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Public Notice

NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING DEMOLITION AND SOIL REMEDIATION FORMER ELKEM CARBIDE (PLAT 1) 365 CARBIDE LANE, KEOKUK, IA 52632

Time and Place for Filing Sealed Proposals: Sealed bids for the work consisting of demolition and soil remediation as stated below must be filed before 10:00 A.M. on April 8, 2026, in the Office of the City Clerk, City of Keokuk, 501 Main Street, Keokuk, Iowa 52632. Bidder must provide acknowledgement of addenda, if issued. The proposal shall be sealed in an envelope, properly identified as the Proposal with the project title and the name and address of the bidder and delivered at or before the time and at the place provided in the Notice and Instruction to Bidders. It is the sole responsibility of the bidder to see that its proposal is delivered prior to the time for opening bids, along with the appropriate bid security sealed in the separate envelope identified as Bid Security, if required, and attached to the outside of the bid proposal envelope.

Any proposal received after the scheduled time for the receiving of proposals will be returned to the bidder unopened and will not be considered.

Time and Place Sealed Proposals Will be Opened and Considered: Sealed proposals will be opened, and bids tabulated at 10:00 A.M. on April 8, 2026, in the Office of the City Clerk, City of Keokuk, 501 Main Street, Keokuk, Iowa 52632. Bid Proposals will be officially "Received" and acted upon April 16, 2026, at 5:30 pm at the City of Keokuk City Council Meeting, City Council Chambers at City Hall. The City of Keokuk reserves the right to reject any and all bids. Notice to proceed is expected to be on April 17, 2026.

Time for Commencement and Completion of Work: Work on the improvement shall commence following approval of the contract by the City of Keokuk, as stated in the Notice to Proceed, and no later than June 15, 2026. The Contractor shall have the project complete by December 4, 2026.

Bid Security: Each bidder shall accompany its bid with bid security, as defined in Section 26.8 of the Iowa Code in the amount equal to 5 percent of the total amount of the bid.

Pre-Bid Meeting: A MANDATORY pre-bid meeting and walkthrough is scheduled for 10:00 A.M. on Tuesday, March 17 2026, at 365 Carbide Lane, Keokuk, Iowa. Bidders are invited to ask questions and tour the facility. Bidders will be required to sign an attendance form at the meeting.

Questions: All questions must be submitted via email to Tracy Warner at twarner@eocene.com by noon on Thursday, March 19, 2026. Responses to any submitted questions will be via email by noon on Friday, March 20, 2026.

Contract Documents: The Project Manual governing the demolition, soil remediation, and site restoration which has been made as part of this Notice and the proposed contract are on file with the City of Keokuk, Office of the City Clerk at 501 Main Street, Keokuk, Iowa 52632, phone 319-524-2050. The Project Manual can be obtained from Eocene Environmental Group at 5930 Grand Avenue, West Des Moines, Iowa 50266; phone 515-858-7665 or via email from twarner@eocene.com. Complete digital project bidding documents are available for free by entering Quest project #10095198 on the website's Project Search page. Please contact QuestCDN.com at 952-233-1632 or info@questcdn.com for assistance in free membership registration, viewing, downloading, and working with this digital project information. The Project Manual can also be found on the City of Keokuk's website under Current Bid Projects: <https://cityofkeokuk.org/bids-rfps-and-quotes/> and Iowa League of Cities website under Classifieds: <https://iowaleague.org/>

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classifieds/.
Public Hearing: A public hearing will be held by the City of Keokuk on the proposed contract documents (plans, specifications and form of contract), estimated cost for the improvement, and award of contract at its meeting at 5:30 P.M. on Thursday, April 16, 2026, at City Hall, 501 Main Street, Keokuk, Iowa 52632.

Sales Tax Exemption Certificates: The bidder shall not include sales tax in the bid. The City of Keokuk will distribute tax exemption certificates and authorization letters to the Contractor and all subcontractors who are identified. The Contractor and subcontractor may make copies of the tax exemption certificates and provide a copy to each supplier providing construction materials eligible for exemption. These tax exemption certificates and authorization letters are applicable only for this specific project under the Contract.

Payment: The City of Keokuk will provide payment of the base bid amount from Bid Forms Proposal Attachment Part C upon successful completion of each bid line item minus a 3% retainage. The 3% retainage will be paid once final documentation has been provided. Pay requests shall be submitted to the City's Consultant. Requests for retainage payment will be considered by the City Council at their regular meeting on the second or fourth Thursday of each month. If the request for payment is approved by City Council, retainage payment will be made on the 2nd Friday following that Council meeting. When 50% of the original contract amount has been completed, 100% of the contract price for mobilization will be paid.

Davis Bacon Wages: For the purposes of this contract, being an EPA funded project, the City of Keokuk has determined that all construction, alteration and repair activity involving the remediation of hazardous substances is subject to Davis Bacon Prevailing Wage Term and Condition. Davis Bacon information is included in Appendix 4 of the Project Manual.

PROJECT DESCRIPTION: This project includes demolition, soil remediation and site restoration of the area associated with the former Elkem Carbide facility on Plat 1 located at 365 Carbide Lane, Keokuk, Iowa 52632. This bid package includes, but is not limited to, clearing and grubbing, removal of buildings, foundations, structures, pavement, utility infrastructure, miscellaneous supplies and equipment, excavation and hauling of contaminated soils, importing and spreading clean soils, and site restoration to a condition for commercial/industrial redevelopment. Known waste contaminants to be properly disposed of include Resource Conservation and Recovery Act (RCRA) metals and polycyclic aromatic hydrocarbons (PAHs). All materials removed from the property shall be done in accordance with local, state, and federal regulations. Contractors are required to complete HAZWOPER OSHA courses, being a 40-hour training for foreman and an 8 hour training for in-field workers, prior to project start date for completing cleanup activities.

Access to Auditor's Parcel D is gained through Plat 1 aggregate drive(s). In the case Plat 1 bid contract is awarded to a different contractor than Auditor's Parcel D, contractors shall coordinate transportation logistics and site access.

The City may or may not select to award each of the Add Alternates, based on funding availability.

Add Alternates being considered are: additional building demolition, removal of additional pavements, removal of truck scale, removal of railroad spurs, and additional excavation and hauling of contaminated soil with importing and spreading clean soils.

This Notice is given by authority of the City of Keokuk Celeste El Anfaoui, City Clerk

END OF SECTION
Published in Day Gate City on April 3, 2026

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