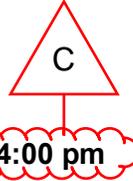




West Fargo Hockey Association
Horace, ND
Project No. 25-071
Bid Date & Time: February 19, 2026 – 4:00 pm



Date: February 13, 2026

ADDENDUM C

Referencing General Comments from Addendum B

1. Clarification to General Note #14: Columns and Beams that interact with the preengineered metal building WILL be designed, supplied, and installed by the PEMB Bid Package 13A. The attached reference plan indicates beams to be supplied by 13A.
 - a. *(The following is General Note #14 from Addendum B for reference: “All columns that don’t support the PEMB and the support beams for the precast will be by others.”)*

The following addition, clarifications, decisions and/or changes shall be made to the SPECIFICATIONS:

Section 00 0000 – Cover Page

1. Bid Date & Time: Revise as follows; “Thursday, February 19, 2026 at 4:00 p.m. local time.” See attached Spec Section.

Section 00 1100 – Invitation for Bids

1. Bid Date & Time: Revise as follows; “Thursday, February 19, 2026 at 4:00 p.m. local time.” See attached Spec Section.

Section 00 2100 – Information to Bidders

1. Under 1.02 Receipt and Opening of Bids: Revise bid date and time as follows; “Thursday, February 19, 2026 at 4:00 p.m. local time.” See attached Spec Section.

Section 00 4100 – Bid Form

1. Date: Revise as follows; “Thursday, February 19, 2026.” See attached Spec Section.

The following addition, clarifications, decisions and/or changes shall be made to the DRAWINGS:

Sheet S0.01 – OVERALL MAIN LEVEL FLOOR PLAN

1. Preliminary Mezz. Framing Plan (Reference Only): The beams highlighted in yellow are by 13A.



West Fargo Hockey Association

West Fargo Hockey Facility

Horace, North Dakota

Bid Group I

Project Specification Manual for Bid Package Work:

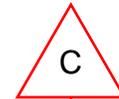
13A PREENGINEERED METAL BUILDING
13B ICE PLANT AND PIPING



January 27, 2026

ZBA Project No. 25-071

BID DATE & TIME: Thursday, February 19, 2026
at 4:00 p.m. local time



LOCATION: Gehrtz Construction Services
510 4th Avenue North
Fargo, ND 58102

**SECTION 00 1100
INVITATION FOR BIDS**

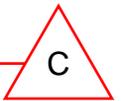
PROJECT:

West Fargo Hockey Facility
Horace, North Dakota 58047
Bid Group I

OWNER:

West Fargo Hockey Association
1122 Prairie Parkway Suite #103
West Fargo, North Dakota 58078

SEPARATE SEALED BIDS FOR THE FOLLOWING BID GROUP PACKAGES OF CONSTRUCTION WORK FOR THE PROJECT NAMED ABOVE WILL BE RECEIVED BY GEHRTZ CONSTRUCTION SERVICES UNTIL THURSDAY, FEBRUARY 19, 2026 AT 4:00 PM LOCAL TIME AT THE OFFICE OF GEHRTZ CONSTRUCTION SERVICES, 510 4TH AVENUE NORTH, FARGO, ND 58102, WHERE BIDS WILL BE OPENED PRIVATELY WITH THE OWNER.



BID PACKAGES:

- 13A: PreEngineered Metal Building
- 13B: Ice Plant and Piping

The construction is expected to begin upon contract awards following the bid date. Completion of the project is scheduled for 09-01-2027.

The Information to Bidders, Form of Bid, Form of Contract, Drawings, Specifications, and other contract documents may be examined at the following places:

1. Zerr Berg Architects and Gehrtz Construction Services.
2. North Dakota Builders Exchanges: Bismarck Mandan Builder's Exchange, Bismarck Construction Plains Exchange, Fargo-Moorhead Builder's Exchange, Grand Forks Builders & Traders Exchange, and Minot Builders Exchange.
3. Minnesota Builders Exchanges: Minnesota Builders Exchange (Minneapolis) and St. Cloud Builders Exchange.
4. South Dakota Builders Exchanges: Aberdeen Builder's Exchange, Construction Industry Center Exchange (Rapid City), and Plains Builders Exchange (Sioux Falls).
5. Procure.

