

## Invitation to Bid- Custer County Fairgrounds

Last Updated: 6/23/2025

Project Title: Custer County Fairgrounds Roofing/Gutter Replacement- Hail Damage

Physical Address: Custer County Fairgrounds, off SD Hwy 40 and within Town of Hermosa limits

City, State (County): Hermosa, SD 57744 (Custer County)

Owner: Custer County

Category(s): Steel Roofing and Seamless Gutters

Contracting Method: Competitive Sealed Bids

Project Status: General Contractor Bidding, Project to start within 60 days of proposal acceptance and completion within 120 days from date of proposal acceptance

Proposals/Bids Due: August 5, 2025, by 4:30 pm MST

Opening of Sealed Bids: August 6, 2025, Commission Meeting at 8:30 am MST

Awarding of Bid: Successful Bidder/Contractor will be given a Notice of Award within 14 days of Bid Opening date

Estimated Value: Over \$200,000

Schedule Conflicts: Project to begin on Monday Sept 15, 2025, or shortly thereafter

Terms: Building Contractor to propose easily judged completion targets and appropriate progress payments. Optional items to have separate line-item proposals for owner to include or leave out of project

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### Project Description

- 1) The Project includes the following work, but unlisted work or omitted details should be identified by the proposer in their proposal to ensure the project is successful, long lived, and satisfies the project's purpose:
- 2) All labor, fees, and costs associated with the removal, hauling, and disposal of all demo materials (old roofing, gutter, trims, etc.) from the structures listed in (4, 9 – 13).
- 3) All labor, materials, fees, and costs associated with the installation of new ribbed steel roofing, gable and eve trims, drip edge, ridge cap, flashing, pipe jacks, closure strips, ice & water barrier, gutter apron, gutters and downspouts on structures listed in (4, 9 – 13). Materials to meet standards as listed in (5 – 8).
- 4) Structures to be included in bid are the Grandstand/Concessions, Smith Bldg/Beer Garden, Fine Arts, Beef Barn, and Crows Nest. **\*A map labeling each building to be bid is available on the Custer County website, at the Custer County Auditor's office, or by emailing a request to Joe Panza, Building & Grounds Maintenance Director, at [jpanza@custercountysd.com](mailto:jpanza@custercountysd.com).**

- 5) Roofing material is to be 26-gauge steel.
- 6) Gable, eave, drip edge, ridge cap, flashing, and all other associated necessary trim features are to be of equal material, gauge, and color as roofing material.
- 7) Gutters are to be 5" seamless with 3"x4" downspouts.
- 8) Color of new roofing, trims, gutters, and downspouts to be of similar color as what is existing, but is to be approved by Owner.
- 9) Grandstand/Concessions: steel roofing, gable trim, drip edge, ridge cap, flashing, gutter apron, gutters & downspouts.
- 10) Smith Bldg/Beer Garden: steel roofing, gable trim, drip edge, ridge cap, flashing, pipe jack, closure strips, ice & water barrier, gutters & downspouts.
- 11) Fine Arts: steel roofing, gable trim, drip edge, ridge cap, pipe jack, closure strips, ice & water barrier, gutter apron, gutters & downspouts.
- 12) Beef Barn: steel roofing, gable trim, drip edge, ridge cap, flashing, pipe jack, closure strips, ice & water barrier, gutter apron, gutters, downspouts & cupola repair.
- 13) Crows Nest: steel roofing, gable trim & closure strips.
- 14) Beef Barn Add-On Line-Item: All labor and materials associated with adding/installing ½" roof sheathing. **\*Please list as a separate line-item on bid as optional/add-on.**

Each Bid must be accompanied by Bid security which may consist of either a certified check, a cashier's check or draft, for five percent (5%) of the amount Bid, such check or draft to be certified or issued by either a South Dakota bank or a national bank and payable to "Custer County (SD) Treasurer" **or in lieu thereof**, a Bid Bond for ten percent (10%) of the amount Bid, such bond to be issued by a surety authorized to do business in the State of South Dakota and payable to "Custer County (SD) Treasurer".

The Successful Bidder/Contractor, when entering into a legal project contract with Custer County, will be required to furnish a Performance Bond/Payment Bond in an amount equal to the contract price as security for faithful performance and the payment of all labor and materials by the Contractor.

Owner reserves the right to reject any and all Bids, including without limitation the right to reject any or all nonconforming, nonresponsive, unbalanced, or conditional Bids, and to reject the Bid of any Bidder if Owner believes that it would not be in the best interest of Owner to make an award to that Bidder.

If the Contract is to be awarded, Owner will give the Successful Bidder/Contractor a Notice of Award within 14 days of Bid Opening date for acceptance of the Bid. The Owner reserves the right to retain the Bid Security until thirty (30) days after the Invitation for Bid Opening. Bids shall hold firm during this period.

Any alleged oral agreements or arrangements made by Bidders/Proposers with Owner will be disregarded in any proposal evaluation or associated award.

Owner reserves the right to cancel, amend, modify, or otherwise change this Invitation to Bid at any time if it deems it to be in the best interests of Owner.

All Bids/Proposals shall become the property of Owner and will not be returned. Any product, whether acceptable or unacceptable, developed under a contract awarded as a result of this Invitation to Bid shall be the sole property of Owner unless otherwise stated in the contract.

This Invitation to Bid is not a contract and, alone, shall not be interpreted as such. Rather, this Invitation to Bid serves only as the instrument through which Bids/Proposals are solicited. Owner will pursue negotiations with the selected Bidder/Proposer. If, for some reason, Owner and the initial Bidder/Proposer fail to reach consensus on the issues relative to a contract, then Owner may commence contract negotiations with other Bidders/Proposers. Owner may decide at any time to start the Invitation to Bid process again. The selected Bidder/Proposer will be required to sign a formal contract.

Questions regarding this Invitation to Bid can be directed to Joe Panza, Custer County Building & Grounds Maintenance Director. Phone: (605) 673-8145 or Email: [jpanza@custercountysd.com](mailto:jpanza@custercountysd.com)

**All bids to be sealed and submitted to the attention of "Custer County Fairgrounds Roofing Bid" Custer County Auditor's Office, 420 Mt. Rushmore Rd, Custer, SD 57730 by the stated Proposal/Bid Due date.**



- A: Grandstand/Concessions
- B: Smith Bldg/Beer Garden
- C: Fine Arts
- D: Beef Barn
- E: Crows Nest