

CITY OF IRONWOOD



IRONWOOD
MICHIGAN | *Find Your North*

August 2026

Memorial Building Brick Restoration

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SECTION A - SPECIAL PROVISIONS

1. Underground Utilities

- (a) For protection of underground utilities and in conformance with Public Act 53, 1974, the Contractor shall call 1-800-482-7171 a minimum of three full working days, excluding Saturdays, Sundays and Holidays prior to beginning each excavation in areas where public utilities have not been previously located. Members will thus be routinely notified. This does not relieve the Contractor of the responsibility of notifying utility owners who may not be part of the "Miss Dig" alert system.

3. Construction Coordination / Permits

- (a) Construction will need to be coordinated with the City of Ironwood Engineering Department.
- (b) The City will be responsible for obtaining the building permit and other approvals.

4. Requirements for Performance Security and Payment Security

- (a) The successful bidder, at the execution of the contract, shall furnish security to guarantee faithful performance of the contract in the amount of 100% of the total contract price.
- (b) The successful bidder shall also furnish security to guarantee payment to all persons supplying labor or materials in the performance of the contract in the amount of 100% of the total contract price.
- (c) Security may be in the form of a performance bond and payment bonds, postal money order, certified check or cashier's check.
- (d) Upon completion of the project the contractor shall provide lien waivers from all contractors and suppliers.
- (e) A 5% Bid Bond shall be provided with the submittal of the bid.

5. Commencement, Execution and Completion of Work

- (a) The contractor can commence work under this Contract any time after the contract is executed.
- (b) Execute the work diligently.
- (c) Working hours are between 7:00 A.M. and 9:00 P.M.
- (d) A construction Schedule shall be provided and approved by a City Representative.
- (e) Work on Saturday's or Sunday's will be allowed w/ prior approval in advance by a City Representative.

6. Failure to Complete Work Within Contract Time

Construction shall be fully completed by August 31, 2027. If the Contractor fails to prosecute the work, or any separate part thereof with such diligence as will ensure its completion within the time specified in this contract, fixed and agreed Liquidate Damages will be assessed for each calendar day of delay until the work is completed and accepted. Liquidate Damages equal \$200 / Calendar Day.

7. Warranty / Defects

The Contractor shall be responsible for any and all defects that may develop in any part of the entire work or installation furnished by him/her. Upon written notice of the City of Ironwood, the contractor shall immediately replace and make good, without expense to the owner, any faulty part, material, or workmanship. A one-year warranty shall be provided by the contractor. The warranty shall start from the date the final payment is made.

SECTION B – BIDDING REQUIREMENTS, CONDITIONS
AND CONTRACT ADMINISTRATION

B-1. Competency of Bidders

- (a) The City Manager reserves the right to select bidders and may refuse to issue a proposal to any individual, partnership, firm or corporation based upon but not limited to one or more of the following facts:
 - (1) For having defaulted on previous contracts.
 - (2) For having performed similar work in an unsatisfactory manner.
 - (3) When in the City Manager's judgment, the bidder does not have the required experience in the class of work bid on, fails to have the proper labor and equipment, or fails to have sufficient capital or quick asset to finance the work.
- (b) Masonry Restoration Specialist requirements: Submit the following proof of information with the bid:
 - (1) Minimum 10 years experience performing historic Masonry restoration.
 - (2) Successfully completed at least five projects over \$200,000 involving the majority of:
 - Chemical paint removal
 - Brick replacement
 - Tuckpointing
 - Parapet reconstruction
 - Sealant replacement
 - At least three municipal, state, federal or historic buildings
 - o Provide owner contact information.
 - o Owner reserves the right to verify references.
 - (3) Superintendent with minimum 10 years masonry restoration experience.
 - (4) Foreman with minimum 5 completed restoration projects.
 - (5) Resume submitted with bid.
- (c) Bidders are required to own or regularly use:
 - Suspended scaffolding
 - Frame scaffolding
 - HEPA dust collection
 - Wastewater containment systems
 - Masonry cutting equipment
 - Containment

(c.) Additional Requirements

- 1) Mandatory Pre-Bid Site Visit: Prior to submitting a bid, all bidding contractors shall set up a site visit with the Owner. Failure to do so will render the bid non-responsive.
- 2) All work shall be OSHA Compliant and is the sole responsibility of the Contractor.
- 3) Mock-Up of a sample work area to be accepted by Owner before work begins.
- 4) Mortar Testing and results to be provided by the Contractor to the Owner.
- 5) Historic Masonry Knowledge required on work performed per the Secretary of Interior Standards for the Treatment of Historical Properties.
- 6) Bidder shall perform at least 60–70% of masonry work with its own employees.
- 7) No substitution without Owner approval.

