

Invitation to Bid- Custer County 1881 Courthouse Museum: Phase 1

Last Updated: 8/18/2025

Project Title: Custer County 1881 Courthouse Museum: Soffit/Fascia Rot Repair, Pan Gutter Roof-Over, Seamless Gutter & Downspout Install

Physical Address: Custer County 1881 Courthouse Museum, 411 Mt. Rushmore Rd.

City, State (County): Custer, SD 57730 (Custer County)

Owner: Custer County

Category(s): Wooden Soffit/Fascia Rot Repair to match/blend with Historic building, Wooden Soffit/Fascia Paint, Pan Gutter Elimination & Roof-Over, Seamless Gutter & Downspout Install

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: October 7, 2025, by 4:30 pm MST

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

Awarding of Bid: Successful Bidder/Contractor will be given a Notice of Award within 15 days of Bid Opening date

Estimated Value: UNKNOWN

Schedule Conflicts: NONE

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

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 soffit, fascia, roofing, framing, gutter pans, trims, moldings, etc.).
- 3) All labor, materials, fees, and costs associated with the removal of existing pan gutters (shallow pans & deep box troughs), pan gutter framing, crown molding & fascia as needed to achieve matching the existing roof plain. **(See Drawings E1 & E2 attached below)**
- 4) All labor, materials, fees, and costs associated with the installation of the new roof-over sections in place of the pan gutters (shallow pans & deep troughs). New roofing substrate is to be 3/4" over the existing pan gutter sections to match the existing roof plain. New sub

fascia & support framing to be added if/where necessary to maintain matching roof plain taking into account thickness differences in existing roof substrate materials. (**See Drawings N1 & N2 attached below**)

- 5) All labor, materials, fees, and costs associated with the installation of new wood soffit to replace rotted sections, to match/blend with Historic building. Approximately 282 square feet. (This amount is figured based off of 235 sq ft +20% excess = 282 sq ft)
- 6) All labor, materials, fees, and costs associated with the installation of all new wood fascia, to match/blend with Historic building. Approximately 602 linear feet. (This amount was figured based off of 502 linear ft +20% excess = 602 linear ft)
- 7) All labor, materials, fees, and costs associated with painting all of the upper corbels, soffit & fascia (gables & eaves) with a high quality like-color white paint. (**Not** to include the widow's walk, flagpole, or windows)
- 8) All labor, materials, fees, and costs associated with the installation of an ice/water barrier over the new roof-over sections, to be installed in a weather-tite manner to protect structure from water infiltration until new roofing material installation is completed.
- 9) All labor, materials, fees, and costs associated with the installation of new seamless gutters & downspouts. Gutter to be 5" K-style with 3"x4" downspouts. Downspouts to be placed in as similar of a location as to the original to match/blend with Historical building.
- 10) **Drawings E1, E2, N1 & N2 are 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.**

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.

