

THE BIDDING AND CONTRACT PROVISIONS
DOCUMENT 00 10 00 – Notice to Bidders
(Standard Single Prime 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: Integrated Bioprocessing Research Laboratory Addition - IBRL 2.0

1.2 Project Number: U25019

1.3 Project Description.

The Integrated Bioprocessing Research Laboratory (IBRL) addition is a new "sister" facility to the existing west-adjacent IBRL and adds 32,366 gross square feet for use by the College of Agricultural, Consumer & Environmental Sciences (ACES). This addition, or "IBRL 2.0," is a Group-B Business occupancy, Type II-B, non-combustible two-story structure. The site, consisting of 1.95 acres of disturbed area, is bound by Pennsylvania Ave. to the south and Goodwin Ave. to the east. Parking lot F4 and a shared route for bicycles and pedestrians are adjacent to the north and are rerouted and modified within the project's scope. The central feature of IBRL 2.0 is a roughly 7,500 square foot high-bay bioprocessing pilot plant. This complements the existing IBRL's roughly 7,700 square foot processing bay to which it is connected by a service corridor sized for forklift circulation. The addition also abuts the existing IBRL's Volatile Extraction space, adding two adjacent Volatile Extraction rooms, more than doubling the capacity for these activities. Deliveries and service access for IBRL 2.0 are made on the north side of the building, simplified by a new truck dock with a leveler. This utility area connects to the original IBRL's service yard. In addition to these key features, IBRL 2.0 contains a traditional laboratory space with benches and fume hoods, office and administrative spaces, and accommodations for meetings, events, presentations and tours. The project is pursuing LEED Silver certification, under the LEED v4, BD+C rating system.

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

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.

This project is partially funded with Federal funds from the United States Department of Commerce Economic Development Administration and therefore is subject to the Federal laws and regulations associated with that program.

Further, the Board of Trustees cannot commit any HUD or local funds and will not award a contract on this project prior to the university receiving environmental clearance from the HUD environmental clearance.

1.4 Project Location:

1313 S. Goodwin Avenue, Urbana, Illinois 61801, located at the northwest corner of W. Pennsylvania Avenue and Goodwin Avenue, and east of the existing Integrated Bioprocessing Research Laboratory.

1.5 Contract Documents Prepared By:

Ross Barney Architects, P.C.
10 West Hubbard Street
Chicago, IL 60654-7577

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 Single Prime sealed bids for the project. Each bid shall identify the name of the Protected Subcontractor(s) if any, and the bid proposal costs, including alternates, for each of the following divisions of work that are applicable for this project. The contract entered into with the successful bidder shall identify that no identified Protected Subcontractor in the Bid Document 00 40 00 may be terminated without the written consent of Owner.

Contract Division I	-	General Work
Contract Division II	-	Plumbing Work
Contract Division III	-	Heating, Piping, Refrigeration and Temperature Control Work
Contract Division IV	-	Ventilation and Air Distribution Work
Contract Division V	-	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 2:00 PM, prevailing time, on 11/4/2026.

2.1.C Electronic Bid Opening. Electronic bids will be electronically opened and publicly read on 11/4/2026 / 2:30PM on a zoom call-in telephone number (312) 626-6799, Meeting ID: 871 7212 9211 Password: 1867 and tabulated. A recording of the bid opening is available upon request. Deadline for bidder Requests for Information (RFI) is 10 calendar days prior to Bid Opening date and time, unless otherwise specified. All Requests for Information (RFIs) should be submitted via email to Dennis Craig (dlcraig@uillinois.edu), with copies (CC) to Tarun Kumar (tarunk2@uillinois.edu) and Mordecai Scheckter (ms@r-barc.com). and tabulated. A recording of the bid opening is available upon request.

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. One set of Bid Documents (drawings reduced to 11"X17") per prequalified bidder of the division(s) of work being bid may be obtained by submitting a refundable check made payable to the Professional Services Consultant in the amount of \$500. To obtain free electronic documents, access the project website at <http://www.uiucplanroom.com/>.

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, 404 E University Ave., Champaign, IL 61820; Telephone: (217) 359-3261; Online planroom: <http://www.uiucplanroom.com/>

- 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, phone (217) 333-5087 and email tarunk2@illinois.edu.
- 2.4 Annual Prequalification. Each bidder and each Protected Subcontractor if applicable 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.

If at the time of a bidder submission and receipt of bids by the Owner, a bidder identifies that a Protected Subcontractor is in process of becoming prequalified with the Owner in accordance with Document 00 20 00-General Instructions to Bidders, or when Owner notifies bidder of the identified Protected Subcontractor not being prequalified with the Owner, the university shall grant a cure period of 10 calendar days for the Protected Subcontractor to become prequalified with the Owner, after Owner notifies bidder of the deficiency. Failure of a Protected Subcontractor to become prequalified with the Owner within the 10 calendar day cure period shall result in rejection of the bid.

- 2.5 Project-Specific Prequalification. Project specific prequalification is not required for this project.
- 2.6 Pre-bid Conference. A MANDATORY virtual pre-bid conference for all parties interested in bidding the project will be held at 10:00AM on 10/15/2026 on a zoom call through Telephone Number: (312) 626-6799 Meeting ID: 851 6531 3256 Password: 1867. A second MANDATORY virtual pre-bid conference will be held at 10:00AM on 10/22/2026 through Phone: (312) 626-6799, Meeting ID: 833 8166 5472, Password: 1867. ALL PROSPECTIVE BIDDERS ARE ONLY REQUIRED TO ATTEND ONE(1) OF THE TWO AVAILABLE PRE-BID MEETINGS. An in-person site walkthrough will be held at the project site on Tuesday, October 20, 2026, at 11:00AM. A representative from the Professional Services Consultant and the University will be available during the walkthrough to address any questions related to the project. Attendance is not mandatory for site walkthrough; however, prospective bidders are strongly encouraged to attend the site visit.
- 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 the Single Prime 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>

END OF DOCUMENT 00 10 00