Electronic copies of the above documents may be obtained at the office of Gehrtz Construction Services, located at 510 4th Avenue North, Fargo, ND 58102.

Bids shall be submitted by mail, in-person, or Procure, using the bid form contained in the specifications at the following locations:

1. The Office of Gehrtz Construction Services: 510 4th Avenue North, Fargo, ND 58102.

The Construction Manager reserves the right to waive any informality or to reject any or all bids.

No bidder may withdraw their bid within 30 days after the actual date of the opening thereof.

No Bid Bond will be required in order to submit a bid. Each bidder shall be prepared upon bid acceptance and contract award, within ten days after notice of award, to execute and effect a contract in accordance with the terms of these specifications.

END OF SECTION

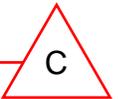
**SECTION 00 2100
INFORMATION TO BIDDERS**

1.01 CONSTRUCTION MANAGEMENT METHOD OF BIDDING/CONSTRUCTING THE PROJECT

- A. The construction work for this project, West Fargo Hockey Facility, in Horace, North Dakota will be completed utilizing the Construction Management at Risk (CMaR) method of securing bids for the work and administrating the Construction Phase work. Primarily, this means that the construction work will be divided into a larger number of bid packages or divisions than the normal three - General, Mechanical and Electrical, and contracts for the work will be executed by the Construction Manager with the contractor selected for each of these additional portions of the work.
- B. Zerr Berg Architects will provide to the Owner on this project the architectural and engineering services normal to this type of project. Gehrtz Construction Services will provide Construction Management at Risk (CMaR) services to the Owner and will be the on site Construction Manager. Your attention is called to Article 2 - Administration of the Contract of the General Conditions that outlines the responsibilities of each entity in this method of project construction.
- C. EACH BID PACKAGE CONTRACTOR IS HEREBY CAUTIONED TO BE AWARE THAT SOME ADDITIONAL RESPONSIBILITIES MAY BE INCLUDED IN YOUR WORK THAT IS NORMALLY PROVIDED BY A PRIME CONTRACTOR, SUCH AS LAYOUT WORK, DIMENSION VERIFICATION, COORDINATION OF WORK WITH OTHER CONTRACTORS, CLEANUP, ETC. ALSO, ALL REQUIREMENTS INCLUDED IN DIVISION 00 - CONDITIONS OF THE CONTRACT AND DIVISION 01 - GENERAL REQUIREMENTS OF THESE SPECIFICATIONS SHALL BE INCLUDED IN THE RESPONSIBILITIES OF EACH BID PACKAGE CONTRACTOR. (SEE TABLE OF CONTENTS FOR ITEMS AND SPECIFICATION SECTIONS INCLUDED IN DIVISION 00 AND DIVISION 01.)

1.02 RECEIPT AND OPENING OF BIDS

- A. Please provide separate sealed bids on the form attached hereto for Bid Package Work for the West Fargo Hockey Facility, located in Horace, North Dakota. Bids will be received by Gehrtz Construction Services at the office of Gehrtz Construction Services, 510 4th Avenue North, Fargo, ND 58102 until Thursday, February 19, 2026 at 4:00 pm local time, where bids will be opened privately with the Owner.
- B. Bids shall be submitted by mail, in-person, or Procore, using the bid form contained in the specifications.
- C. The Construction Manager reserves the right to waive any informality or to reject any or all bids.
- D. Any bid may be withdrawn prior to the above scheduled time for the opening of bids or authorized postponement thereof.
- E. Any bid received after the time and date specified shall not be considered.
- F. No bidder may withdraw their bid within 30 days after the actual date of the opening thereof.



1.03 PREPARATION OF AND SUBMISSION OF BIDS

- A. See Section 00 1100 - Invitation for Bids for bid submission requirements.
- B. Each bid must be submitted on the bid form contained in these specifications.
- C. The Owner, Architect, and Construction Manager assume no responsibility for the delivery or receiving of bids. Bidders are encouraged to submit their bids as early as possible to avoid the possibility of rejection due to late submittal.

1.04 MODIFICATIONS OF BIDS

- A. Modifications of bids by fax is not permitted.