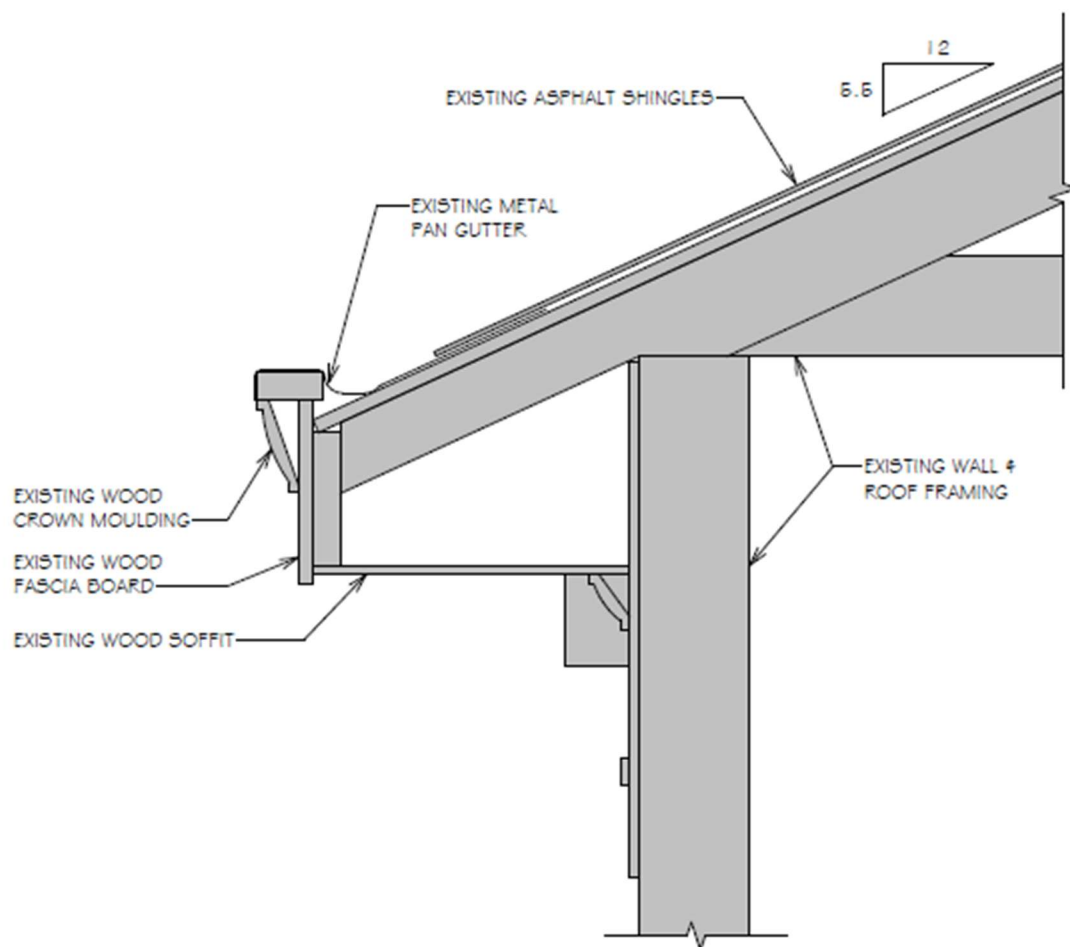
Owner reserves the right to cancel, amend, modify, or otherwise change this Invitation to Bid at any time if it deems it to be in the best interests of Owner.

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, or to Commissioner Craig Hindle at chindle@custercountysd.com.

All bids to be sealed and submitted to the attention of “Custer County 1881 Courthouse Museum Bid” Custer County Auditor’s Office, 420 Mt. Rushmore Rd, Custer, SD 57730 by the stated Proposal/Bid Due date.



Lower Roof (Existing)

1 1/2" = 1'-0"

Preliminary Not For Construction

DIVERSIFIED DRAFTING
1720 Country School Place
Spearfish, South Dakota 57783
Phone: (605) 559-0275
div.draft@gmail.com

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Custer Co 1881 Court House Museum
Roof / Gutter Remodel

