

DOCUMENT 00 11 13 - ADVERTISEMENT FOR BIDS

PART 1 - GENERAL

1.1 PROJECT INFORMATION

- A. Notice to Bidders: Qualified Bidders to submit bids for Project as described in this Document and in accordance with the Instructions to Bidders.
1. Regulatory Requirements: Illinois Procurement Code is to govern submittal, opening, and award of bids.
- B. Project Identification: Lake Land College ETC (Effingham Technology Center) Upper Level.
1. Project Location: 1201 Althoff Drive, Effingham Illinois, 62401.
- C. Owner: Lake Land College; 5001 Lake Land Blvd, Mattoon, IL 61938.
- Owner's Representative: JOHN WOODRUFF, VICE PRESIDENT FOR BUSINESS SERVICES; Phone: 217-234-5224; 5001 Lake Land Blvd. Mattoon, IL 61938.
1. Architect: Bailey Edward Design, Inc., Pranav Seth, Project Manager; James Auler, Project Architect; 1103 S. Mattis Ave. Champaign, IL 61821 (312) 789-4007.
- D. Project Description: THE PROJECT CONSISTS OF THE BUILDOUT OF THE UPPER LEVEL OF THE BUILDING, ALONG WITH ASSOCIATED INFRASTRUCTURE UPGRADES AND RECONFIGURATION. THE EXISTING OPEN OFFICE AREA ON THE UPPER LEVEL WILL BE CONVERTED INTO LABS AND CLASSROOMS, WHILE EXISTING ROOMS ON THE FLOOR WILL BE REPURPOSED FOR ACADEMIC ACTIVITIES. THIS PROJECT IS PART OF THE CONVERSION OF A THREE-STORY OFFICE BUILDING INTO A DYNAMIC EDUCATIONAL ENVIRONMENT FOR LAKE LAND COLLEGE (LLC). THE ORIGINAL OWNER WILL CONTINUE TO LEASE APPROXIMATELY 16,500 SF ON THE LOWER LEVEL, WHILE THE REMAINING SPACE WILL BE UTILIZED BY LLC.
1. Project cost range is anticipated to be under \$3,000,000.
- E. Construction Contract: Bids will be received for the following Work:
1. General contract (all trades/single prime).

1.2 BID SUBMITTAL AND OPENING

- A. Bid Submittal, Printed: Owner will receive sealed Lump Sum bids until the Bid time and

date at the location indicated below. Owner will consider bids prepared in compliance with the Instructions to Bidders and delivered as follows:

1. Bid Date: October 29, 2024
2. Bid Time: 2:00 p.m. local time.
3. Location: Lake Land College, Main Campus, Office of the Vice President for Academic Services: 5001 Lake Land Blvd., Mattoon, IL 61938 & Teams Meeting
4. Bids will be thereafter publicly opened and read aloud.

1.3 BID SECURITY

- A. Bid security shall be submitted with each bid in the amount of 5 percent of the bid amount. No bids may be withdrawn for a period of 60 days after opening of bids. Owner reserves the right to reject any and all bids and to waive informalities and irregularities.

1.4 PREBID MEETING

- A. Prebid Meeting, In Person: A prebid meeting for all Bidders will be held at:
 - a. Pre-Bid Meeting Date: October 15, 2024
 - b. Time: 1:00 p.m. local time.
 - c. Location: 1201 Althoff Drive, Effingham, IL 62401 & Teams Meeting
2. Prospective prime Bidders are requested to attend.
- B. Bidders' Questions: Architect will provide responses at prebid conference to Bidders' questions received up to two business days prior to conference. Submit requests for clarification and interpretation using method indicated in Instructions to Bidders.
- C. Site Walkthrough Meeting: A site walkthrough meeting for all Bidders will be held at Project location:
 - a. Pre-Bid Meeting Date: October 15, 2024
 - b. Time: 2:00 p.m. local time.
 - c. Location: 1201 Althoff Drive, Effingham, IL 62401
2. Prospective prime Bidders are requested to attend.

1.5 BIDDING DOCUMENTS

- A. Bidding Documents, Printed: Obtain after October 8, 2024 by contacting:
 1. Eastern Engineering Champaign
Address: 404 E University Ave, Champaign, IL 61820
Phone: (217) 359-3261
Website: www.easternengineering.com

Hours: 8 am - 5 PM

2. Refundable Plan.

- B. Refundable Plan Deposit: \$150 for each set of bid documents. Two (2) sets maximum, Additional sets may be purchased without refund.
- C. Bidding Documents, Electronic: Obtain access after October 8, 2024 by contacting:
 - 1. Eastern Engineering Champaign
Address: 404 E University Ave, Champaign, IL 61820
Phone: (217) 359-3261
Website: www.easternengineering.com
Hours: 8 am - 5 PM
- D. Plan deposits will be refunded in full upon the return of the Bid Documents, in good condition, within thirty (30) days after the bid opening. The deposits of General Contractors, who do not submit a bonafide bid or do not return the Bid Documents within thirty (30) days after the bid opening, will not be refunded.
- E. Contractor and Subcontractor shall include in bids, the cost for the current prevailing wage (Illinois Prevailing Wage Act – 820 ILCS 130/0.01 et seq.). The Contractor shall ensure that any Subcontractors shall comply with the Illinois Prevailing Wage Act.

1.6 TIME OF COMPLETION

- F. By submitting a Bid, Bidder represents that Bidder will begin the Work on receipt of the Notice to Proceed and will complete the Work within the Contract Time indicated in the Bidding Documents.
- G. Beneficial Occupancy shall be achieved no later than July 24, 2025

1.7 BIDDER'S QUALIFICATIONS

- I. Once awarded the contract, the Contractor will furnish a satisfactory performance bond, execute the contract and proceed with the work. The Contractor shall indicate the amount of the performance bond on the bid form.
- J. Licenses: Bidders must be properly licensed under the laws governing their respective trades.
- K. Insurance and Bonds: A Performance Bond, separate Labor and Material Payment Bond, and insurance in a form acceptable to Owner will be required of the successful Bidder.
- L. Contractor's Qualification Statement: A completed AIA Document A305, "Contractor's Qualification Statement," with all exhibits will be requested from one or more Bidders following receipt of Bids.

Bailey Edward
23053

Lake Land College
ETC Upper Level
Effingham, Illinois

1.8 NOTIFICATION

- M. This Advertisement for Bids document is issued by Lake Land College, Main Campus, Office of the Vice President for Academic Services: 5001 Lake Land Blvd., Mattoon, IL 61938

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