



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

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Rialto Square Theatre 2025 HVAC/Mechanical Replacement Project
102 North Chicago Street
Joliet, IL 6043

Proposer's Information

July 16, 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 Theater 2025 HVAC/Mechanical Replacement Project and is soliciting bids for the work with the WCMEAA.

This Proposal Package Information is intended to provide some basic information on the 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 always required throughout the project.

Bids cannot be faxed or emailed to R. Berti Building Solutions. 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 and read aloud at the designated time.

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 work. We welcome as many details that you can provide as to what your bid contains or excludes.

Please note the insurance requirements attached 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 June 2025 and must be complete by the end of August 2025. However, there may also be opportunities to start some of the work earlier. All contractors and suppliers must include complete pricing that will be good through 2024 and 2025 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: Contractors will be able to use and store materials, lifts, etc. inside the fenced area at the corner of Scott and Van Buren Streets. During show days and weekends that area must also remain accessible to truck traffic for loading and unloading. The alleys alongside the building can be used as well as long as access is provided for emptying dumpsters and allowing pedestrian access – this must be verified with the City of Joliet. Any areas alongside Van Buren or Chicago Street may be able to be used on a

temporary basis with the approval from the City of Joliet. The City of Joliet requires a street closure request at least two weeks in advance. Street closures may require signage/flaggers, etc. Street parking, closure or storage of any materials on Scott Street will not be permitted. Possible street closures will be more easily accepted by the City of Joliet on Saturdays.

There are underground vaults on the South and East sides of the building, 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. This information will be reviewed with bidders during on-site pre-bid walk throughs.

All workers can access the majority of the roof levels from the building entrance at 104 N. Chicago Street. The roof level over the Admin. Offices can be accessed from the stairs on Van Buren Street. Care must be taken to keep the interior stairways clean and workers are not to walk throughout the building.

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.

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 10:00AM on August 15th 2024 in sealed envelopes at the office of the Rialto Square Theatre at 15 E Van Buren Street Joliet, IL 60432. The envelope should be clearly marked “2025 HVAC Replacement Project BID”. Along with the company name and the Bid Package Number and Description.

There are two (2) pre-bid walk through meetings scheduled for a chance to review the jobsite before bidding. They are scheduled for:

August 1, 2024, at 10:00 am

August 9, 2024, at 10:00 am

Attendance at at least one of these pre-bid meetings is MANDATORY for any company submitting a bid.. Please meet outside the main entrance at 102 N. Chicago Street on one of the above dates and times.

Proposal Package Information

#1 – Masonry Package – Includes all masonry work for brick, CMU as noted on plans. Coordination with other contractors, masonry cleaning, samples, submittals, shop drawings. Work as noted on plans for re-building CMU walls after demolition and other work has been conducted. Demolition of the masonry walls is included in the Demolition Package. Grinding and repointing mortar joints on chimney as noted on plans. Allowance #4 shall be included for a separate cost to replace 500 bricks.

#2 -Plumbing Package– Provide all piping and connections, pipe insulation, 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 for removing any of the existing piping, fixtures, etc. to be demolished and moving them to the demolition dumpster. . This contractor must remove any existing piping as shown on the plans. Cutting of existing floors and removal of concrete, etc. is included in this contractor's package. Removal of spoils from the site, excavation, backfill with stone, doweling and reinforcements for concrete and repouring of the concrete is all included. Samples, submittals, shop drawings. Rodding, jetting and camera reviews are part of this package as noted on the plans, inspecting and cleaning of the existing ejector pit is included as noted. Other concrete as noted on the structural plans for removal and replacement is not included in this package.

#3 - 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.

#4 -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 stairways and walkways, and all 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. Allowance #2 shall be included in a separate price to paint 3,000 square feet of ceilings/walls. Also Allowance #6 for decorative painting in the Theater and Lobby shall be included. Painting of existing doors and frames removed and replaced and new doors/frames. Painting of any stairs or handrails that are removed/replaced. Preparation and painting of the Chiller platform is included.

#5- 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, cutting of roof deck and coordination with roofing contractor as needed. Any pipe portals that may be needed will be furnished and installed by this contractor. All removal and replacement of ductwork as shown, rework of existing roof top curbs and overall demolition of mechanical units are the responsibility of this contractor. Samples, submittals, shop drawings. Asbestos contractors remove radiators and louvers that are encased in asbestos materials, the asbestos contractor will clean these items and then turn them over to the HVAC contractor for painting and reinstallation, etc. All work as noted in plans for MD, M, HD and H are part of this overall package.

#6 – Asbestos Package – Includes all required sampling, testing, removal and disposal of any noted asbestos materials. Enclosures, public notifications and all safety measures are included in this package. The radiators and louvers that are to be removed, are to be removed and cleaned by this contractor and then turned over to the HVAC contractor for further work. There is also an asbestos coating that is on the exterior of the chimney that must be removed.

#7– Demolition Package - Includes demolition of masonry, any shoring that is needed, removal of walls, doors, door frames, CMU walls, liner inside the chimney on the roof. All items that are removed as part of this package shall be removed from the jobsite in trucks dumpsters as provided by the demolition contractor.

#8 – Structural Steel Package – Includes removal of existing stairs and reinstallation, cutting and reinstallation of stairs, reinforcing work on the Chiller platform as shown on plans and new work for columns/beams/lintels in basement.

#9 Fire Protection Package- Includes all samples, submittals and shop drawings. Fireproofing as required. Removal and re-routing of existing piping as shown on plans.

#10 Concrete Package – Removal of concrete, installation of new concrete and all reinforcement, etc. as shown on S1.0 and S1.1. