

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: Observatory - Exterior Rehabilitation

1.2 Project Number: U23087

1.3 Project Description.

The work scope includes removal of the existing roof membrane down to the roof deck and replacement with new insulation and a PVC roofing system at Roofs 1-4, and replacement of Roof 5 with flat seam zinc-coated copper roofing. At the transit shutter hatches, the existing east hatch membrane and coatings shall be removed and replaced with new flat seam zinc-coated copper roofing, with the shutter remaining fixed and non-operable, while a new west operable transit shutter shall be created per the drawings. New zinc-coated copper flat seam roofing will also be installed on the transit shutters, upper Roof 5, and dome flashing. Lightning protection shall be removed, restored, or replaced as noted, with continuous protection maintained for the duration of the project, and a new lightning protection system installed at completion. The existing perimeter gutter, downspouts, collection box, and security bracket system shall be removed and replaced with new components in-kind to match the existing profile, gauge, dimension, and material. All exterior metals within the work areas, including dome and deck structural components, wall and roof metals, gutters, cornices, dentils, and dome shutter components, shall be primed and coated with a high-performance coating, and all exterior woods, including decks, handrails, guardrails, stairs, stringers, risers, treads, shutter boxes, gutter boxes, and cornices, shall be primed and coated on all sides and edges as exposed during the work. Masonry work shall include grinding and tuckpointing mortar joints, with existing brick masonry harvested and reinstalled, as no replacements are permitted. A new observation roof deck structure, deck, and railing shall be constructed, with all existing original rail spindles restored and reinstalled and new spindles created to match, together with new posts and newels per the drawings to match existing conditions. Dome repairs and protective coatings shall be performed, with the rotating dome utilized to improve repair efficiency by aligning work areas with scaffolding. The work also includes new interior electrical systems in the new transit room and hallway, together with relocation of existing lighting within the transit room (Room 121) as required.

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

1.4 Project Location:

901 S Mathews Ave, Urbana, IL 61801

1.5 Contract Documents Prepared By:

Brush Architects
1807 W Sunnyside Ave, Suite 2E,
Chicago, IL 60640

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.

05 - Electrical 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 2:00pm, prevailing time, on 10/23/2025.

- 2.1.C Electronic Bid Opening. Electronic bids will be electronically opened and publicly read on 10/23/2025 / 2:30pm through a zoom call-in, telephone number: 312-626-6799 Meeting ID: 886 0834 5511, Password: 1867 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. All Requests for Information (RFIs) should be submitted to Tarun Kumar (tarunk2@uillinois.edu) and Mary Brush (mary@brusharchitects.com).

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 \$500 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:

Eastern Engineering:
https://uiucplanroom.com/View/ViewJobList.aspx?group_id=public_all

- 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 Tarun Kumar, tarunk2@uillinois.edu phone 217-333-5087.
- 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%20Prequalification%20Listing.pdf).
- 2.5 Project-Specific Prequalification. Project specific prequalification is not required for this project.
- 2.6 Pre-bid Conference. A virtual pre-bid conference for all parties interested in bidding the project will be held at 10:00am on 10/2/2025 through a zoom call-in, Telephone number: 312-626-6799 Meeting ID: 835 2183 2872 Password: 1867. Representatives of the Owner and the Professional Services Consultant will be present to answer questions regarding the project and bidding procedures. A site walkthrough will be conducted with the Architect and the users after the Pre-bid meeting from 11:15 AM to 12:00 PM. All interested bidders are invited to attend this walkthrough to familiarize themselves with the existing conditions and the scope of work. 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 \$ 0.00 USD-- 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