

**THE BIDDING AND CONTRACT PROVISIONS**  
**DOCUMENT 00 10 00 – Notice to Bidders**  
(Standard Single Contract Set)

**NOTICE TO BIDDERS**

The Board of Trustees of the University of Illinois, hereinafter referred to as the "Owner," furnishes the following information and special instruction to prospective bidders desiring to submit bids for the work on the following project:

**1 PROJECT INFORMATION**

1.1 Project Name: Round Barn and Manager's House Exterior Renovation

1.2 Project Number: U23019

1.3 Project Description.

This project involves historically sensitive exterior renovations to two landmark structures at the University of Illinois South Farms: the Round Barn and the adjacent Manager's House. The work focuses on stabilization, selective replacement, and reinstallation of critical envelope components — including roofing, sheathing, structural wood framing, and wall assemblies — while maintaining compatibility with the buildings' historic character. Work is to be performed in accordance with the Secretary of the Interior's Standards and in coordination with ISHPO.

Round Barn:

Base Bid: Remove and replace shingles and repair skip sheathing. Remove vegetative growth from walls. Remove, protect, reinstall plaque.

Add Alternate 1: Shingle & casing replacement at round barn walls: remove existing shingles from walls. Budget for 10% bead board sheathing replacement. Provide red cedar shingle cladding. Remove, replace, and paint casings at all openings. Remove and replace wood water course.

Add Alternate 2: Paint cedar shingles at round barn walls.

Add Alternate 3: Repoint masonry at round barn foundation

Manager's House:

Base Bid: Full roof system replacement including but not limited to: remove and replace roof shingles, fascia, flashings, underlayment's, sheathing, rafters, and rafter tails per contract documents. Remove and replace ancillary wall structure and sheathing per contract documents.

Alternate 4: foundation drainage at manager's house

Alternate 5: shingle & casing replacement at manager house walls remove existing wood shingles from walls. Budget 10% additional sheathing replacement where not specifically identified in drawings. Provide red cedar shingle cladding. Remove, replace in kind window casings, paint.

Alternate 6: repoint exterior masonry at manager's house

Alternate 7: cedar shingles manager's house roof cedar shingles in lieu of asphalt shingles (manager's house only). Cedar shingles are base bids at round barn.

General Requirements:

Work includes temporary fencing and staging in the designated laydown area.

All elements not marked for demolition must be protected throughout construction.

Contractor is required to verify existing conditions and notify architect of any unforeseen deterioration for review before proceeding.

All new work shall match the appearance, dimension, and material of the original construction, and comply with 2021 IBC and IEBC University of Illinois Facilities Standards Secretary of the Interior's Standards for Rehabilitation

Refer to Division 01 of the technical specifications for a complete, detailed breakdown of the base bids and alternates for this project.

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This project includes a Project Labor Agreement that will be executed between the lowest responsible/responsive bidder and the East Central Illinois Building and Construction Trades Council. A copy of the Project Labor Agreement is included at the end of Section 00 90 00.

1.4 Project Location:

UIUC Round Barn and Manager's House Exterior Renovation 1201 St. Mary's Road, Urbana, IL

1.5 Contract Documents Prepared By:

Bailey Edward Design, Inc.  
35 E Wacker Drive, Suite 800  
Chicago, IL 60601

hereinafter referred to as the Professional Services Consultant.

**2 SPECIAL INSTRUCTIONS TO BIDDERS**

The following bidding instructions are a component part of each bid wherein they are applicable.

2.1 Submission and Receipt of Bids.

2.1.A Contract Divisions of the Project. The Owner will receive separate sealed bids for the following contract divisions of the project:

01 - General Work

NOTE: The following Contract Division(s) has (have) been incorporated into Contract Division 01 - General Work for this project and will not be bid separately.

02 - Plumbing Work

03 - Heating Work

04 - Ventilation Work

06 - Sprinkler Work

2.1.B Delivery. Submit bids on forms furnished by the Owner as **one pdf less than 200 MB** at <https://przm.apps.uillinois.edu/przm/ocpweb.nsf/projectsuiuc?OpenView> for this project. If multiple bids are received by the same bidder for the same division of work, the later bid will be considered official.

2.1.B.1 Electronic Bids will be received up to the hour of 2:00 PM, prevailing time, on 9/4/2025.

2.1.C Electronic Bid Opening. Electronic bids will be electronically opened and publicly read on 9/4/2025 / 2:30 PM on a zoom call-in telephone number Meeting ID: 837 6387 8864 Password: 1867312-626-6799 and tabulated. A recording of the bid opening is available upon request.

Deadline for bidder Requests for Information (RFI) is 7 calendar days prior to Bid Opening date and time, unless otherwise specified.

2.2 Bid Documents.

2.2.A Bid Documents. The bid documents include, but are not limited to, the Notice to Bidders, bid forms, the project manual (including supplementary conditions, list of drawings, schedules and tables, details, and specifications), drawings, and addenda.

2.2.B Procurement. Up to 1 set(s) of Bid Documents per prequalified bidder of the divisions of work being bid may be obtained from the Professional Services Consultant by depositing a check made payable to the Professional Services Consultant in the amount of \$100 OR non-cash plan deposit programs which are guaranteed by contractor associations are acceptable.