1.05 LAWS AND REGULATIONS

- A. The bidder's attention is directed to the fact that all applicable State laws, municipal ordinances, and the rules and regulations of all authorities having jurisdiction over the construction of the project shall apply to the contract throughout, and they will be deemed to be included in the contract the same as though herein written out in full.
- B. Bidders must hold a North Dakota Contractor's license, carry North Dakota Workmen's Compensation Insurance, and conform to all governing laws of the State of North Dakota.

1.06 STATE EXCISE AND USE TAX (SALES TAX)

- A. In submitting the bid, the bidder is understood to have included in the bid price the state excise tax on all sales of building materials, supplies and equipment to contractors, subcontractors or builders for the erection of buildings or their alteration, repair or improvement.

1.07 MATERIAL ONLY CONTRACTS

- A. "Material Only" contracts **MUST INCLUDE** all sales or use tax and shall be bid as F.O.B. jobsite.
- B. A North Dakota Contractor's license is NOT required for "Material Only" contracts.

1.08 OBLIGATION OF BIDDER

- A. At bid opening, each Bidder shall be considered to have inspected the site and to have thoroughly reviewed the Drawings and all Contract Documents (including all issued addenda). Any failure to examine any portion of the documents shall not relieve the Bidder from responsibilities associated with the submission of a bid.
- B. Bidders and Sub-bidders shall promptly notify the Architect or Engineer of any ambiguities, inconsistencies, or errors discovered in the Bidding Documents or in site or local conditions. No claim for additional costs arising from failure to do so will be considered.
- C. Requests for clarification or interpretation of the Bidding Documents shall be submitted in writing to the Architect no later than 7 days prior to the Bid Date.
- D. Interpretations, corrections, or changes to the Bidding Documents will be issued only by Addendum. Any information provided in any other manner shall not be binding, and Bidders shall not rely on such information.
- E. Where materials, products, or equipment are specified by manufacturer and name and are preceded by "Equal to" or followed by "or equal," Bidders may base their bids on any material, product, or equipment meeting the functional, dimensional, appearance, and quality standards of the specified item. Approval for substitution prior to Bid Date is not required.
- F. Where materials, products, or equipment are specified by manufacturer and name but are not preceded by "Equal to" or followed by "or equal," bids shall be based solely on the items specified or those approved as substitutions by Addendum.

1.09 INDIVIDUAL BIDS

- A. Contractors/suppliers are required to submit an individual bid for each bid package. However, contractors/suppliers may stipulate that they will only accept a contract for a combination of bid packages.
- B. Construction Manager will determine if multiple bid packages will be awarded to an individual contractor.

1.10 MULTIPLE BID GROUP COORDINATION

- A. This project is being bid in multiple Bid Groups.
- B. All Bid Group contractors must coordinate their work with rough-ins, fixtures, etc. required by other Bid Group contractors.
- C. Bid Group II packages will be bid prior to the start of major construction of Bid Group I to allow for coordination.

1.11 SUBSTITUTIONS OF MATERIALS AND EQUIPMENT

- A. Contractor's, subcontractor's, & supplier's attention is directed to specification Section 00 4325 - Substitution Request Form - During Procurement, regarding substitutions of materials and/or equipment.

1.12 METHODS OF AWARD - LOWEST QUALIFIED BIDDER

- A. The contract will be awarded on the following basis:
 1. Base bid or combination of base bid and such alternates that produce the most complete project.
 2. Ability to staff the project to keep pace with construction.
 3. Past performance on similar projects. Provide references upon request of the Construction Manager.
 4. Approval of the owner's representative(s) of the above criteria.
 5. Time of completion.

1.13 CONTRACTS AND SUBCONTRACTS

- A. The bidder is specifically advised that any person, firm, or other party to whom it is proposed to award a contract or subcontract under this contract must be acceptable to the Owner. Causes for rejection include but are not limited to the following:
 1. Poor workmanship on past projects.
 2. Lack of cooperation and/or inability to meet construction schedule on past projects.
 3. Inadequate personnel to meet construction schedule.
 4. Inability to meet project contract requirements.
- B. The lowest bidder must submit to the Construction Manager a complete list of all suppliers and subcontractors within seven (7) days after the time of the award of contract. Inability to provide a list of acceptable subcontractors shall be just cause for rejection of the bidder's proposal.

