

BIDDING & CONTRACT REQUIREMENTS
00 11 13 – Advertisement for Bids

The State of Illinois, Capital Development Board (CDB) will receive sealed bids for:

CDB PROJECT #: 821-010-097 Phase 1
TITLE: WONSOOK COLLEGE OF FINE ARTS BUILDING PROJECT
LOCATION: NORMAL, ILLINOIS
CLIENT AGENCY: ILLINOIS STATE UNIVERSITY
COUNTY: MCLEAN COUNTY

PROJECT DESCRIPTION: The scope is to add to and renovate the buildings involved in the Wonsook Kim College of Fine Arts complex at the Illinois State University. The work will be done in phases. The project consists of 3 complete additions and several areas of renovation/improvements to the Wonsook Kim College of Fine Arts and Illinois State University. The 3 additions are known as the Center for Visual Arts Addition, the Center for Performing Arts Addition, and the Commons Addition. The Existing Center for Visual Arts and the Existing Centennial East buildings both have various renovation and improvements. In addition, Centennial West building is being demolished. The project is not pursuing LEED. New building construction includes:

- Center for Visual Arts Addition – Single story on grade containing wood shop and glass blowing spaces.
- Commons Addition – Single story over partial basement containing dance and performance spaces.
- Center for Performing Arts Addition – Two stories over full basement containing music rehearsal spaces.

EXISTING CONDITIONS: The Wonsook Kim College of Fine Arts Complex is currently made up of 4 joined buildings: Center for Visual Arts (CVA) circa 1970, Centennial West (CW) and Centennial East (CE) circa 1960, and the Center for Performing Arts (CPA) circa 2000. Centennial West is to be demolished as part of this project. The partial basement below Centennial East is to remain including the existing concrete slab lid that covers the basement. Areas of CVA, CE, and CPA must remain functional and in use throughout construction.

Construction duration: 1460 days.

Single Prime Delivery Method:

Either the Single Prime Bidder or a protected subcontractor must be listed for each trade provided on the Bid Form. Only one protected subcontractor may be listed for each trade. Failure to identify the name and bid proposal cost of each listed protected subcontractor on the provided Bid Form or providing more than one protected subcontractor for each trade will be a material deficiency (no time will be allowed after bid opening to remedy deficiency) and will result in the rejection of the bid. All protected subcontractors listed must be prequalified with CDB in accordance with CDB Standard Documents for Construction, Article 00 21 05.*

***Please Note: A deficiency related to the failure of a listed, protected subcontractor to be prequalified with CDB will be considered a technical deficiency, as opposed to a material deficiency. A bidder will be allowed to cure such deficiency within seven calendar days of notice by selecting a protected subcontractor that is properly prequalified with CDB, licensed and certified, to perform the identified trade. A decision by the bidder to utilize a different protected subcontractor than that originally listed, shall not affect bid price.**

TRADE
GENERAL

COST RANGE
under \$70,000,000

BID DATE/TIME
May 13, 2025 11:00 am

SPECIAL BID INSTRUCTIONS:

Bids and bid modifications for this project will only be accepted via the CDB's e-Builder Bidding Program or via an alternative file transfer system (if experiencing a technical issue – see instructions below). No faxed bid modifications will be allowed. No In-Person submittals of bids will be allowed. Bids and bid modifications will not be allowed via mail.

TO SUBMIT BIDS VIA e-BUILDER:

- Click the URL on CDB's Bid Information webpage for the specific project for which you wish to submit a bid. A separate URL will be included with each bid opportunity.
- Log into the e-Builder Bid Portal. If you have not previously used the Bid Portal, you may create an account by clicking the "Create Account" button on the login page and entering the required information.
- For Step 1 Bid Form, vendors should enter bid amounts, including any alternates.
- For Step 2 Response Documents, which is the second tab in the middle of the screen, vendors should upload required documents as a PDF. These documents include the 00 41 00 - Bid Form, 00 41 01 – Subcontractor Requirements, 00 41 04 - PC-2 Form, 00 41 05 - MBE WBE PBE VBE Program Requirements, 00 41 06 - Bid Bond, 00 41 08 - Standard Terms and Conditions, and 00 41 09 - Certifications and Disclosures.
- For Step 3 Additional Information, the vendor must enter data about its organization, i.e. IPG Number, contact name.
- After clicking Submit, an email will be sent to the sender's email address to confirm receipt of the bidding documents.
- It is the vendor's responsibility to ensure that its bid and all required documentation are attached in the portal.
- For additional assistance related to the e-Builder system, email CDB.eBuilderSupport@illinois.gov. Questions submitted through the e-Builder module will not reviewed or responded to.

In the event that the bidder experiences technical errors uploading and submitting its bid or bid modification into the system, the bidder must submit a screenshot of the error it receives to CDB.CPO@illinois.gov prior to the bidding deadline. Once the error has been submitted, a vendor will be provided detailed instructions on submitting its bid or bid modification via an alternative file transfer system. CDB will evaluate the information provided in the email and, in consultation with the CPO's office, determine if the bid should be accepted or rejected.

BID MODIFICATIONS:

Modifications to bids submitted through the e-Builder portal shall be made in the portal at any time prior to the bidding deadline by logging into the e-Builder system, recalling the previously submitted bid, and submitting the revised bid amounts.

In the event that the bidder experiences technical errors when making a modification to its bid in the e-Builder portal, the bidder must submit a screenshot of the error to CDB.CPO@illinois.gov prior to the bidding deadline. Once the error has been submitted, a vendor will be provided detailed instructions on submitting its bid or bid modification via an alternative file transfer system. CDB will evaluate the information provided in the email and, in consultation with the CPO's office, determine if the bid should be accepted or rejected.

BID OPENING:

The public bid opening will be conducted on TUESDAY, May 13, 2025 at 2:00pm prevailing time via WebEx.

Contractors interested in attending the public bid opening may attend virtually by using the following meeting information:

When it's time, join your WebEx meeting here.

Meeting website:

<https://illinois.webex.com/illinois/j.php?MTID=m4d22e31e0f16501e3044f04440d9a15e>

Meeting number (access code): 2632 410 5214

Meeting password: scHmkHWm634

Join by phone

+1-312-535-8110 United States Toll (Chicago)

+1-415-655-0002 US Toll

Meeting participants will not be able to ask questions either verbally or via the meeting's chat feature.

Minority, Women, Persons with Disabilities, and Veteran Business Subcontractor/Supplier Participation is *Applicable*.

Obtain Free Electronic Plans From: <https://ratiochampaign.wixsite.com/wonsook>

Obtain Printed Plans From:

Eastern Engineering

404 E. University Ave. Champaign, IL 61820

Telephone: (217) 359-3261

Email: info@easternengineering.com,

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

Refundable Plan Deposit: \$525.00

Up to (2) complete sets of bidding documents are available to PRE-QUALIFIED BIDDERS (NO PLANROOMS) for a **\$525.00 Refundable deposit check OR non-cash deposit plan per set**, made payable to RATIO States, LLC (include the name of the job in the reference line). **Scan** a copy of the check (for shipping and delivery orders) to Eastern Engineering-Champaign

Office, **Champaign@easternengineering.com** **AND** deliver the original check (for all orders) Eastern Engineering-Champaign Office, 404 E. University Ave. Campaign, IL. 61820. Deposits will be refunded upon the return of the bid documents in good condition within ten (10) after bid opening date. The bid documents shall remain the property of the Client Agency.

Downloadable and Printed Sets of Bidding Documents may be ordered per the options listed on the Order page (plus Processing Fee/Eco Fee, and Shipping/Delivery and Tax when applicable). Credit Card or Eastern Engineering Charge Account required (before printing) for purchases

Mandatory Pre-Bid Meeting For All Prime Bidders: April 18th, 2025 9:00 AM.

