

City of Pelican Rapids

Invitation for Bids

Sherin Park Campground Bathhouse Demolition and Construction Project

Notice Inviting Bids

The City of Pelican Rapids is soliciting sealed bids from qualified contractors for the demolition (optional) of the existing campground bathhouse and the construction of a new campground bathhouse at Sherin Park, located in Pelican Rapids, Minnesota.

The City reserves the right to award demolition and construction together or separately based on bid pricing and the best interest of the City.

Project Overview

The purpose of this project is to replace the existing campground bathhouse with a new, accessible facility that better serves campers and visitors to Sherin Park.

The selected contractor shall furnish all labor, materials, equipment, supervision, permits, and incidentals necessary to complete the project.

Project Location

Sherin Park Campground

221 E. Mill Ave (behind the Swimming Pool on 108 E)

Pelican Rapids, Minnesota 56572

Scope of Work

The project generally includes:

Alternate 1 (Optional)

Demolition and disposal of the existing bathhouse structure including:

- Building demolition
- Foundation removal as required (if needed)
- Utility disconnections and coordination
- Proper disposal of demolition materials
- Site preparation for new construction

The City reserves the right to complete demolition separately.

Base Bid

Construction of a new campground bathhouse meeting the following minimum requirements.

Building

- Approximately 540 square feet
- Durable, low-maintenance construction suitable for year-round Minnesota weather
- Concrete slab foundation
- Exterior walls and roof
- Interior walls
- Commercial-grade exterior finishes
- Metal roofing preferred
- Exterior lighting
- ADA-compliant construction where applicable

Layout

The building shall contain up to four completely independent restroom/shower units and 1 separate entry mechanical room.

Each unit shall include:

- Private exterior entrance
- No interior connection to any other restroom

- Toilet
- Sink
- Shower
- Floor drain
- Exhaust ventilation
- Interior lighting
- GFCI electrical outlets
- Durable wall finishes suitable for wet environments

The layout should resemble a campground bathhouse where each user occupies a fully private restroom/shower suite.

Utilities

The contractor shall coordinate all necessary utility connections including:

- Water
- Sanitary sewer
- Electrical service

Contractor shall verify existing utility locations prior to construction.

Accessibility

The completed building shall comply with all applicable:

- Minnesota State Building Code
- ADA accessibility requirements
- Plumbing Code
- Electrical Code

At least one restroom shall be fully ADA accessible.

Materials

The City desires durable, commercial-grade materials designed for minimal maintenance.

Examples include:

- Masonry, metal siding, LP SmartSide, fiber cement, or similar exterior finishes
- Metal roofing
- Commercial plumbing fixtures
- Commercial restroom accessories
- Moisture-resistant interior wall systems
- Epoxy or sealed concrete flooring preferred (non-slip)

Equivalent materials may be proposed.

Contractor Responsibilities

The successful bidder shall:

- Obtain all required permits
- Coordinate inspections
- Protect adjacent campground facilities
- Maintain a safe worksite
- Restore disturbed areas
- Remove all construction debris
- Provide final cleanup

Bid Submission

Each bid shall include:

- Lump sum construction cost
- Separate price for demolition (Alternate 1)
- Estimated project schedule
- Contractor qualifications
- References for similar municipal or campground restroom projects
- Proof of insurance
- Minnesota contractor license information

Proposed Schedule

- IFB Released: August 3, 2026
- Questions Due: August 20, 2026, at 4:00 p.m.
- Bid Submission Deadline (Bid Closing): August 31, 2026, at 12:00 p.m.
- Public Bid Opening and Reading: August 31, 2026, at 3:00 p.m. (In Person)
- City Council Award: September 8, 2026

Bid Submission

Sealed bids will be accepted electronically until:

12:00 p.m. CST on August 31, 2026

Late submissions will not be accepted.

Electronic bids shall be submitted in PDF format to:

prclerk1@pelicanrapids.com

The subject line shall read:

Sherin Park Bathhouse IFB

Bid Opening

The City will publicly open and read all timely received bids during a public meeting.

Date: August 31, 2026

Time: 3:00 p.m.

Location: City Hall, 315 N Broadway, Pelican Rapids, MN 56572

Following the opening, the City will review the bids for responsiveness and responsibility before making a recommendation to the City Council.

Evaluation

The City intends to award the contract to the lowest responsive and responsible bidder. The City reserves the right to consider:

- Price
- Experience with similar projects
- Ability to complete work on schedule
- References
- Compliance with bid specifications

The City reserves the right to reject any or all bids, waive informalities, and award the contract in the best interest of the City.

Questions

Questions or requests for a site visit/pre-bid meeting regarding this Invitation for Bids shall be directed to:

Jordan Grossman

Economic Development Coordinator for the City of Pelican Rapids

Phone: 701-219-3718

Email: jordan.grossman@cedausa.com

This project ***IS NOT*** subject to Prevailing Wage

City Rights

The City of Pelican Rapids reserves the right to:

- Reject any or all bids
- Waive informalities
- Accept alternates
- Negotiate minor modifications if deemed in the City's best interest
- Award demolition separately from construction

Attachments

Email Jordan Grossman for the following documents. They are available upon request:

- Site map
- Existing bathhouse photographs
- Building location map