipt of bid.
2. Bidder acknowledges there will be other bid packages with which work will need to be coordinated.
3. Bidder acknowledges that the Contractor / Construction Manager reserves the right to waive informalities and reject any or all bids.
4. Bidder acknowledges all documents and conditions stipulated in the RFQ Request.
5. The bidder agrees that this bid shall not be withdrawn or altered for a period of 30 calendar days after the last date scheduled for the submission of bids.
6. By signing this bid, each bidder certifies that this bid has been arrived at independently, without consultation, communication, or agreement as to any matter relating to this bid with any other bidder or with any competitor.

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Signature of Authorized Officer/Representative

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Date

Name of Firm: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Office Phone: \_\_\_\_\_

Contact regarding Bid:

Name: \_\_\_\_\_

Email Address: \_\_\_\_\_

Cell No: \_\_\_\_\_

# **Project Scope Listing**

## **Inwood Community Center & City Hall**

**Earthwork & Demolition – including foundation insulation**

**Site Utilities**

**Landscaping / Site Features**

**Concrete Flatwork Interior & Exterior**

**Concrete Foundations**

**Precast Concrete Wall Panel Installation**

**Structural Steel/Metal Fabrication Installation & Supply**

**Rough Carpentry & Wood Framing & Windows & Exterior Siding Installation & Supply**

**Finish Carpentry & Casework Installation & Supply**

**Sealants – As applies to each scope**

**Insulation – Walls & Ceiling**

**Membrane Roofing & Sheetmetal (insulation as applies)**

**HM & Wood Doors, Frames, Hardware Installation & Supply**

**Overhead & Coiling Doors**

**Aluminum Entrances, Glazing**

**Gypsum Board / Drywall**

**Tile**

**Acoustical Ceilings and Sound Panels**

**Carpet, Resilient Flooring**

**Painting**

**Specialties**

**Fire Sprinkler**

**Plumbing**

**HVAC / Building Automation Controls**

**Electrical / Communications / Fire Alarm System**



Inwood Community Center  
 Preliminary Schedule  
 Wed 4/29/26



ID	Task Name	Duration	Start	Finish	Qtr 4, 2025	Qtr 1, 2026	Qtr 2, 2026	Qtr 3, 2026	Qtr 4, 2026	Qtr 1, 2027	Qtr 2, 2027	Qtr 3, 2027	Qtr 4, 2027					
					Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
1	<b>Preconstruction</b>	<b>195 days</b>	<b>Mon 11/17/25</b>	<b>Fri 8/14/26</b>	<p><b>Complete Plans</b></p> <p><b>Precast RFQ/Pricing</b></p> <p><b>Design Meetings</b></p> <p><b>Subcontractor RFQ</b></p> <p><b>Bidding</b></p> <p><b>Pricing Review w/ Owner</b></p> <p><b>5/21</b></p> <p><b>Contracts</b></p> <p><b>Submittals</b></p>													
5	Complete Plans	19 wks	Mon 11/17/25	Fri 3/27/26														
3	Precast RFQ/Pricing	8 wks	Mon 11/24/25	Fri 1/16/26														
2	Design Meetings	11 wks	Mon 1/12/26	Fri 3/27/26														
4	Subcontractor RFQ	3 wks	Mon 2/23/26	Fri 3/13/26														
6	Bidding	16 days	Tue 4/28/26	Tue 5/19/26														
7	Pricing Review w/ Owner	1 day	Thu 5/21/26	Thu 5/21/26														
8	Establish GMP	0 days	Thu 5/21/26	Thu 5/21/26														
9	Contracts	2 wks	Mon 6/8/26	Fri 6/19/26														
10	Submittals	8 wks	Mon 6/22/26	Fri 8/14/26														
11	<b>Construction</b>	<b>240 days</b>	<b>Mon 7/20/26</b>	<b>Fri 6/18/27</b>														
12	Building Removal	1 wk	Mon 7/20/26	Mon 7/27/26														
13	Site Clearing	1 wk	Mon 7/27/26	Mon 8/3/26														
14	Earthwork	5 wks	Mon 8/3/26	Mon 9/7/26														
15	Foundations	2 wks	Mon 8/17/26	Fri 8/28/26														
22	Site Utilities	2 wks	Mon 8/17/26	Fri 8/28/26														
16	UG Utilities	2 wks	Mon 9/7/26	Mon 9/21/26														
19	Concrete SOG	2 wks	Mon 9/21/26	Mon 10/5/26														
20	Precast Installation	3 wks	Mon 10/19/26	Fri 11/6/26														
21	Wood Framing	4 wks	Mon 11/2/26	Fri 11/27/26														
18	Gym Roofing	2 wks	Mon 11/9/26	Fri 11/20/26														
17	Gym SOG	1 wk	Mon 11/23/26	Fri 11/27/26														
23	Envelope/Enclosure	6 wks	Mon 11/30/26	Fri 1/8/27														
24	Interior Framing	5 wks	Mon 12/28/26	Fri 1/29/27														
25	Rough Ins	10 wks	Mon 1/11/27	Fri 3/19/27														
26	Finishes	11 wks	Mon 2/22/27	Fri 5/7/27														
27	Building Occupancy	0 days	Mon 5/10/27	Mon 5/10/27														
28	Project Closeout	6 wks	Mon 5/10/27	Fri 6/18/27														

