INVITATION TO BID

1.1 PROJECT INFORMATION

A. Notice to Bidders: Qualified bidders are invited to submit bids for Project as described in this Document according to the Instructions to Bidders.

B. Project Identification: Asbestos floor tile and mastic removal at SEAPCO

1. Project Location: 4812 W. Pfeiffer Road, Bartonville, IL 61607

C. Owner: Special Education Association of Peoria County (SEAPCO)

1. Owner's Representative: Dr. Karen Beverlin, Chief School Business Official

D. Project Description: Project consists of:

1. Removal of asbestos floor tile and mastic in hallway and classroom areas using non-friable removal method. The work will need to be conducted while students and staff are occupying the building in areas outside of the immediate work area.

E. Construction Contract: Bids will be received for the following Work:

1. Asbestos floor tile and mastic abatement and removal

1.2 BID SUBMITTAL AND OPENING

A. Owner will receive sealed bids until the bid time and date at the location indicated below. Owner will consider bids prepared in compliance with the Instructions to Bidders issued by Owner, and delivered as follows:

1. Bid Date: Thursday, January 27, 2022
2. Bid Time: 1:00 p.m., local time.
3. Location: Board Room, SEAPCO Central Office, 4812 W. Pfeiffer Road, Bartonville, IL 61607.

B. Bids will be thereafter publicly opened and read aloud.

1.3 BID SECURITY

A. No bid security shall be submitted with each bid. No bids may be withdrawn for a period of (60) sixty days after opening of bids. Owner reserves the right to reject any and all bids and to waive informalities and irregularities.

1.4 PREBID CONFERENCE

1. A prebid conference for all bidders will be held at SEAPCO Central Office, 4812 W. Pfeiffer Road, Bartonville, IL 61607 on Tuesday, January 11, 2022 at 10:00 a.m., local time. Prospective bidders are requested to attend.

    a. Attendance at the Pre-Bid Conference is not required, but are strongly encouraged to attend.

1.5 COVID-19 POLICY

A. Attendees at the Pre-Bid meeting, Bid Opening and working inside the SEAPCO facilities shall adhere to the SEAPCO Covid-19 policy.

1. Mask covering the nose and mouth required.
2. Maintain social distancing
3. Symptom free prior to the meeting

1.6 DOCUMENTS

A. Building floorplan attached with work areas highlighted

1.7 TIME OF COMPLETION

A. Bidders shall begin and complete the work between May 26th and June 15th, 2022 due to summer school unless scheduling is otherwise mutually agreed upon between the owner and contractor.

1.8 BIDDER'S QUALIFICATIONS

A. Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work. Proof of insurance in the amount of $2 million in a form acceptable to Owner will be required of the successful Bidder.

1.9 PREVAILING WAGE

A. SEAPCO is a public school entity and therefore prevailing wage must be paid for all work on this project.

END OF DOCUMENT

INSTRUCTIONS TO BIDDERS

PART 1 - GENERAL

A.1 Summary of Work

1. The Project consists of the removal of asbestos floor tile and mastic in hallway and classroom areas using non-friable removal methods. The work will need to be conducted while students and staff are occupying the building in areas outside of the immediate work area. See Project Summary.

A.2 Type of Bid

A. Bids shall be on per area basis as defined on bid sheet

A.3 Time and Location of Opening of Bids

A. See - Invitation to Bid

A.4 Interpretations of Addenda

A. No oral interpretation will be made to any Bidder as to the meaning of the Bidding Documents or any part thereof.

B. Requests for interpretations shall be made in writing to the owner.

C. Inquiries received three (3) or more days prior to the dated fixed for opening of bids will be given consideration.

D. Changes to the Bidding Documents will be in the form of an Addendum to the Bidding Documents, and when issued, will be on file in the office of the Owner at least one (1) day before Bids are opened.

E. Addenda will be transmitted to each bona fide bidding General Contractor holding Bidding Document, but it shall be the Bidder's responsibility to make inquiry as to the Addenda issued and provide distribution of Addenda to all Subcontractors and Suppliers.

