



E S T A B L I S H E D 1 9 2 3

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Commercial Contracting
Construction Management
Design | Build
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Rialto Square Theatre Restroom Renovation and Expansion
102 North Chicago Street
Joliet, IL 6043

Proposer's Information

April 12, 2024

The Will County Metropolitan Exhibition and Auditorium Authority (WCMEAA) owns the Rialto Square Theatre located at 102 North Chicago Street in Joliet, IL. R. Berti Building Solutions has been contracted as the Construction Manager for the Rialto Square Theatre Restroom Renovation and Expansion project and is soliciting bids for the work with the WCMEAA.

The Bathroom Renovation and Expansion Project at the Rialto Square Theater will be funded by the State of Illinois. As such, the Will County Metropolitan Exhibition and Auditorium Authority (WCMEAA) is endeavoring to comply with the State of Illinois Commission on Equity and Inclusion for this project. There will be a goal to contract with companies that are certified through the Business Enterprise Program (BEP) of the State. These are businesses that are certified as owned by minorities, women, persons with disabilities and veteran owned companies. Participation in this program is a goal and will be one of the criteria used in evaluating bids. Bidders who are not currently enrolled and certified in this program will not be automatically disqualified.

This Proposal Package Information is intended to provide some basic information on scope of work, and to show where different items are located in each proposal package. They are not meant to provide exact work details or limitations of the work in each package. If you have any questions, please contact the office of R. Berti immediately.

All contractors providing proposals are responsible for all the work contained in the Plans and Specifications. All contractors must provide cleanup of their own work – general dumpsters will be provided by R. Berti. It is the responsibility of each trade contractor to place their refuse into dumpsters and flatten all boxes, etc. R. Berti will also provide toilet facilities.

Hard hats, safety glasses and hand protection will be required at all times throughout the project.

Bids cannot be faxed or emailed to R. Berti Building Solutions, or the offices of the WCMEAA. Bids must be received in a sealed envelope on (or before) the date and time stated in the specifications. Sealed bids will only be received in the office of the Will County Metropolitan Exhibition and Auditorium Authority. Any faxed or emailed bids cannot and will not be considered. Bids will be opened in private and contractors will be notified at a later date.

If any addendums are issued for this project, prospective bidders shall acknowledge receipt of the appropriate addendum numbers(s) by stating this on the outside of the sealed envelope containing the bid proposal. The receipt of any and all addendums shall also be clearly indicated on the Bid Form on the spaces provided.

All contractors are encouraged to attach a separate sheet of “clarifications” to their bid proposal in the sealed envelope. This will help R. Berti Building Solutions to determine the complete scope of their work. We welcome as many details that you can provide as to what your bid contains or excludes.

Please note the insurance requirements and a copy of our contract form is available by request if you want to review it before submitting your proposal.

Any questions should be submitted to Michael Judy at mjudy@rberti.com or by fax at 815-725-9340.

Payment/Performance/Bid Bonds are **not** required from any contractors for any Bid Package. R. Berti will provide the overall bonding requirements.

All contractors are responsible for their own cutting/coring through existing walls/ceilings and also providing any necessary fire stopping materials or closures.

All electric power and water usage will be provided by the owner.

All contractors must adhere to R. Berti’s Safety and Drug Testing Policies.

Project Timeline: *The project will start in early July 2024 and must be 100% complete by August 30, 2024* Both bathroom areas will run concurrently. All contractors and suppliers must include complete pricing that will be good through 2024 and the duration of the project entirely – no increase in costs will be entertained for wage or material price increases. **If you have any concerns in meeting these timing requirements, please contact our office immediately.**

R. Berti and the WCMEAA may require a review of any bidding contractors’ financial statements for at least the last 2-3 years once their bids are received. These statements must be prepared by a tax professional and may be used to determine acceptance of the bid.

The WCMEAA expressly reserves the right to reject any or all bids, to waive any informalities or irregularities in the bids received, and to accept that bid which in its judgment, best serves the interest of the WCMEAA.

General Logistics:

There are underground vaults all along Van Buren from the outside edge of the building to the street – any heavy equipment or materials will not be allowed over these vaults. There are also underground vaults along Scott Street.

All workers can access the building from the entrance on Chicago Street. Care must be taken to keep the interior stairways/hallways clean and workers are not to walk throughout the building. Each day workers will be required to check in with R. Berti personnel as they enter the building.

All contractors working inside or outside the building must take care to not disturb or damage any owner or tenant items.

When any contractors are working inside the building, they will be required to set up dust controls via plastic partitions, floor and wall coverings, and will be required to cover any remaining items inside their work area. Air cleaners and filters will also be required. R. Berti will help with these tasks.

Contractors can bid on as many of the separate packages as they like. Each separate Proposal Package should be clearly marked on the Bid Form as well as the exterior of the sealed envelope.