**Inwood Community Center & City Hall Project  
Pre-Qualified Bidders**

<b>Bid Scope</b>	<b>Pre-Qualified Bidder Name</b>
<b>Concrete (Foundation, Interior Flatwork, Exterior Flatwork)</b>	Van Voorst Concrete Concrete Solutions Unlimited Koopmans Concrete Avalon Construction H. Van Voorst Concrete Van't Hof Concrete TR Concrete Ahlich Concrete Westrock BJ Construction Halma Construction Musch Construction Red Rock Construction East River Contracting Diamond Edge Construction West Rock Construction Black Top Paving Hoogendoorn Construction Vander Pol Excavating
<b>Structural Steel / Metal Fabrication Installation &amp; Supply</b>	P&M Steel Egger Steel Katelman Steel NuEra Steel Hoogendoorn Construction
<b>Rough Carpentry &amp; Wood Framing &amp; Windows &amp; Exterior Siding Supply &amp; Installation</b>	Prairie Diamond Buildings Pro Framing East River Contracting Van Beek Builders Hoogendoorn Construction Pederson Construction

**Inwood Community Center & City Hall Project  
Pre-Qualified Bidders**

<b>Bid Scope</b>	<b>Pre-Qualified Bidder Name</b>
<b>Finish Carpentry &amp; Casework Supply and Installation</b>	Hilltop Custom Showplace Cabinets Urban Woodshop Stone Craft Patzner Woodworking JMJ Caseworks Hoogendoorn Construction Pederson Constructiton
<b>Insulation - Walls &amp; Ceiling</b>	City Wide Insulation RK Insulation Thermal Solutions Ymker Insulation
<b>Membrane Roofing &amp; Sheetmetal</b>	For Sure Roofing Skywalker Roofing MJ Dalsin Four Way Contracting White Castle Roofing Roofing & Construction Company Blackhawk Roofing ARS Boone Brothers Roofing Hoogendoorn Construction Thompson Solutions Group Prairie Diamond Buildings East River Contracting Van Beek Builders Pederson Construction
<b>HM &amp; Wood Doors, Frames, Hardware Supply &amp; Installation</b>	Door Werks Pella Gateway Walsh Door & Security Builders Supply Van Beek Builders Prairie Diamond Buildings Hoogendoorn Construction

**Inwood Community Center & City Hall Project  
Pre-Qualified Bidders**

<b>Bid Scope</b>	<b>Pre-Qualified Bidder Name</b>
<b>Overhead &amp; Coiling Doors</b>	Skold OH Door - Sioux Falls D&K Door Hill Country Doors
<b>Aluminum Entrances, Glazing</b>	City Glass & Glazing Heartland Glass G&D Viking Glass Fargo Glass & Paint
<b>Gypsum Board/Drywall</b>	Sands RTL Construction Solid Rock Drywall Fox Drywall Davis Drywall Olympic Companies Pederson Construction
<b>Tile</b>	Rickway Carpet Syverson Tile Munneke Inc. CID Flooring Furniture Mart Vander Berg Furniture
<b>Acoustical Ceilings and Sound Panels</b>	B&G Acoustical Gemini Acoustical Kenney Acoustical Interstate Acoustical FM Acoustical

**Inwood Community Center & City Hall Project  
Pre-Qualified Bidders**

<b>Bid Scope</b>	<b>Pre-Qualified Bidder Name</b>
<b>Carpet &amp; Resilient Flooring</b>	MCI Carpet One CID Flooring Furniture Mart Sioux Falls Interiors Rickway Carpet Munneke Inc. Vander Berg Furniture Spec Athletic
<b>Paint</b>	Reich Painting AK Painting Horsley Painting Simonsen Painting Valhalla Painting Fischenich Painting J&J's Painting
<b>Specialties</b>	Combined Building Specialties ACE Signs Hoogendoorn Construction
<b>Fire Sprinkler</b>	Total Fire Protection Howe Xtreme Fire Protection Midwestern Mechanical

**Inwood Community Center & City Hall Project  
Pre-Qualified Bidders**

<b>Bid Scope</b>	<b>Pre-Qualified Bidder Name</b>
<b>Plumbing</b>	Prairie Sons Leuthold Krohmer Visser Brothers GNR Howe Thompson Solutions Redlinger CW Suter Hander Overall Plumbing Wallace Caswell Krier & Blain Midwestern Mechanical
<b>HVAC / Building Automation Controls</b>	Prairie Sons Leuthold Visser Brothers GNR Haugan Heating & Air Conditioning Tessiers Howe Thompson Solutions Redlinger CW Suter Hander Wallace Caswell Krier & Blain Midwestern Mechanical

**Inwood Community Center & City Hall Project**  
**Pre-Qualified Bidders**

<b>Bid Scope</b>	<b>Pre-Qualified Bidder Name</b>
<b>Electrical / Communications / Fire Alarm System</b>	Electric Construction Company American Electric MR Electric Phillips Electric AJ Electric Travis Electric Kemp Electric A&K/Connected Electric 10 Point Electric Thompson Solutions Wayne Meyer Electric
<b>Demolition &amp; Earthwork</b>	Sioux Valley Construction AB Excavation Alliance Construction Ace Companies Black Top Paving Hoogendoorn Construction Red Rock Construction
<b>Site Utilities</b>	First Rate Excavate VanderPol Excavating Alliance Construction Plains Utilities Backhaus Excavation Hoogendoorn Construction Red Rock Construction
<b>Landscaping / Site Features</b>	Van Holland Lawn Service Creekside Land Management