F. Addenda shall become part of the Contract and all Bidders shall be bound by such Addenda, whether or not received by the Bidders.

A.5 Inspection of Site and Documents

A. Bidder shall visit the site of the proposed work and fully acquaint himself with the existing conditions there relating to construction and labor, and should fully inform himself as to the facilities involved, the difficulties and restrictions attending the performance of the Contract.

B. The Bidder shall thoroughly examine and familiarize himself with the Drawings, Technical Specifications and all other Bidding documents.

C. The Contractor by the execution of the Contract shall in no way be relieved of any obligation under it due to his failure to receive or examine any form or legal instrument or to visit the site and aquatint himself with the existing conditions, and the Owner will be justified in rejecting any claim based on facts regarding which Contractor should have noticed as a result thereof.

D. Site visits will be permitted with Owner Representative present only. Contractors shall arrange with the Owner.

E. See attached "Responsible Bidder Policy", adopted by and enforced by the SEAPCO Board of Control. All bidders shall comply with the policy requirements.

A.6 Bids

A. Bids must be submitted on forms supplied by the Owner. All shall be properly signed and seal affixed. Bids must be regular in every respect and no interlineations, excisions or special conditions shall be made or included in the Bid Form by the Bidder except as stated above.

B. Corrections, erasures or other changes in the Bid Proposal Documents must be explained or noted over the signature of the Bidder.

A.7 Substitutions

A. Each Bidder represents that his Bid is based upon the materials and equipment described in the Bidding Documents. See Section – Procurement Substitution Procedures, for substitution procedures.

A.8 Award of Contract: Rejection of Bids

A. The Contract, if awarded, will be awarded to the responsible Bidder submitting the lowest and best "Base Bid" for the Work; plus any acceptable Alternates, complying with the conditions of the Bidding Documents, within the Owner's budget. The order of the Alternate does not necessarily imply the order in which the Alternate may be accepted. Considerations other than cost alone may be used in making the determination of the successful Contractor.

B. The Contract shall be deemed to have been awarded when notice of an award shall be given to the bidder by the Owner.

C. The Owner reserves the right to reject any and all Bids and to waive any informality in bids received whenever such rejection to waiver is in its interest.

A.9 Use and Clarification of Drawings and Specifications

A. All Drawings and Specifications for the work are the property of the Owner and are intended solely for use in the work contemplated in such Drawings and Specifications.

B. If there are any discrepancies in, or omissions from, the Drawings or Specifications, or if the Bidder is in doubt as to the true meaning of any part of the Bidding Documents, he shall request clarification from the Architect. Such request must be in writing and shall be made not less than three (3) working days prior to the time scheduled for termination of Bidding. Interpretations in response to inquiries from any Bidder, or any clarifications or corrections issued, will be mailed to each Bidder. If the Bidder fails to request clarification regarding methods of performing work or the material required, his proposal shall be deemed to include the method requiring the greater quantity of work or material or upon the material of greatest cost indicated.

A.10 Pre-Construction Conference

A. A "Pre-Construction" Conference will be scheduled shortly after the issuance of the "Notice to Proceed", to establish lines of communication, review schedules, and establish guidelines for execution of the work. This meeting is to be attended by the Contractor and any Subcontractors and the Owner.

A.11 Bidder's Responsibility for Condition of Work

A. The Bidder shall, before submitting his Proposal, be held to have examined the premises, so as to compare them with the Drawings and Specifications and to have satisfied himself as to the existing conditions of the premises and limitations under which the work will have to be expected. No allowance shall be subsequently be made on behalf of the Bidder by reason of any error or neglect on his part for having failed to follow the instructions here given.

B. The Bidder shall be held to have carefully read the Instructions to Bidders, the General Conditions, the Specifications for his work and other branches of the work to the end that he may be fully informed not only as to the work he is to perform, but also know about the work that will be required to be done by all Subcontractors.