BID PROPOSALS ARE DUE at 10:00 AM on April 30, 2024 in sealed envelopes at the office of the Rialto Square Theatre at 15 East Van Buren Street, Joliet, IL 60432. The envelope should be clearly marked Restroom Renovation and Expansion BID”. “

There are pre-bid walk through meetings scheduled for a chance to review the jobsite before bidding. The dates and times are listed below:

April 22, 2024 at 8:00 am

April 25, 2024 at 8:00 am

These pre-bid walk through meetings are not mandatory. If you will attend, please meet outside the main entrance at 102 N. Chicago Street on the above date and time.

Proposal Package Information

#1 Demolition Package – Includes demolition of floors, walls and ceilings as shown on plans. Once floor materials are removed the subsurface must be left in a flat, debris free surface. Removal of toilet partitions and accessories, cabinets and countertops, doors/frames and hardware. MEP contractors will disconnect their items and this contractor will move them to the dumpster. Dumpsters for demolition to be provided by this contractor. The demolition contractor is responsible to remove existing wall areas as shown on plans for installation of toilet carriers – that work should be coordinated with the plumbing contractor. Existing radiator covers will be removed by contractor.

#2 Carpentry Package – Includes furnishing and installing toilet accessories, toilet partitions, crown molding, wood baseboard, doors/frames/hardware, cabinets, countertops, die walls, removal and reinstallation of doors and hardware, removal and rework of any existing wood trim as necessary and shown on plans for installation of electric had dryers, etc., repairs of decorative plaster ceilings, acoustical ceiling grid and tiles, miscellaneous wall patching, metal stud framing/furring, drywall, finish taping, patching in subfloor surfaces as needed, access panels/doors, steel lintel work, gypsum ceilings and framing, acoustic sealants, decorative mirrors, insulation, wall backing/blocking, cabinet/countertop supports, creating openings in walls for installation of toilet accessories, samples, submittals, shop drawings. Must include all fasteners, hangers and layout. Provide and install bathroom signage. Where existing doors are removed and to be reinstalled – this contractor must modify doors as needed to fit new frames. Where existing walls are removed for installation of toilet carriers – this contractor is responsible for patching them.

#3 Flooring Package – Includes all layout, floor surface preparations, adhesives, grout, sealants, tile and accessories, transitions, wall preparations. The flooring contractor will be responsible to conduct all appropriate moisture testing prior to installation, if moisture levels are higher than allowed by the manufacturer's, additional mitigation procedures will be discussed. Moisture mitigation costs are not to be included in the proposal.

#4 -Plumbing Package– Provide all piping and connections, pipe insulation, fixtures, inspections. Fireproofing for all this contractors work must be included. Provide any cutting or coring of any holes, or openings that are necessary for this work, including scanning as well. This contractor will be responsible to remove any of the existing piping, fixtures, etc. to be demolished and move them to the demolition dumpster. This contractor must include full demolition of ceilings/walls as necessary to perform their work. This contractor must remove any existing piping as shown on the plans. Samples, submittals, shop drawings. Finish sealants and caulking must be provided.

#5 - Electric Package – Includes removal and re-install of electric items as noted on plans, demolition, temporary power and lighting, any fixtures, conduit, wiring, etc. Include any fireproofing for this contractor's work. Provide demolition of any electrical items by disconnecting and taking them to the demo dumpster. Provide any cutting/coring of any holes or openings that are necessary for this work, and electric power to all mechanical equipment. Samples, submittals, shop drawings. Fire alarm devices as shown on plans must be provided by this contractor. Any lighting controls are provided and installed by this contractor as well as any conduit/boxes and low voltage cabling as shown on plans.

#6 -Painting Package– Includes all preparation of surfaces, priming and painting with touch-ups. Finish sealants and caulking must be provided. Preparation, Priming and painting of existing and new wall/ceiling surfaces as required. Interior wall and ceiling painting shall match existing paint colors and generally be coated from corner to corner and floor to ceiling so that the paint blends in. All wallcoverings are to be furnished and supplied by this contractor along with wall preparations. Painting of decorative plaster repairs and surrounding ceiling areas. Painting and touch-ups as shown on plans are included on any existing trim, walls and ceilings. Painting of existing radiators.

#7 - HVAC Package– Includes all venting, flashings, controls, roof curbs, insulation, ductwork, etc. Coordination with Electric contractor on conduit piping for controls, etc. Include any fireproofing for this contractor's work. Provide demolition of any HVAC related items by disconnecting and taking them to the demo dumpster. Provide any cutting or coring of any holes, or openings that are necessary for this work. Any condensation piping must be included. Any pipe portals that may be needed will be furnished and installed by this contractor. Samples, submittals, shop drawings.

