



River Forest Park District

DOCUMENT 001113 - ADVERTISEMENT FOR BIDS

PART 1 - GENERAL

1.1 NOTICE

- A. River Forest Park District will receive sealed bids for The Depot Renovation located in 401 Thatcher Avenue; River Forest, Illinois 60305, according to Bidding Documents prepared by FGM Architects Inc., 1211 West 22nd Street, Oak Brook, IL 60523. FGM Project No. 17-2369.02.

1.2 PROJECT INFORMATION

- A. Notice to Bidders: Bidders may submit bids for project as described in this Document. Submit bids according to the Instructions to Bidders.
 - 1. Regulatory Requirements: AIA Document A701, "Instructions to Bidders" 1997 Edition shall govern submittal, opening, and award of bids.
- B. Project Identification: River Forest Park District - The Depot Renovation.
 - 1. Project Location: 401 Thatcher Avenue; River Forest, Illinois 60305.
- C. Owner: River Forest Park District.
 - 1. Owner's Representative: Executive Director Mike Sletten; 708.366.6660.
- D. Architect: FGM Architects Inc, 1211 West 22nd Street, Suite 700; Oak Brook, Illinois 60523.
 - 1. Architect's Representative: Annabella Orlando, AIA; annabellao@fgmarchitects.com; 630.574.8300
- E. Project Description: The project consists of an interior renovation to the existing 'Depot' building. Construction activities are intended to include substantial demolition and reorganization of rooms and spaces on the first floor of the building, and selective demolition and localized modifications on the second floor. New interior flooring materials and finishes to be provided throughout the building. New MEP building systems and automatic fire suppression system to be provided in conjunction with some modification and reuse of existing building system elements.
 - 1. Project cost range is anticipated to be under \$1,000,000.
- F. Construction Contract: Bids will be received for the following Work:
 - 1. Single lump sum General Construction Contract (all trades).



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1.3 BID SUBMITTAL AND OPENING

- A. Owner will receive sealed lump sum bids until the bid time and date at the location given below. Owner will consider bids prepared in compliance with the Instructions to Bidders issued by Owner, and delivered as follows:
 - 1. Bid Date: December 14, 2017.
 - 2. Bid Time: 2:00 p.m., local time.
 - 3. Location: The Depot Building, 401 Thatcher Avenue; River Forest, Illinois 60305.
- B. Bids will be thereafter publicly opened and read aloud.
- C. No immediate decision will be rendered concerning the proposals submitted. After the bids have tabulated and studied, they will be presented to the Owner at its next regular board meeting. If only one bid is received on the day of the bid opening, this bid will not be opened but instead will be presented to the Owner at its next regular board meeting for consideration.

1.4 BID SECURITY

- A. Bid security shall be submitted with each bid in the amount of ten (10) percent of the bid amount. No bids may be withdrawn for a period of 60 days after opening of bids. Security shall be either certified check, cashier's check or bid Bond issued by surety licensed to conduct business in the State of Illinois. Owner reserves the right to reject any and all bids and to waive informalities and irregularities.

1.5 PREBID MEETING

- A. Prebid Meeting: A Recommended Prebid meeting for all bidders will be held at The Depot Building, 401 Thatcher Avenue; River Forest, Illinois 60305 on December 6, 2017 at 10 a.m., local time. Prospective prime bidders are requested to attend.
- B. Prebid Tour: Following the Prebid meeting there will be a tour of the project site or work area. Additional tours may be scheduled by contacting the Owner.

1.6 DOCUMENTS

- A. Printed Procurement and Contracting Documents: Obtain on/after November 29, 2017, by contacting reprographic house listed below. Bidders are responsible for obtaining documents from print house. Cost will be paid directly to the print house for the sets requested.
 - 1. Shipping: Additional shipping charges will apply.

Online Procurement and Contracting Documents: Obtain access after November 29, 2017, by visiting BHFx Digital Imaging: 30W250 Butterfield Road; Warrenville,



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1.7 TIME OF COMPLETION

- A. Successful bidder shall begin the Work on receipt of the Notice to Proceed and shall complete the Work within the Contract Time.
 - 1. Contract Time:
 - a. Bid Due Date: December 14, 2017
 - b. Anticipated Award of Contract: December 18, 2017
 - c. Notice of Intent Issuance: Week of December 18, 2017
 - d. Construction Start Time: January 3, 2018.
 - e. Substantial Completion: May 18, 2018.
 - f. Final Completion: June 1, 2018.

1.8 BIDDER'S QUALIFICATIONS

- A. Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work.

1.9 BID STIPULATIONS

- A. Within ten (10) days after notification of award of contract, the successful Contractor shall furnish a Performance Bond, separate Labor and Material Payment Bond, and Insurance in a form acceptable to Owner. The Performance Bond shall be in the amount of 100 percent of the contract. The performance bond will become a part of the contract.
- B. The failure of the successful bidder to enter into contract and supply the required bond and Certificates of Insurance within ten (10) days after the prescribed forms are presented for signature, or within such extended period as the Owner may grant, shall constitute a default.
- C. The Owner reserves the right to accept or reject any or all bids, to waive any informalities and irregularities in any bid, or to make awards in the best interests of the Owner. The Owner also reserves the right to award a partial amount of the Work rather than the entire amount.
- D. All bids submitted shall be valid for a period of at least sixty days from date of bid opening; the only alterations which will be allowed will be those approved by the Owner.
- E. All contractors submitting bids must be in compliance with the Prevailing Wage Act as enacted by the State of Illinois.



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- F. As part of their bid, all contractors are required to sign, notarize and return the contractor certificates included with this bid packet.

END OF DOCUMENT 001113