Meeting will be hosted on the Illinois State University Campus in the Center of Visual Arts (CVA) Room #149. Building entrance is at the corner of W. Beaufort St. and School Street. Parking is available in the West Beaufort St. Garage. Entrance to the garage is off South University St. North of West Beaufort Street. Additional parking may be available at the School Street Garage located at 400 S. School St. Normal, IL 61761

INFORMATION TO BIDDERS:

BIDDING & CONTRACT REQUIREMENTS
00 11 13 – Advertisement for Bids

- A. Prequalification. Bidders must be prequalified with CDB; allow 45 days for application processing. For an application and a copy of CDB's Standard Documents for Construction (applicable to this project), visit CDB's Website <https://cdb.illinois.gov/> or phone 217/782-2864 in Springfield or 312/814-6000 in Chicago (TDD 217/524-4449).
- B. MBE/WBE/PBE/VBE. MBE/WBE/PBE/VBE firms must be certified or registered with the State of Illinois Commission on Equity and Inclusion as an MBE, WBE, PBE, or VBE prior to bidding.
- C. Prevailing Wage. Contractor shall not pay less than the prevailing rates of wages to all laborers, workmen, and mechanics performing work under this contract, and shall comply with the requirements of the Prevailing Wage Act (820 ILCS 130/1-12).
- D. Registration with the Illinois Procurement Gateway (IPG). All new and renewing vendors that request either Architect/Engineer, Construction Manager/Program Manager, or Contractor prequalification must be an "Active (Accepted)" registrant in the IPG. Vendors not subject to prequalification renewal prior to time of bid may pre-register with the IPG and receive a vendor registration number. The IPG is a web based system that serves as the primary location for entering, organizing, and reviewing vendor information. The IPG allows prospective vendors to provide disclosures, registrations, and other documentation needed to do business with the State in advance of any particular procurement.
- E. Certifications and Disclosures. New vendors and vendors renewing prequalification must have an approved Illinois Procurement Gateway registration number and completed Form B. Vendors not subject to prequalification renewal prior to time of bid have the option to submit the Standard Certifications and Disclosure Form(s) (Form A) with bid at time of submittal. Failure to provide a completed Form A standard certifications and financial disclosure or Form B, will result in rejection of bid.
- F. Subcontractors. You are also required to submit disclosure forms and standard certifications for subcontractors not considered incidental to the performance of the contract with an annual value over \$100,000 within 20 days of execution of your contract with CDB or execution of the contract between you and your subcontractor, whichever is later. A valid IPG registration number can be provided in lieu of hard copies of the standard certifications and financial disclosure forms. (See D. above.) Subcontractors must receive an Authorization to Proceed prior to performance of any work.
- G. Supplement to SDC for Projects with a Construction Manager. Bidders are advised to review Article 01 11 01, Supplement to SDC-CM, for any revisions to the Standard Documents for Construction for Projects with a Construction Manager, if applicable.
- H. Progress Payments. Progress payments will normally be issued by the Illinois Comptroller within 30 business days after CDB receives and approves an Invoice-Voucher.
- I. Bid Protest. Bidder may submit a written protest to the Protest Review Office following the requirements of the Administrative Rules, 44 Ill. Adm. Code 8.2075. For protests related to specifications, the Protest Review Office must physically receive the protest no later than fourteen (14) days after solicitation or related addendum was posted to the Bulletin. For protest related to rejection of individual bids or awards, the protest must be received by close of business no later than fourteen (14) days after the protesting party knows or should have known of the facts giving rise to the protest. To reach the Protest Review Office:

**In order to ensure timely recognition of your protest,
please email the protest to the Protest Review Office at:
CDB.CPO@Illinois.gov**

CAPITAL DEVELOPMENT BOARD

Tamakia Edwards
Executive Director

Medeny Guy
Project Manager
(217) 900-0585, medeny.c.guy@illinois.gov