A.12 TIME OF COMPLETION

A. Bidders shall begin and complete the work between May 26th and June 15th, 2022 due to summer school unless scheduling is otherwise mutually agreed upon between the owner and contractor.

A.13 Sales Tax

A. The project is exempt from Sales Tax.

A.14 Bidder's Qualifications

A. Bidders must be properly licensed under the laws governing their respective trades and be

able to obtain insurance and bonds required for the Work. Proof of insurance in the amount of $2 million in a form acceptable to Owner will be required of the successful Bidder.

A.15 Prevailing Wage

A. SEAPCO is a public school entity and therefore prevailing wage must be paid for all work on this project.

A.16 Building Permits

A. Contractor shall include in his Bid the amount necessary to obtain the Building/Asbestos Permit for the entire project. In addition, Contractor shall include in the Bid the cost for all other permits, inspection fees, utility connections, curb opening fees and similar charges imposed by government and quasi-governmental entities with jurisdiction, as may be required for all work to be performed for this project.

B. The Owner shall submit the documents to the Regional Office of Education for building permit review and will provide a copy of the Permit to the Contractor.

A.17 Regulatory Compliance

A. The Contractor shall provide the 10-day IDPH notice to Illinois Department of Public Health.

B. Contractor shall submit all proper and required notification to the EPA and/or IDPH made prior to mobilization of manpower and equipment by contractor. Copies of such documents shall also be provided to the owner.

A.18 Movables

A. Owner will move/remove and put back items in the work area

A.19 Utilities

A. Electrical Connections must be included in the price

B. Owner will provide utilities for this project including hot and cold water, drains, electricity, and the like.

A.20 Hauling and Disposal

A. Contractor shall include in price the hauling away and disposal of all waste in accordance with current regulation and all waste shall be disposed of in licensed, EPA approved landfills.

B. Contractor shall submit burial manifests to the owner for its records

A.21 Documentation

A. Contractor shall submit all documentation such as air sample reports, containment sign-in sheets, burial manifests, EPA notifications, etc. to the owner for its permanent files.

A.22 Regulatory Note

A. All work shall be performed in accordance with all Federal and State regulation and guidelines in effect at the date of this bid.

B. All work shall be performed in a professional and workmanlike manner in complete and legal accordance with current OSHA regulations for Asbestos)Code of Federal Regulation Title 40, Part 61, Subparts A and M) acceptable industry practices and project specifications and requirements.

A.23 Confidentiality

A. Due to potential emotional responses to asbestos abatement, contractor shall at all times during the project, adhere to a policy of strict confidentiality.

B. Abatement works shall endeavor to remain in the work areas at all times and shall at no time come into contact with building occupants while wearing protective clothing and respirators.

A.24 Bid Guarantee

A. No bid guarantee is required for this project

A.25 COVID-19 Policy

A. See section 001116 – Invitation to Bid, for information on the District COVID-19 Policy.

B. Adherence to the Policy is Mandatory, no exceptions.

A.26 Prevailing Wage

A. This project requires all workers to be paid prevailing wage

PART 2 - PRODUCTS

2.1 NOT USED

PART 3 - EXECUTION

3.1 NOT USED

END OF DOCUMENT

INSTRUCTIONS TO BIDDERS

PROJECT SUMMARY

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes:

1. Project information.
2. Work covered by Contract Documents.
3. Phased construction.
4. Work under separate contracts.
5. Access to site.
6. Coordination with occupants.
7. Work restrictions.
8. Specification and drawing conventions.

B. Related Section:

1. Division 01 Section "Temporary Facilities and Controls" for limitations and procedures governing temporary use of Owner's facilities.