1.14 BUILDERS RISK

- A. Builder's Risk Insurance will be maintained by the Owner to cover all contractors. The contractor submitting the claim will be responsible for the deductible portion of the claim. The Owner will have a \$25,000.00 deductible. The Owner's policy does not include coverage for contractor's equipment or materials stored off-site. It is the contractor's responsibility to properly secure all on-site materials. Unsecured on-site storage is not eligible for a claim.

1.15 WAGES

- A. **NO** Federal funds are involved on this project; therefore, federal wage rates **DO NOT** apply.

1.16 TIME OF COMPLETION

- A. Bidder must agree to commence work upon notification to proceed. See Section 01 3216 - Project Construction Schedule for project completion.

1.17 WORK HOURS

- A. Normal work hours on the site shall be 6:00 am to 6:00 pm Monday through Friday. Work outside of these hours are to be coordinated and approved by the Owner.
- B. All work that may disrupt Owner activities must be coordinated with the Construction Manager.

1.18 CONDITIONS OF WORK

- A. Each bidder must inform themselves fully of the conditions relating to the construction of the project. Failure to do so will not relieve a successful bidder of their obligation to furnish all material and labor necessary to carry out the provisions of their contract. Insofar as possible, the contractor in carrying out their work must employ such methods of means as will not cause any interruption of or interference with the work of any other contractor or the owner.
- B. Upon award of contract, successful bidders shall order materials and begin off-site equipment fabrication.

- C. Contractor's Note: If any machinery is used on the project inside the existing or new building floor to complete any work, the individual contractor shall clean and repair (at contractor's expense) any equipment or material spills, etc. caused by their work, and/or machinery to a condition satisfactory to the Construction Manager.

1.19 TOBACCO-FREE BUILDINGS

- A. Smoking/chewing tobacco, vaping, etc is NOT permitted on the site or in the building.

1.20 ALCOHOL

- A. Absolutely no alcoholic beverages are allowed on the jobsite at any time during the construction process.

1.21 FOOD

- A. No food, food products, or beverages will be permitted inside the construction of the building.

1.22 DRIVEWAYS AND ENTRANCES

- A. Keep driveways and entrances serving the premises clear and available to the Owner, the Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials. Schedule deliveries with Construction Manager to minimize space and time requirements for storage of materials and equipment on-site.

1.23 SITE DAMAGE AND REPAIRS

- A. Damage to streets, curbs, sidewalks, plantings, buildings, and any other elements surrounding the site shall be repaired to the Owner's satisfaction by the responsible party. The Construction Manager shall have the complete, unrestricted authority to assign responsibility for making repairs to the contractor or contractors they feel is responsible for the damages.

1.24 CONTRACT CLOSEOUT

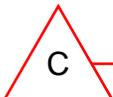
- A. Each contractor will be required to submit the following forms, fully executed, at the appropriate time prior to retainage reduction or final payment as requested by the Construction Manager.
 1. Signed lien waiver for the amount of each pay request.
 2. AIA G706A - Contractor's Affidavit of Release of Liens.
 3. AIA G706 - Contractor's Affidavit of Payment of Debts and Claims.
 4. AIA G704 - Certificate of Substantial Completion.

END OF SECTION

**SECTION 00 4100
BID FORM**

PROJECT:

West Fargo Hockey Association
West Fargo Hockey Facility
Horace, North Dakota
Bid Group I



DATE: THURSDAY, FEBRUARY 19, 2026

Proposal of _____, hereinafter called the bidder, a

_____ corporation / partnership / an individual, doing business as
(State) (strike out inapplicable terms)

_____ to Gehrtz Construction Services, hereinafter called the
Construction Manager.

TO THE OWNER:

The bidder in compliance with the Invitation for Bids for the construction of West Fargo Hockey Facility having examined the plans and specifications with related documents and the site of the proposed work and being familiar with all of the conditions surrounding the construction of the proposed project including the availability of materials and labor, hereby proposes to furnish all labor, materials, and supplies and to construct the project in accordance with the contract documents within the time set forth therein and at the prices stated below. These prices are to cover all expenses incurred in performing the work required under the contract documents of which this proposal is a part.