B-2. Interpretation of estimates, Specifications, Special Provisions and Site of Work

- (1) The quantities on the proposal are approximate only and given as a basis to compare bids. The City does not assume any responsibility that these quantities will remain unchanged in actual construction. The bidder is required to carefully examine the site of work, plans, specifications, and contract form for the proposed work. It will be assumed that the contractor has judged for and satisfied themselves as to the conditions to be encountered, as in the work, materials furnished, and in the above documents.
- (2) Pay items with specific quantities will be paid for at actual quantities agreed to by the Owner and Contractor. Pay items with lump sum pricing will only be paid at that lump sum.
- (3) Accepted manufacturers of sealant product shall be as follows:
 - Dumond
 - EaCo Chem
 - Prosoco
 - Cathedral Stone
 - Jahn
 - Edison Coatings

B-3. Delivery of Proposal

- (a) Each proposal must be submitted in a sealed envelope with the bidder's name and address on the outside of the envelope. All proposals must be received on or before the hour stated in the advertisement. More than one

proposal for the same project from an individual, partnership, firm, or corporation will not be considered. Emailed Bids are accepted to clerk@ironwoodmi.gov

B-4. Public Opening of Proposals

- (a) The Ironwood City Clerk in the Memorial Building, Ironwood, Michigan 49938, will receive sealed offers until 10:00 A.M. C.S.T. Tuesday, September 8, 2026, at which time the bids shall be read aloud.
- (b) Bid Documents may be obtained from the City Clerk, Memorial Building, Ironwood, Michigan 49938 or by visiting www.ironwoodmi.gov/government/projects.
- (c) The City reserves the right to accept or reject any and all bids.

B-5. Execution of Contract

- (a) Contractor shall start work within five (5) days after receiving Notice of Award and Notice to Proceed. Notice to Proceed will be in the form of a signed contract.
- (b) Project shall be completed by August 31, 2027.

B-6. Contract Administration

- (a) Paul Anderson, P.E., City Manager
Office: (906) 932-5050 ext. 116
Cell: (906) 285-1376
andersonp@ironwoodmi.gov

B-7. Retainage

- (a) A five (5) percent retainage shall be withheld on all contract payments. The five percent retainage shall be paid upon final acceptance by the City of Ironwood of all work performed under this contract.

SECTION C – INSURANCE

Workmen’s Compensation Insurance – The Contractor, prior to the execution of the Contract, shall file a certification that the Contractor carries Worker’s Compensation Insurance.

1.) Bodily Injury and Property Damage Insurance – The Contractor prior to execution of the Contract shall file with the City of Ironwood copies of completed certificates of insurance, as evidence that the Contractor carries adequate insurance to afford protection against all claims for damages to public or private property and injuries to person, arising out of and during the progress of work. The minimum limits of insurance shall be as follows:

2.) General Liability

Bodily Injury and Property Damage Liability:

Each Occurrence \$1,000,000

Aggregate... \$2,000,000

3.) Automobile Liability Insurance (Comprehensive Form)

Bodily Injury Liability:

Each Person..... \$ 500,000

Each Occurrence \$1,000,000

Property Damage Liability:

Each Occurrence \$1,000,000

Combined Single Limit for Bodily Injury and

Property Damage Liability:

Each Occurrence \$2,000,000

4.) The requirements for 1 and 2 above, may be met through an Umbrella policy.

5.) Owners Protective Liability. Bodily injury and property damage protection, including general supervision of work performed, shall be extended to the City of Ironwood employees and agents. The minimum limit shall be \$1,000,000.

Section D – Construction Specifications

The attached drawing shows the 3 building faces that need the brick restoration work. A detail is also provided of the parapet cap detail. Photos are also provided and attached. Provide price to perform the following work:

SECTION E – BID FORM

	Unit	Quantity	Unit Price	Cost
Mobilization, General Conditions, Trucking, Travel Expenses, Rental Equipment, Fuel, Cleanup, Demobilization, Tools, Trailers	LS	1		
Roof Protection	LS	1		
Rigging and Scaffolding	LS	1		
Cover and Protect Windows	EA	24		
Protect Non-Brick Surfaces	LS	1		
Install gutters to collect stripped water paint discharge.	LF	285		
Collect the stripped paint in barrels for disposal at an environmental landfill	EA	10		
Collect the stripped water in a tank for neutralization before discharging it into the sanitary sewer	EA	10		
Collect the stripped water in a tank for neutralization before discharging it into the sanitary sewer	SF	7216		
Chemical wash after stripping is complete	SF	7216		
Dismantle chimney down to the roof level and cap	LS	1		
Tuckpointing of all mortar joints	LS	1		
Replacement of individual Spalled, cracked, or damaged bricks.	EA	250		
Brick rebuilding primarily on the parapet wall	SF	163		
Brick Sealing upon completion of stripping and repair work	SF	7216		
Window and Door Sealant Replacement in area of work	LS	1		
Parapet Wall cap – remove existing clay tile cap and install new sheet metal cap. Match detail and color of existing adjacent sheet metal cap. Install treated boards as necessary for mounting within this price. Do not disturb the existing roofing liner.	LF	165		
Base Bid Subtotal				

Notes: Owner to provide:

- Dumpster(s) as required. Contractor to notify the City of when and where the dumpsters are needed, size and quantity, and when they need to be emptied.
- Water and Power sources as existing on and within the building.
- City to move our storage sheds out of the way.