1.2 PROJECT INFORMATION

A. Project Identification: Asbestos Floor Tile and Mastic Removal

1. Project Location: 4812 W. Pfeiffer Road, Bartonville, IL 61607

B. Owner: Special Education Association of Peoria County (SEAPCO)

1. Owner's Representative: Dr. Karen Beverlin, Chief School Business Official

1.3 WORK COVERED BY CONTRACT DOCUMENTS

A. The Work of the Project is defined by the Contract Documents and consists of the following:

1. Removal of asbestos floor tile and mastic in hallway and classroom areas using non-friable removal methods. The work will need to be conducted while students and staff are occupying the building in areas outside of the immediate work area.
   a. Removal of asbestos from the following areas:
      1) 1st Floor Main Hallway (1,410 SF)
      2) Rooms 117 and 116 (1,490 SF)
      3) Rooms 118 and 113 (1,664 SF) Alt G-1
      4) 2nd Floor Main Hallway (1,000 SF) Alt G-2
      5) Rooms 114, 114A, and 115 (697 SF) Alt G-3

B. Type of Contract.

1. Project will be constructed under a single contract.

1.4 PHASED CONSTRUCTION

A. There is no planned phased work in this project, but can be done if mutually agreed upon by owner and Contractor.

1.5 TIME OF COMPLETION

A. Bidders shall begin and complete the work between May 26th and June 15th, 2022 due to summer school unless scheduling is otherwise mutually agreed upon between the owner and contractor.

1.6 WORK UNDER SEPARATE CONTRACTS

A. General: Cooperate fully with separate contractors so work on those contracts may be carried out smoothly, without interfering with or delaying work under this Contract or other contracts. Coordinate the Work of this Contract with work performed under separate contracts.

B. Concurrent Work: Owner has and will separate contract(s) for the following construction operations at Project site. Those operations will be conducted simultaneously with work under this Contract.

1. Laying of replacement floor tiles in areas where asbestos tile is removed.

1.7 ACCESS TO SITE

A. General: Contractor shall have limited use of Project site for construction operations as indicated on Drawings by the Contract limits and as indicated by requirements of this Section.

B. All Construction Workers / Staff on-site must have a completed background check to work on School District Property. Provide copy of check to the Owner and Contractor Badges will be issued.

1. Contact Peoria County Regional Office of Education for fingerprint background check.

a. https://peoriaroe.org/criminal-background-check/

C. COVID-19 Policy

1. See Invitation to Bid, for information on the District COVID-19 Policy.
2. Adherence to the Policy is Mandatory, no exceptions.

D. Use of Site: Limit use of Project site to work in areas indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.

1. Limits: Confine construction operations to **areas** where work is required.
2. Driveways, Walkways and Entrances: Keep driveways, and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials.

    a. Schedule deliveries to minimize use of driveways and entrances by construction operations.
    b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.

E. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a clean and usable condition throughout construction period. Repair damage caused by construction operations.

1.8 COORDINATION WITH OCCUPANTS

A. Full Owner Occupancy: Owner will occupy site and existing building(s) during entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's day-to-day operations. Maintain existing exits unless otherwise indicated.

1. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities except where work is being conducted. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from Owner and approval of authorities having jurisdiction except for where work is being conducted.
2. Notify the Owner not less than 72 hours in advance of activities that will affect Owner's operations.

1.9 WORK RESTRICTIONS

A. Work Restrictions, General: Comply with restrictions on construction operations.

1. Comply with limitations on use of public streets and other requirements of authorities having jurisdiction.

B. On-Site Work Hours: Limit work in the existing building to normal business working hours of 6:00 AM a.m. to 4:00 p.m., Monday through Friday, except as otherwise indicated.

C. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after providing temporary utility services according to requirements indicated:

1. Notify Owner not less than two days in advance of proposed utility interruptions.

D. Noise, Vibration, and Odors: Coordinate operations that may result in high levels of noise and vibration, odors, or other disruption to Owner occupancy with Owner.

1. Notify Owner not less than two days in advance of proposed disruptive operations.

E. Nonsmoking Building: Smoking is not permitted on the School Property.

F. Controlled Substances: Use of tobacco products and other controlled substances on the Project site is not permitted.

1.10 SPECIFICATION AND DRAWING CONVENTIONS

A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:

1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.

B. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011000

BID FORM

1.1 BID INFORMATION

A. Bidder: _____.

B. Project Name: Asbestos Tile Abatement and Removal

C. Project Location: 4812 W. Pfeiffer Road, Bartonville, IL 61607

D. Owner: Special Education Association of Peoria County.

1.2 CERTIFICATIONS AND BASE BID

A. Base Bid, Single-Prime Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by SEAPCO, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the sum of :

1. 1st floor Main Hallway (1,410 SF)

_____ Dollars ($_____).

2. Rooms 117 and 116 (1,490SF)

_____Dollars ($_____).

1.3 BID GUARANTEE

A. The undersigned Bidder agrees to execute a contract for this Work in the above amount and to furnish surety as specified.

B. In the event Owner does not offer Notice of Award within the time limits stated above, Owner will return to the undersigned the cash, cashier's check, certified check, U.S. money order, or bid bond.

1.4 SUBCONTRACTORS AND SUPPLIERS

A. The following companies shall execute subcontracts for the portions of the Work indicated:

1. Electrical: _____.

1.5 TIME OF COMPLETION

A. The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents on a date specified in a written Notice to Proceed to be issued by Architect, and shall fully complete the Work between May 26th and June 15, 2022 due to summer school unless scheduling is otherwise mutually agreed upon between the owner and contractor.

1.6 ACKNOWLEDGEMENT OF ADDENDA

A. The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:

1. Addendum No. 1, dated _____.
2. Addendum No. 2, dated _____.
3. Addendum No. 3, dated _____.
4. Addendum No. 4, dated _____.

1.7 BID SUPPLEMENTS

A. The following supplements are a part of this Bid Form and are attached hereto.

B. Alternate No. G-1 – Rooms 118 and 113 (1,664 SF)

1. ADD / DEDUCT. _____ Dollars ($_____).

C. Alternate No. G-2 – 2nd Floor Main Hallway (1,000 SF)

1. ADD / DEDUCT. _____ Dollars ($_____).

D. Alternate No. G-3 – Rooms 114, 114A, 115 (697)

1. ADD / DEDUCT. _____ Dollars ($_____).

1.8 CONTRACTOR'S LICENSE

A. The undersigned further states that it is a duly licensed contractor, for the type of work proposed, in Illinois, and that all fees, permits, etc., pursuant to submitting this proposal have been paid in full.

1.9 VOLUNTARY ALTERNATES

A. The undersigned agrees to furnish material in strict accordance with the Bidding Documents. The undersigned further proposes to substitute the following alternate materials, equipment or methods of construction for the indicated changes in the contract amount in accordance with the Instructions to Bidders. Product Data and description of the proposed substitutions are attached.

B. Voluntary Alternate, description:

1. ADD / DEDUCT.
2. _____ Dollars ($_____).

C. Voluntary Alternate, description:

1. ADD / DEDUCT.
2. _____ Dollars ($_____).

D. Voluntary Alternate, description:

1. ADD / DEDUCT.
2. _____ Dollars ($_____).

1.10 SUBMISSION OF BID

Respectfully submitted this ____ day of _____, 2022.

Submitted By: _____
(Name of bidding firm or corporation)

Authorized Signature: _____
(Handwritten signature)

Signed By: _____
(Type or print name)

Title: _____
(Owner/Partner/President/Vice President)

Witness By: _____
(Handwritten signature)

Attest: _____
(Handwritten signature)

By: _____
(Type or print name)

Title: _____
(Corporate Secretary or Assistant Secretary)