2.2.C Return. If applicable, the above deposit will be refunded upon the return of the bid documents in good condition within ten (10) days after bid opening date. The bid documents shall remain the property of the Owner. They shall not be returned with the bids, but shall be returned under separate cover to the Professional Services Consultant's office.

2.2.D Reference Sets. For the convenience of bidders, the project manual, drawings, and all addenda will be available for electronic viewing at no cost to potential bidders. Complete sets of printed documents will also be on file for reference at:

<https://distribution.easternengineering.com/View/MultiPlanroomJobList.aspx>

2.3 Examining the Site. Arrangements to visit and examine the site in accordance with Document 00 20 00-General Instructions to Bidders may be made by contacting Quentin Lusby.

2.4 Annual Prequalification. Each bidder is required to be prequalified on an annual basis with the Owner in accordance with Document 00 20 00-General Instructions to Bidders. For reference, a current Approved Prequalification Listing Report, including prequalified vendor information per Division and prequalification expiration date, can be found at: [https://www.uocpres.uillinois.edu/UserFiles/Servers/Server\\_7758/file/UI/Reports/Approved\\_Prequalification\\_Listing.pdf](https://www.uocpres.uillinois.edu/UserFiles/Servers/Server_7758/file/UI/Reports/Approved_Prequalification_Listing.pdf).

2.5 Project-Specific Prequalification. Project specific prequalification is not required for this project.

2.6 Pre-bid Conference. A virtual pre-bid conferences for all parties interested in bidding the project will be held at 10:00 AM on 8/19/2025 through Meeting ID: 817 4994 9675 Password: 1867 312-626-6799 and on 8/21/25 through Meeting ID: 844 5308 5827 Password: 1867 312-626-6799. Representatives of the Owner and the Professional Services Consultant will be present to answer questions regarding the project and bidding procedures. All prospective bidders are urged to attend.

2.7 IDOL Schedule of Current Prevailing Wage Rates. Pursuant to the Prevailing Wage Act, the most current schedule of prevailing wage rates for all crafts (which includes the hourly basic wages, the hourly overtime rates, and the hourly fringe rates for health and welfare, insurance, vacation, and pension benefits) published by the Illinois Department of Labor for the locality in which the work is to be performed, that was available to the Owner at the time the documents were issued for bidding, is attached at the end of Document 00 90 00 and incorporated herein. If the Illinois Department of Labor revises the prevailing rate of hourly wages to be paid by the Owner, the revised rate shall apply to this contract. The prevailing rate of hourly wages is revised by the Illinois Department of Labor and is available on the Illinois Department of Labor's official website.

2.8 Builder's Risk/Property Insurance.

2.8.A Builder's Risk Insurance, pursuant to General Conditions Article 19, shall be provided by Division 01 - General Work for the entire Project as determined by the Owner. Owner-purchased building materials and supplies, equipment, machinery and fixtures intended to become a permanent part of the project valued at \$ [[ Owner Purchased Permanent Equipment Value ]]- shall be included in this Builders Risk Insurance coverage

2.8.B Property Insurance (contents including furniture, fixtures, equipment, etc.). Property Insurance is not required for this Project.

2.9 Vendor Registration. The awarded low, responsive and responsible Bidder will be required to register with the Owner's Vendor Services Application and will be required to ensure that all Bidders' subcontractors, vendors, and suppliers to be included on its Schedule of Values as identified in document 00 70 00 'General Conditions' are also registered in the Owner's Vendor Services Application. The vendor registration module of the Vendor Services Application can be accessed at:

<https://appserv6.admin.uillinois.edu/VendorRegistration/open/VendorSearch.jsp>

2.10 Business Enterprise for Minorities, Women, and Persons with Disabilities Act. (BEP Act 30 ILCS 575) and Veterans Business Program (VBP) in accordance with the Illinois Procurement Code 30 ILCS 500/45-57.

2.10.A This project has diversity goals for participation by BEP certified owned businesses as bidders, subcontractors or suppliers in accordance with the Business Enterprise for Minorities, Women, and Persons with Disabilities Act as defined in Document 00 20 00.

NOTE: These diversity goals are separate and distinct from workforce projections (Attachment A of Document 00 40 00).

Each Bidder shall name the BEP and VBP certified firm(s) it intends to use to meet the specified goals set for this project on Attachment B – Business Enterprise Program (BEP) and Veteran Business Program (VBP) Utilization Plan of bid form document 00 40 00. Utilization of WMBE certified vendors must designate full participation as either a MBE or WBE when split goals are identified for purposes of meeting diversity goals. WMBE value may not be split between MBE and WBE. Vendors that are both BEP and VBP certified may only be counted towards either the BEP or VBP goal, but not both. The goals for this project are as follows ("N/A" in "Combined Goal" column means split goals are in effect and "N/A" in "Split Goals" column means combined goals are in effect for each specific division of work):

Division of Work	BEP Combined Goal(s)	BEP Split Goal(s)			VBP Goal(s)
	MBE/WBE/PBE %	MBE %	WBE %	PBE %	VOSB or SDVOSB %
01 - General Work	30	N/A	N/A	N/A	3

Refer to Document 00 30 00 for additional diversity and veteran goal participation requirements

END OF DOCUMENT 00 10 00