

**SECTION 00 11 13
NOTICE TO BIDDERS**

FROM:

THE OWNER (HEREINAFTER REFERRED TO AS OWNER):

Freeman School District #33-1
1001 S. Wipf St.
Freeman, SD 57029

AND THE ENGINEER (HEREINAFTER REFERRED TO AS ENGINEER):

Lucas Hoover, SPN Helms
416 N Production St.
Aberdeen, SD 57401

DATE: March 4, 2026

TO: POTENTIAL BIDDERS

Your firm is invited to submit an offer under seal to Owner for construction of a facility located at:

1001 S. Wipf St.
Freeman, SD 57029

Before 2:00 pm local time on March 26, 2026, for:

Project Description: Renovation and upgrades to the Freeman School Stadium – Bid Phase 2

Pre-Bid Conference: There will be a pre-bid conference at the Freeman School Stadium on March 11, 2026 at 1:00 pm. All bidders are encouraged to attend.

Bid Opening: Bids signed and under seal, executed, and dated will be received at the Freeman School Library located at 1001 S. Wipf St., Freeman, SD 57029 before 2:00 pm local time on March 26, 2026.

Bidding documents may be obtained from the printer, A&D Technical Supply Co.

Bid envelopes shall be marked "Freeman Track and Field - Bid Phase 2", "Bid Package # _____"

Bids that are mailed shall be placed in 2 envelopes. The outer envelope is to be used in the mailing process and to be opened at the Freeman School. The inner envelope is to be used as the sealed bid envelope and is not to be opened until the day and time mentioned above. Mailing address: Freeman School District 1001 S. Wipf St., Freeman, SD 57029

Bids shall be accompanied by a bid bond equal to 10% of the total bid or a certified check, or cashier's check or bank draft in the amount equal to 5% of the amount of the bid, plus any applicable alternates. Checks shall be made out payable to the Freeman School District #33-1. The full amount of the bid security shall be forfeited to the Owner if the successful bidder fails to enter into an agreement with the Owner. The Owner reserves the right to retain the bid security of the (3) three low bidders for a time not to exceed 60 calendar days from the date of the bid opening. The Owner reserves the right to reject any and all bids, waive informalities in bidding, or to accept the bid and/or alternates, which best serve the interest of the Owner.

All applicable taxes shall be included in the Contractor's bid amount.

The successful bidders will enter into a contract with the Construction Manager, Puetz Design+Build. The Contract will be Puetz Design+Build Prime Contract for Building Construction. A copy of the contract is included in the specification manual.

PUETZ DESIGN+BUILD HAS ENTERED INTO A CONSTRUCTION MANAGEMENT CONTRACT WITH FREEMAN SCHOOL DISTRICT AND MAY BID ON THIS PROJECT.

Offers will be opened publicly immediately after the time of receipt of bids.

END OF SECTION

SECTION 00 0102
PROJECT INFORMATION

PART 1 GENERAL

1.01 PROJECT IDENTIFICATION

- A. Project Name: Freeman Track and Field, located at: 1001 S. Wipf St., Freeman, SD 57029.
- B. The Owner, hereinafter referred to as Owner: Freeman School District 33-1
- C. Owner's Construction Manager: Puetz Design + Build.
 - 1. Address: 800 N Kimball St.
 - 2. City, State, Zip: Mitchell, SD 57301.
 - 3. Phone / Fax: (605) 996-2276 / (605) 996-9126.

1.02 NOTICE TO PROSPECTIVE BIDDERS

- A. These documents constitute an Invitation to Bid to and request for qualifications from Contractors for the construction of the project described below.

1.03 PROJECT DESCRIPTION

- A. Summary Project Description: Renovation and new construction to the Freeman School Stadium
- B. Contract Scope: Demolition and construction.
- C. Contract Terms: Lump sum (fixed price, stipulated sum) .

1.04 PROJECT DESIGN TEAM

- A. The Civil Engineer: Lucas Hoover, SPN Helms
Address: 416 N Production St.
City, State, Zip: Aberdeen, SD 57401.
Phone/Fax: (605) 225-1212 ext. 1009.
Email: lucash@helmsengineering.com.
- B. The Structural Engineer: Julian Pierson, APEX Structural Design.
Address: 515 S. Cliff Ave., Suite 200.
City, State, Zip: Sioux Falls, SD 57104.
Phone/Fax: (605) 335-4071.
- C. The Mechanical Engineer: Ryan Ven Der Bill, Associated Consulting Engineering, Inc.
Address: 340 South Phillips Ave.
City, State, Zip: Sioux Falls, SD 57104.
Phone/Fax: (605) 335-3720.
- D. The Electrical Engineer: Jerad Johansen, Associated Consulting Engineering, Inc.
Address: 340 South Phillips Ave.
City, State, Zip: Sioux Falls, SD 57104.
Phone/Fax: (605) 335-3720.
- E. The Architect, Jacob Ricke, JLG Architects.
Address: 230 South Main Avenue.
City, State, Zip: Sioux Falls, SD 57104.
Phone/Fax: (605) 271-1093.
Email: jricke@jlgarchitects.com.

1.05 PROCUREMENT TIMETABLE

- A. Pre-Bid Conference: March 11, 2026 at 1:00 pm.
- B. Last Request for Substitution Due: 7 days prior to due date of bids.
- C. Last Request for Information Due: 7 days prior to due date of bids.
- D. Bid Due Date: March 26, 2026, before 2:00 pm.

- E. Bid Opening: Same day, 2:00 pm local time.
- F. Bids May Not Be Withdrawn Until: 30 days after due date.
- G. Required Construction Start: April 27, 2026
- H. Anticipated Substantial Completion Date: August 7, 2026
- I. Required Final Completion Date: August 21, 2026
- J. Completion date is critical due to requirements of Owner's operations.
- K. The Owner reserves the right to change the schedule or terminate the entire procurement process at any time.

1.06 PROCUREMENT DOCUMENTS

- A. Complete sets of procurement documents may be obtained from the printer:
 - 1. From Owner at the Project Manager's address listed above.
 - 2. A&D Technical Supply Co
 - Contact Info:
 - Address: 4320 S. 89th St, Omaha, NE 68127
 - Phone: (402) 592-4950
 - Monday through Friday, 8am to 5pm
 - Or on their website: www.adprintingdesign.com
 - a. For the deposit sum of \$350, which will be refunded upon return of documents in accordance with the requirements of the Instructions to Bidders.
 - 1) Checks to be made payable to the Construction Manager, Puetz Design+Build.
 - 2) Checks are to be mailed to A&D Technical Supply Co.
 - 3) If shipping is required, a non-refundable fee will be required for each set shipped. Cost to be determined by the printer.
 - (a) Checks to be made payable to the printer.
 - b. A digital downloads containing a full set of Bid Documents in PDF format are available upon receipt of a non-refundable card payment in the amount of \$100.00 (+ 7% NE Sales Tax) payable to A&D Technical Supply Co., Inc.
- B. Documents may be viewed at the office of the Construction Manager.

1.07 BID SECURITY

- A. Bids shall be accompanied by a security deposit as follows:
 - 1. Bids shall be accompanied by a bid bond equal to 10% of the total bid or a certified check, or cashier's check or bank draft in the amount equal to 5% of the amount of the bid, plus any applicable alternates.
 - 2. Checks shall be made payable to Freeman School District 33-1.

PART 2 PRODUCTS (NOT USED)

PART 3 EXECUTION (NOT USED)

END OF SECTION