Street Address: _____

City, State, Zip _____

Phone: _____

License No.: _____

Federal ID No.: _____

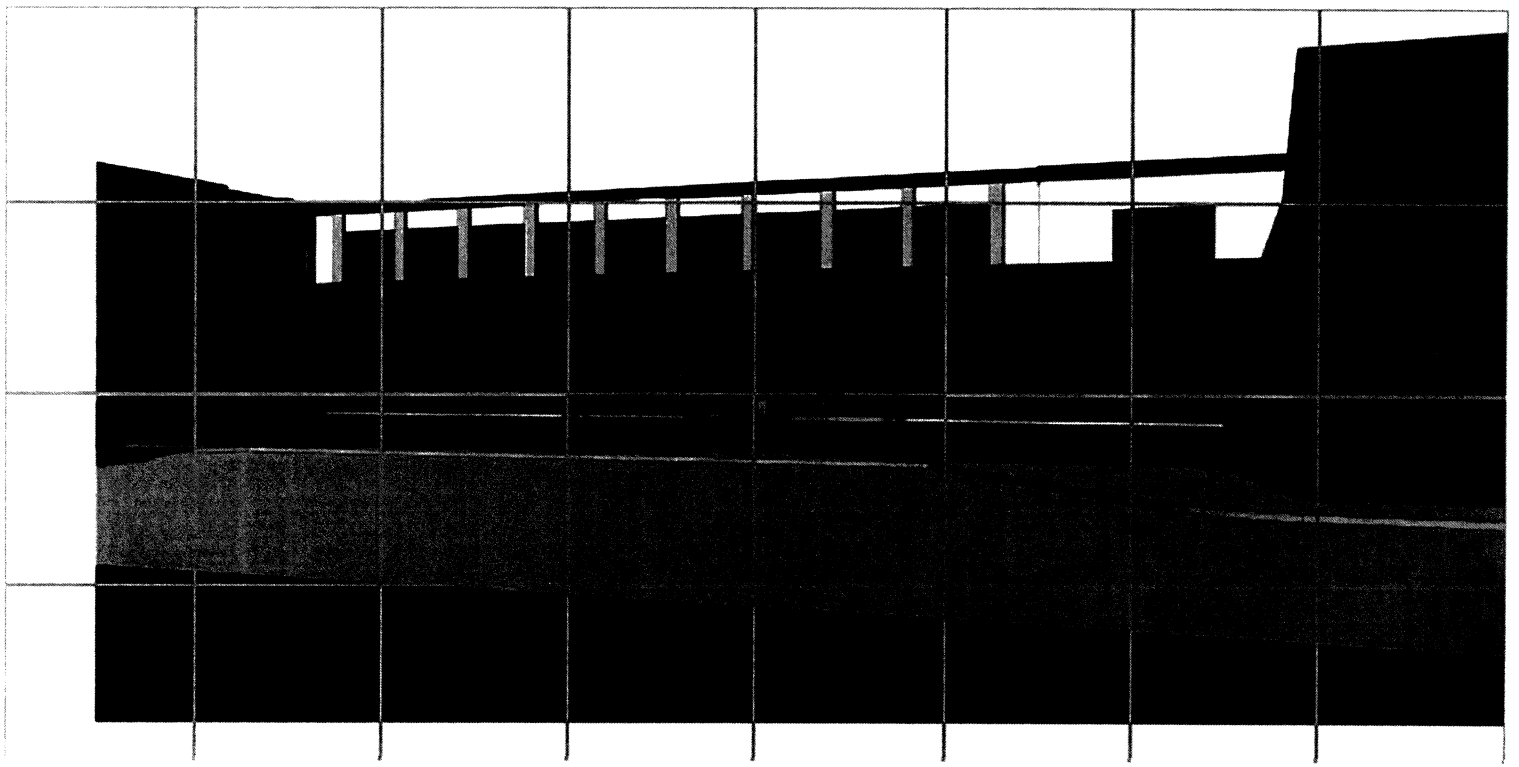
(Affix Corporate Seal Here)

