

Invitation to Bid- Custer County Fairgrounds

Last Updated: 4/20/2026

Project Title: Custer County Fairgrounds Pole Building

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): Pole Building

Contracting Method: Competitive Sealed Bids

Project Status: General Contractor Bidding, Project to start within 30 days of proposal acceptance and completion by August 1, 2026 (**outer shell**)

Proposals/Bids Due: May 12, 2026, submitted to Auditor's office by 4:45 pm MST

Opening of Sealed Bids: May 13, 2026, 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

Schedule Conflicts: Outer shell to be completed by August 1, 2026. No work to be completed during the dates of August 5-9, due to the County Fair. Work may resume August 10.

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

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:

- 1) All labor, materials, fees, and costs associated with the construction of a new 45' x 104' pole building.
- 2) Pole building is to be 45ft x 104ft with 2ft soffit overhangs on eaves and gables.
- 3) All materials are to be new. Lumber is to be of dimensional value (no telephone poles)
- 4) Side wall height is to be 12ft
- 5) Wall steel is to be 26-gauge ribbed steel; 3ft wainscotting all around is to be green in color, and remaining 9ft of walls and gables are to be white in color.
- 6) Roof steel is to be 26-gauge 7/8" corrugated steel; green in color.
- 7) Gable, eave, drip edge, ridge cap, flashing, wall corners, and all other associated necessary trim features are to be of equal material, gauge, and color as roofing material (green).
- 8) Roof is to be a 4/12 pitch and sheathed with 1/2" OSB underneath the steel roofing.

- 9) To include (1) 10ft H x 16ft W insulated overhead door on East end.
- 10) To include (1) 10ft H x 12ft W insulated overhead door on West end.
- 11) To include (2) 3ft steel entry doors with windows located on both ends of North side.
- 12) To include (8) 3ft x 4ft sliding vinyl windows. (4) spaced evenly on South side, and (4) spaced evenly between entry doors on North side.
- 13) To include 5" seamless gutters and downspouts along N & S sides; green in color.
- 14) Pour approximately 2ft of concrete around the existing concrete pad perimeter. (New pole building is larger than existing concrete from old Quonset site)
- 15) Interior is to be lined with steel.
- 16) Interior ceiling steel is to be 29-gauge ribbed; white in color.
- 17) Interior wall steel is to be 29-gauge ribbed for bottom 8ft, and perforated steel acoustic panels for the top 4ft; white in color.
- 18) Ceiling is to be insulated with blown-in fiberglass insulation to an R-38 value.
- 19) Walls are to be insulated with fiberglass batt insulation to an R-19 value.
- 20) To include appropriate vapor barrier in ALL areas that are insulated.
- 21) **A design/build plan to be submitted with all bids. This does not need to be an engineered plan, but a summary to include proposed material types and specs.**
- 22) **Questions can be emailed to Joe Panza, Building & Grounds Maintenance Director, at jpanza@custercountysd.com, or by calling (605) 673-8145.**

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.

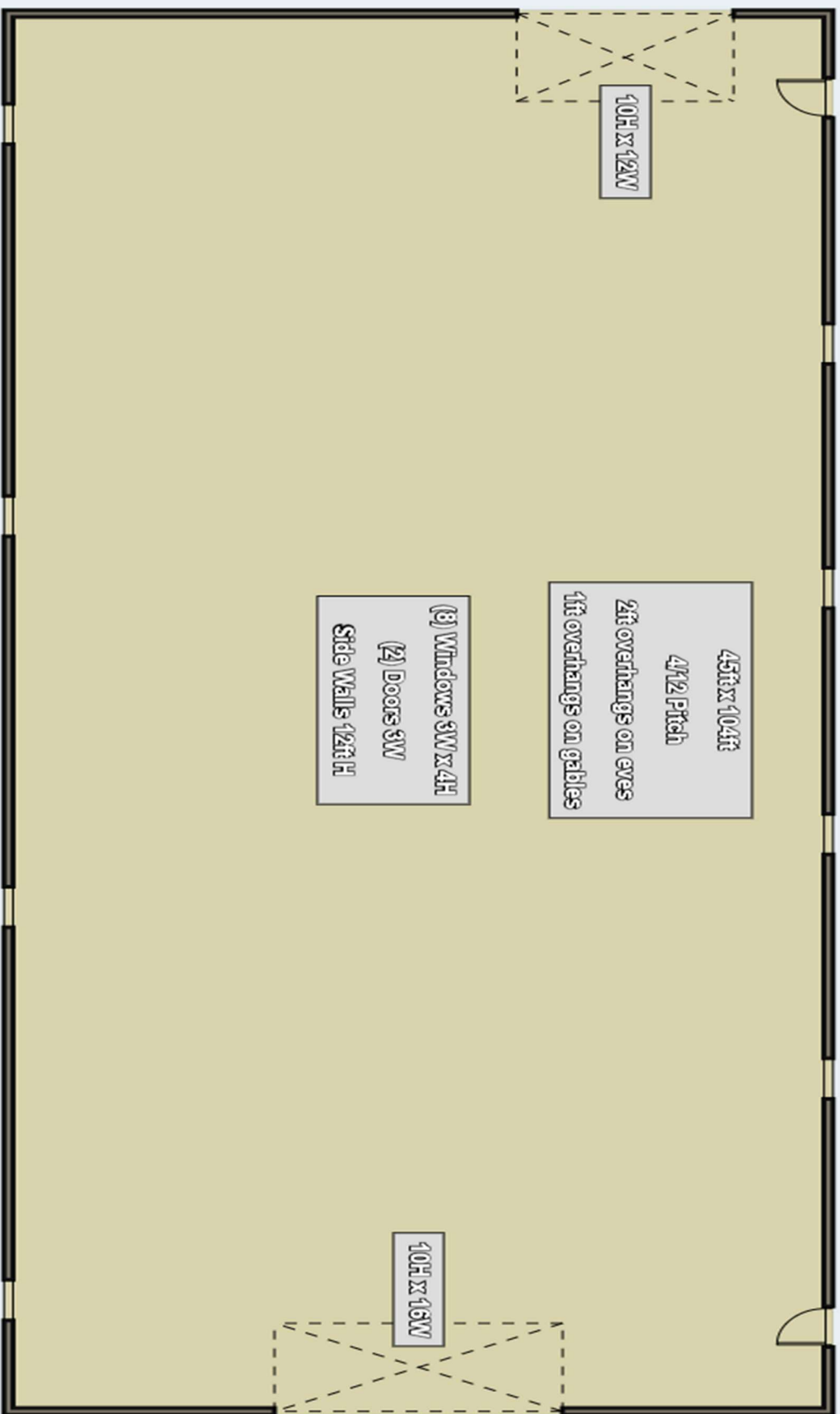
Questions regarding this Invitation to Bid can be directed to Joe Panza, Custer County Building & Grounds Maintenance Director. Phone: (605) 673-8145 or Email: jpanza@custercountysd.com

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

*STAR located on map below indicates old Quonset site and location for new 45' x 104' pole building to be bid and built.



NORTH



10ft x 12ft

(8) Windows 3W x 4H
(2) Doors 3W
Side Walls 12ft H

45ft x 104ft
4/12 Pitch
2ft overhangs on eaves
1ft overhangs on gables

10ft x 16ft