411 W Mt Rushmore Rd Custer, South Dakota

Project
Number: 22-25

Date: 7.22.2025

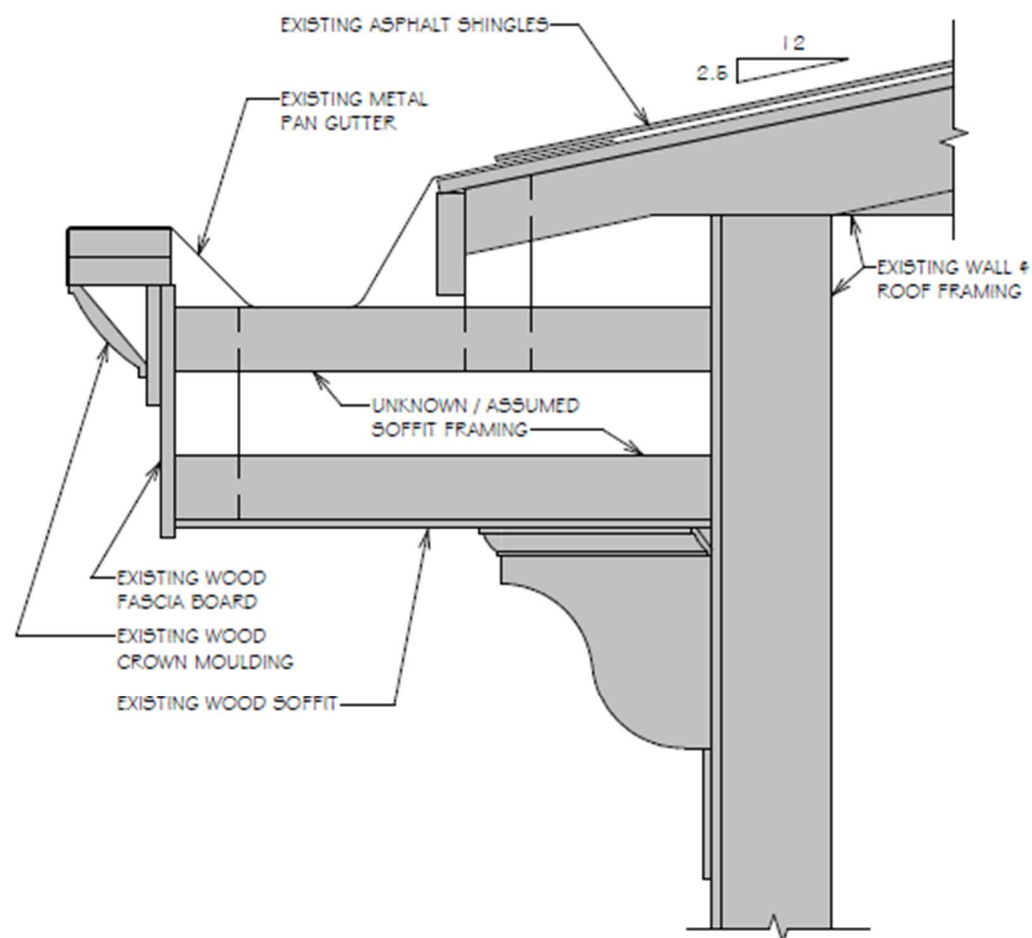
Revised: -

Sheet Title

Lower Roof (Existing)

Sheet Number

E1



High Roof (Existing)

1 1/2" = 1'-0"

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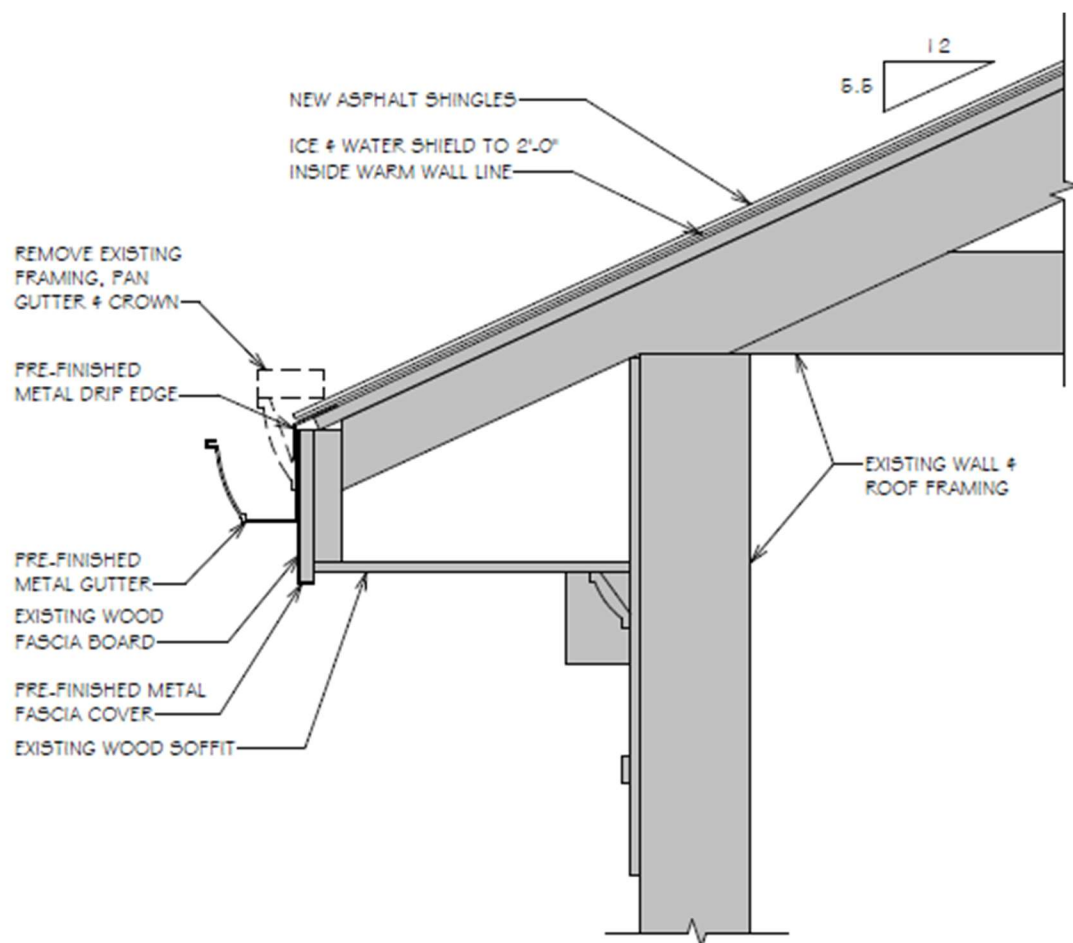
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Sheet Title