END OF DOCUMENT

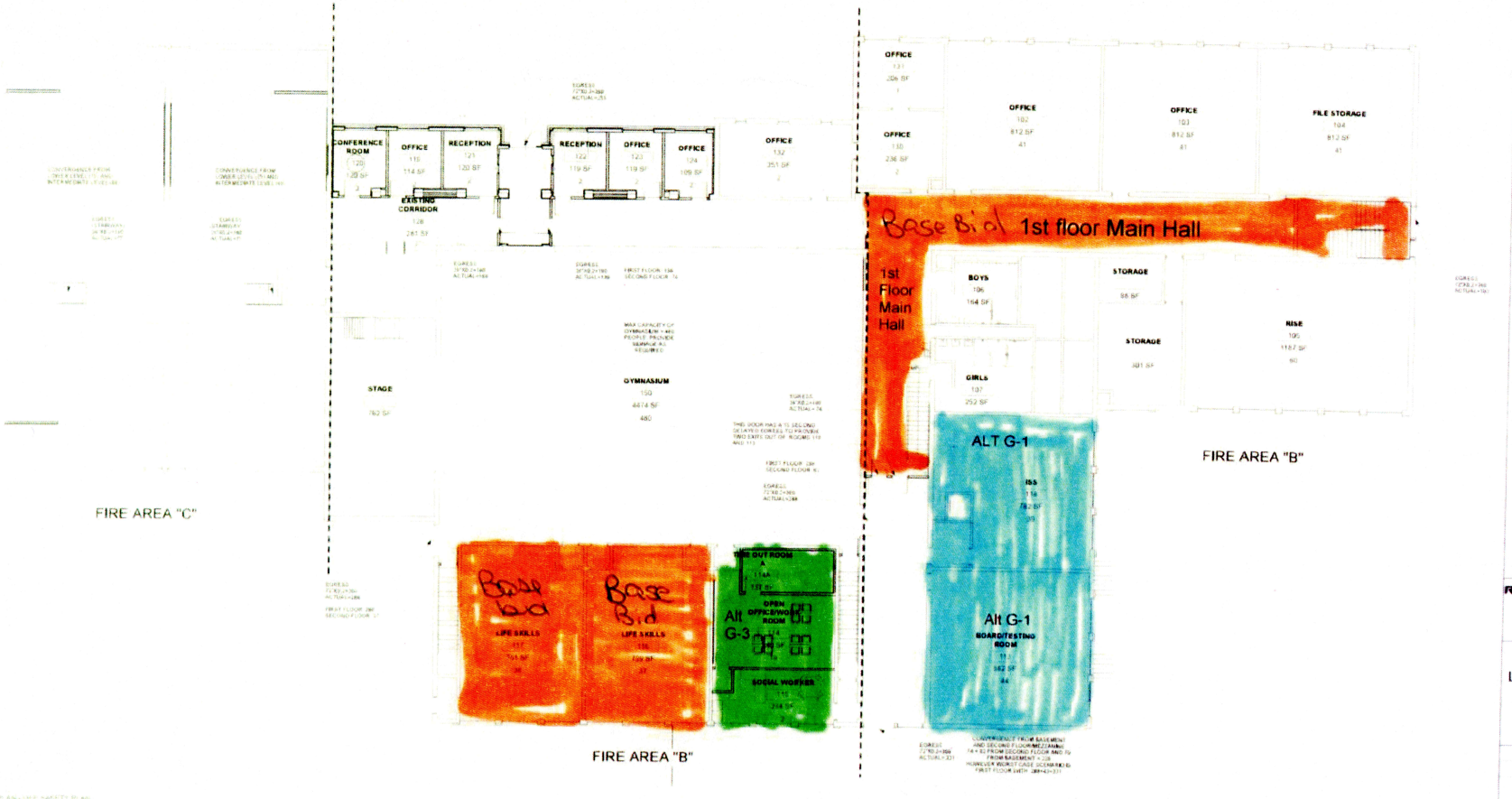
SEAPCO
Asbestos Floor Tile Abatement and Removal