Bidder hereby agrees to commence work under this contract on or before a date noted in the Project Construction Schedule included in these specifications and to fully complete the project in the time allotted by this same schedule.

Bidder acknowledges receipt of the following addenda: _____.

BASE PROPOSAL:

Bidder agrees to perform all of the Construction Work described in the specifications and shown on the plans for the following Bid Package(s) for the sum of money as noted following each Bid Package: (Contractors are required to submit individual bids for each Bid Package. Bidders are allowed to submit combined bids as well.)

BID PACKAGE

Number/Name	Amount of Bid
# _____	\$ _____
# _____	\$ _____
# _____	\$ _____
# _____	\$ _____

CONTRACTOR COMMENTS & RECOMMENDATIONS

Use this space to note bid comments or potential cost saving options.

IN-KIND DONATION:

Amount to be deducted from total of contractor's bids above as an In-Kind donation to West Fargo Hockey Association. Note: Actual bid amount will be calculated by deducting this amount from the total bid above.

Deduct \$ _____

ALTERNATE PROPOSALS: See 01 2300 - Alternates for Descriptions

Alternate No. 1A - Roof - Standing Seam. Bid Package 13A.

Add/Deduct \$ _____

Alternate No. 1B - Roof - Metal Composite Panel. Bid Package 13A.

Add/Deduct \$ _____

Alternate No. 2 - Wall - Metal Composite Panel. Bid Package 13A.

Add/Deduct \$ _____

Alternate No. 3A - Wall - Liner Panels. Bid Package 13A.

Add/Deduct \$ _____

Alternate No. 3B - Ceiling - Liner Panels. Bid Package 13A.

Add/Deduct \$ _____

ICE SYSTEM ALTERNATE PROPOSALS: See 01 2300 - Alternates for Descriptions

Alternate No. ICE-1 - Adding Rink 2 Equipment. Bid Package 13B.

Add/Deduct \$ _____

Alternate No. ICE-2 - Power Factor Correction Capacitors. Bid Package 13B.

Add/Deduct \$ _____

Alternate No. ICE-3 - Phase Loss Protection. Bid Package 13B.

Add/Deduct \$ _____

Alternate No. ICE-4 - Rink 1 Ice Sheet. Bid Package 13B.

Add/Deduct \$ _____

Alternate No. ICE-5 - Rink 2 Ice Sheet. Bid Package 13B.

Add/Deduct \$ _____

Bidder understands that the Construction Manager reserves the right to reject any or all bids and to waive any informality in the bidding.

The bidder agrees that this bid shall be good and may not be withdrawn for a period of 30 days after the scheduled closing time for receiving bids.

Upon receipt of written notice of acceptance of this bid, bidder will execute the formal contract attached within 10 days and deliver a surety bond or bonds as required by the specifications.

Respectfully submitted,

By _____
(signature)