High Roof (Existing)

Sheet Number

E2



Lower Roof (New)

1 1/2" = 1'-0"

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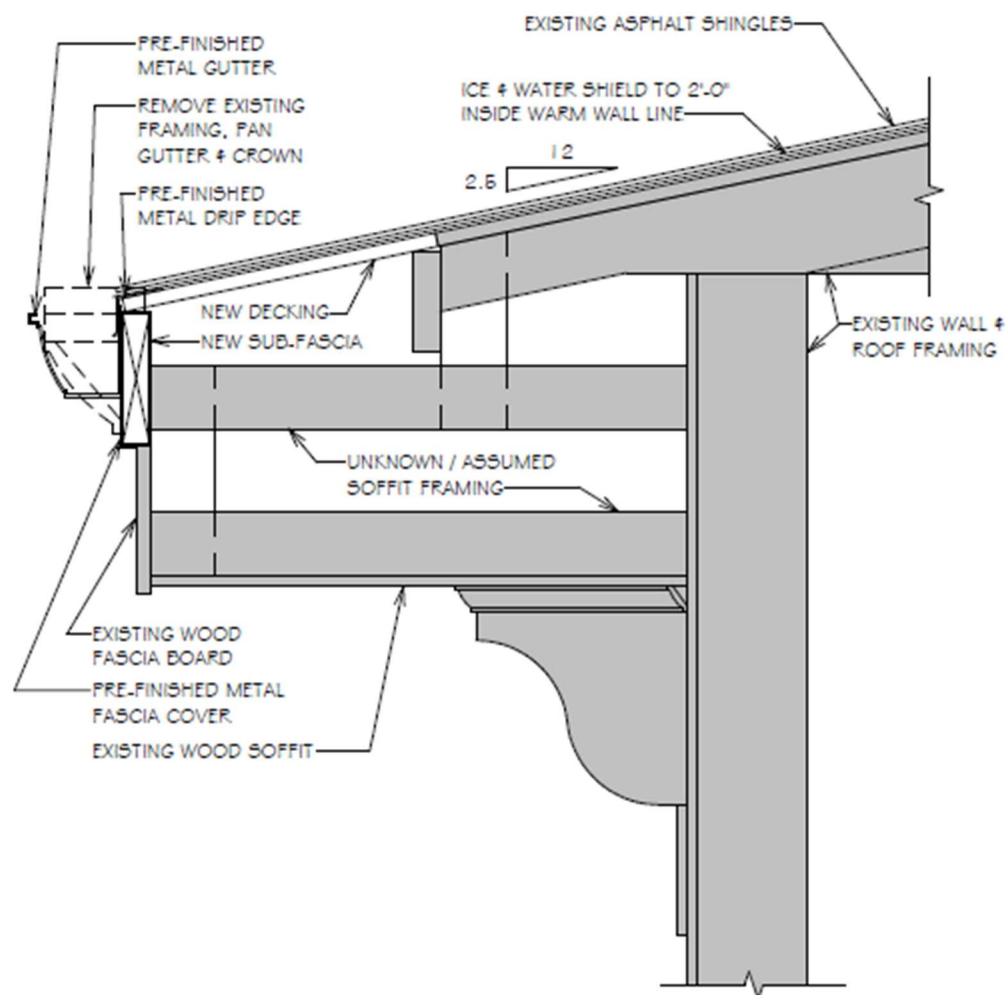
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Sheet Title

Lower Roof (New)

Sheet Number

N1



High Roof (New)

1 1/2" = 1'-0"

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High Roof (New)

Sheet Number

N2