4812 W. PFEIFFER RD., BARTONVILLE, IL 61607

Floor Plans



1st Floor

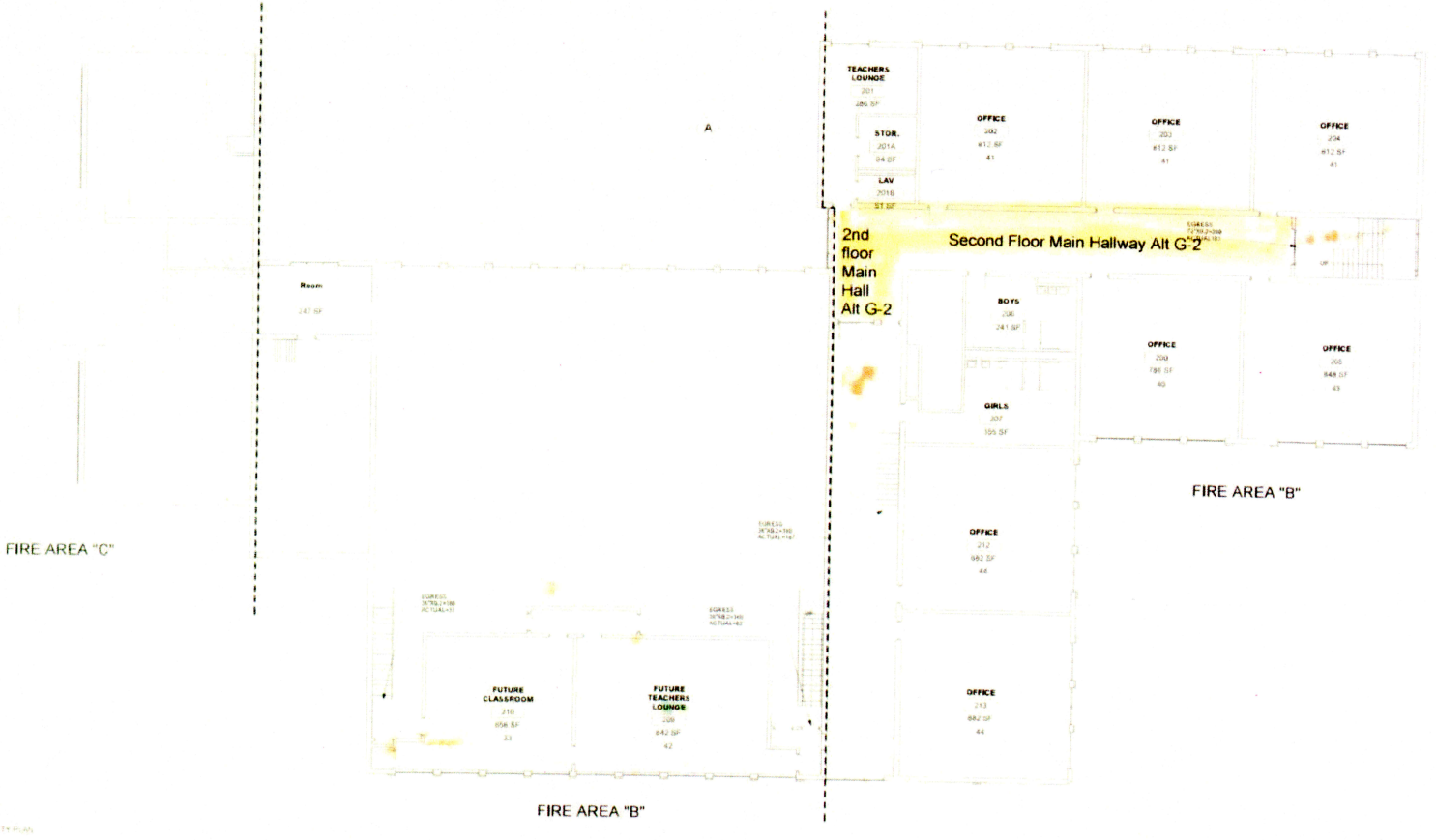


RIVER CITY

LIFE SAFETY - FIRST FLOOR

G101

2nd Floor



No | Description | Date

SEAPCO

4812 W. PFEIFFER RD., BARTONVILLE, IL 61607

RIVER CITY DESIGN GROUP
101 HOFFER LN
EAST PEORIA, IL 61611
P 309.693.3100
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LIFE SAFETY - SECOND FLOOR