Title _____

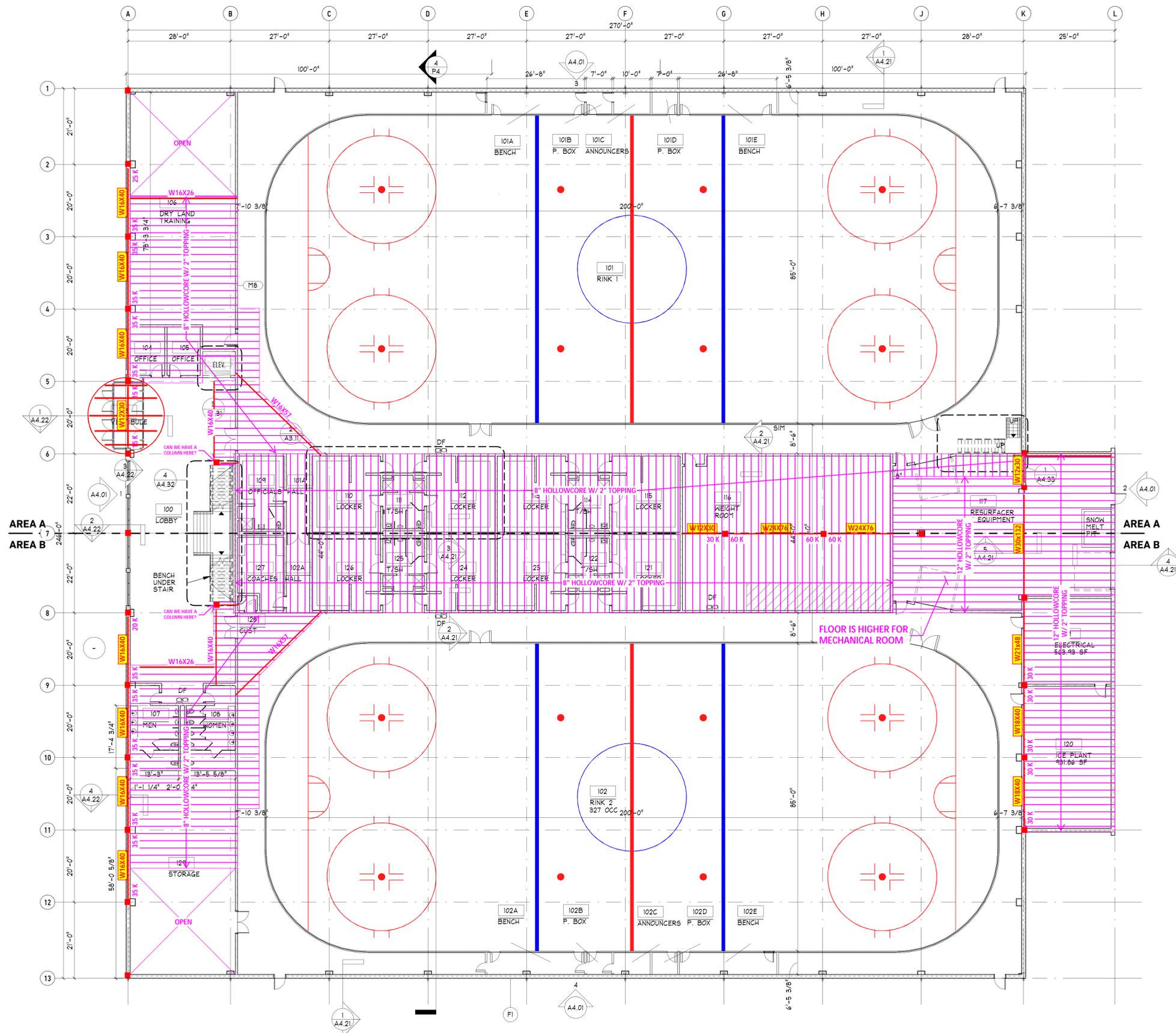
Business Address _____

(SEAL if bid is by a Corporation) _____

Telephone No. _____

E-Mail _____

END OF SECTION



DESIGN LOADS:

FLOOR DEAD LOADS:	MEZZANINE: 105 psf (8" HC W/ 2" TOP)
ROOF DEAD LOADS:	MAIN ROOF: AS CALCULATED (5 psf COLLATERAL)
	LOW ROOF: 75 psf (8" HC)
FLOOR LIVE LOADS:	MEZZANINE: 100 psf + 15 psf PARTITION
ROOF LIVE LOADS:	MAIN & LOW ROOF: 53 psf (ULTIMATE) - 37.1 psf (ASD)
WIND LOADS (AWFRS):	WIND SPEED: 111 mph (ULTIMATE) - 86 mph (ASD)
WIND LOADS (C&C):	BASE PRESSURE: 30.5 psf
SEISMIC:	RISK CATEGORY: II
	SEISMIC DESIGN CATEGORY: "A"
	SEISMIC RESPONSE COEFFICIENT (C _s): 0.020

PRELIMINARY MEZZANINE FRAMING PLAN
* LOADS GIVEN ARE IN ASD (KIPS) 3/12" x 1'-0"

REVISION SCHEDULE

NUMBER	DESCRIPTION	DATE

Print Name: _____
 Signature: _____
 Date: _____ Registration No. _____



WEST FARGO HOCKEY FACILITY

OVERALL MAIN LEVEL FLOOR PLAN

Project No.: 25-071 **S0.01**
 Date: _____