The contractor will be required to provide all certifications required by law , including but not limited to :

- A. Certifies that it is not barred from bidding or contracting with the Village as a result of a violation of either Paragraph 33E-3 (Proposal rigging) or 33E-4 (Proposal rotating) of Act 5, Chapter 720 of the Illinois Compiled Statutes regarding criminal interference with public contracting, and
- B. Certifies that it has not been debarred in the last five years by any governmental entity nor been convicted of any form of bribery or fraud, and
- C. Certifies that it has a written sexual harassment policy as required by the Illinois Human Rights Act (775 ILCS 5/2-105(A) (4) a copy of which shall be provided upon request, and
- D. Certifies compliance with the requirements of the Illinois Human Rights Act regarding Equal Employment Opportunities
- E. Certifies compliance with the Substance Abuse Prevention on Public Works Projects Act (820 ILCS 265/1 et seq.) and prohibit substance abuse while performing such work and has a substance abuse prevention program; and
- F. Certifies a drug-free workplace pursuant to the Drug-Free Workplace Act (30 ILCS 580/1 et seq.) (25 or more employees under a contract of more than \$5,000 or for individuals only when greater than \$5,000); and
- G. Certifies compliance with the Employment of Illinois Workers on Public Works Act (30 ILCS 570/0.01 et seq.) and employ Illinois laborers if at the time of this contract is executed or if during the term of this contract there is excessive unemployment in Illinois as defined in the Act, and
- H. J In accordance with the Veterans Preference Act (330 ILCS 55/0.01 et seq.), employment and appointment preference must be given to veterans when filling positions. This preference may be given only where the individuals are available and qualified to perform the Work. Contractor must ensure that the above provision is inserted in all contracts it enters into with any subcontractors and any labor organizations that furnish skilled, unskilled and craft union skilled labor, or that may provide any material, labor, or services in connection with this Agreement

BID FORM

**Rialto Square Theatre
Restroom Renovation and Expansion**

For

**Will County Metropolitan Exhibition and Auditorium Authority (WCMEAA)
15 E Van Buren Street
Joliet, IL 60432**

Bid submitted by: _____

**To: Will County Metropolitan Exhibition and Auditorium Authority (WCMEAA)
15 E Van Buren Street
Joliet, IL 60432**

BID PACKAGE #1 – DEMOLITION

The undersigned, having inspected the site & familiarized himself/herself with conditions affecting cost of the work & its performance, & having carefully examined & fully understood the Contract Documents, hereby affirms & agrees to enter into a contract to provide labor, material, equipment, & services to completely perform the work described in the Contract Documents, including addenda issued thereto for the sum of:

_____ DOLLARS \$ _____

BID PACKAGE #2 – CARPENTRY

The undersigned, having inspected the site & familiarized himself/herself with conditions affecting cost of the work & its performance, & having carefully examined & fully understood the Contract Documents, hereby affirms & agrees to enter into a contract to provide labor, material, equipment, & services to completely perform the work described in the Contract Documents, including addenda issued thereto for the sum of:

_____ DOLLARS \$ _____

BID PACKAGE #3 – FLOORING

The undersigned, having inspected the site & familiarized himself/herself with conditions affecting cost of the work & its performance, & having carefully examined & fully understood the Contract Documents, hereby affirms & agrees to enter into a contract to provide labor, material, equipment, & services to completely perform the work described in the Contract Documents, including addenda issued thereto for the sum of:

_____ DOLLARS \$ _____

BID PACKAGE #4 – PLUMBING

The undersigned, having inspected the site & familiarized himself/herself with conditions affecting cost of the work & its performance, & having carefully examined & fully understood the Contract Documents, hereby affirms & agrees to enter into a contract to provide labor, material, equipment, & services to completely perform the work described in the Contract Documents, including addenda issued thereto for the sum of:

_____ DOLLARS \$ _____

BID PACKAGE #5 – ELECTRICAL

The undersigned, having inspected the site & familiarized himself/herself with conditions affecting cost of the work & its performance, & having carefully examined & fully understood the Contract Documents, hereby affirms & agrees to enter into a contract to provide labor, material, equipment, & services to completely perform the work described in the Contract Documents, including addenda issued thereto for the sum of:

_____ DOLLARS \$ _____

BID PACKAGE #6 – PAINTING

The undersigned, having inspected the site & familiarized himself/herself with conditions affecting cost of the work & its performance, & having carefully examined & fully understood the Contract Documents, hereby affirms & agrees to enter into a contract to provide labor, material, equipment, & services to completely perform the work described in the Contract Documents, including addenda issued thereto for the sum of:

_____ DOLLARS \$ _____

BID PACKAGE #7 – HVAC

The undersigned, having inspected the site & familiarized himself/herself with conditions affecting cost of the work & its performance, & having carefully examined & fully understood the Contract Documents, hereby affirms & agrees to enter into a contract to provide labor, material, equipment, & services to completely perform the work described in the Contract Documents, including addenda issued thereto for the sum of:

_____ DOLLARS \$ _____

ACCEPTANCE OF BID

The undersigned agrees withdrawal of this bid, or failure to sign the agreement, within the times set forth herein shall automatically bar undersigned from further consideration & terminate any & all rights undersigned may have acquired in, by, or through this bid.

The undersigned further agrees that the Owner shall have the right to reject any or all bids.

ADDENDA

The undersigned acknowledges receipt of the following addenda:

ADDENDUM NO.	DATE
_____	_____
_____	_____
_____	_____
_____	_____

If no addenda have been received, write in "NONE".

No bid shall be withdrawn for a period of sixty (60) days after the bid opening date without the consent of the Owner.

BIDDER: _____
Name of Company Typed Or Printed

BY: _____
Typed or Printed Authorized Name And Title

Authorized Signature

DATE: _____

NOTE: All writing must be in ink