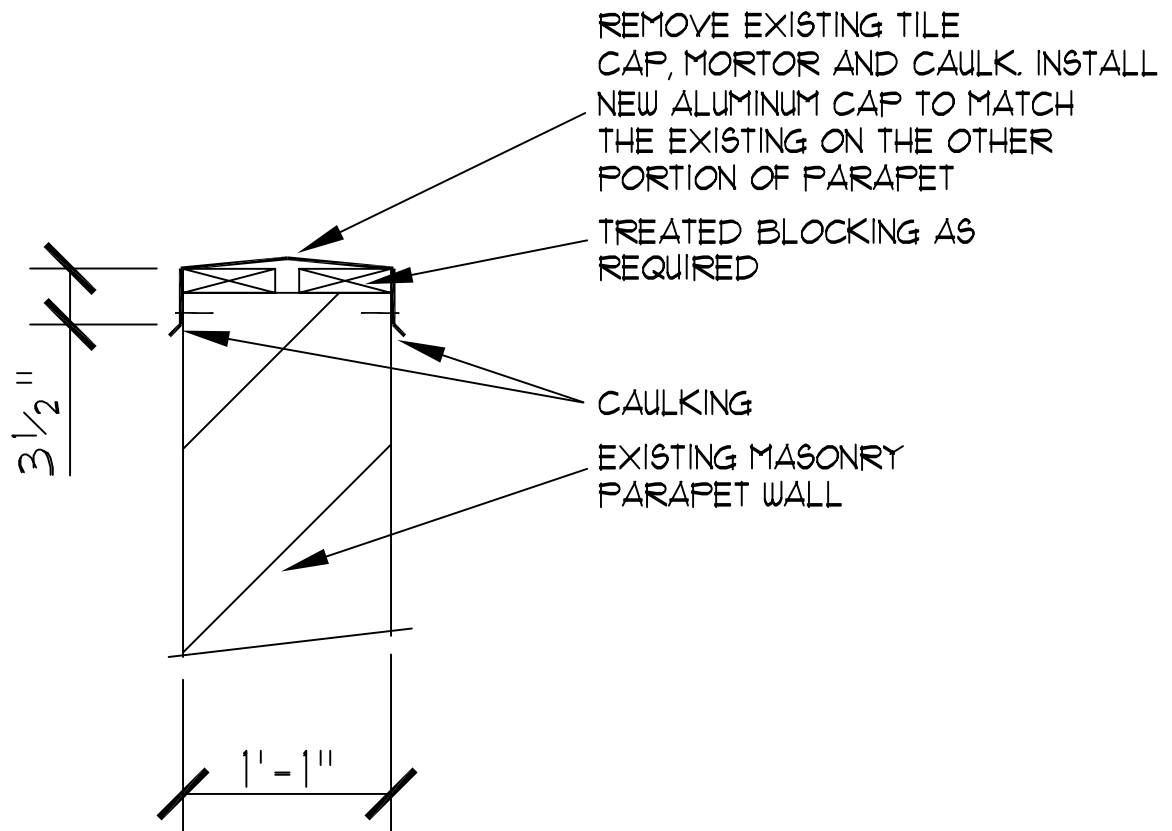
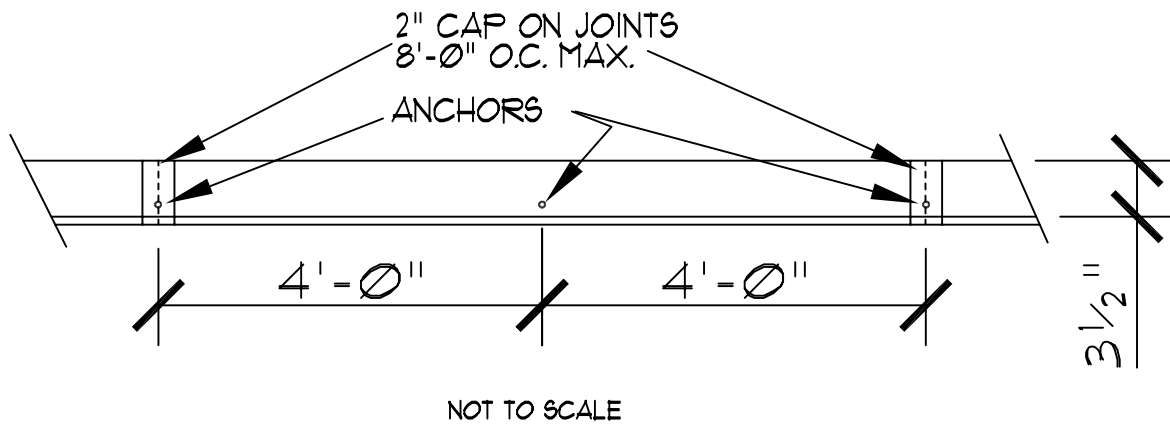
Basis of Award: One contract will be awarded to the lowest responsive and responsible bidder. Owner may select off of the base bid or the base bid plus alternate, depending on budgetary constraints.

Firm Name: _____ Signature: _____

Address: _____ Title: _____

Email: _____ Date: _____

Telephone No. _____



PARAPET CAP DETAIL

SCALE:

1"=1'-0"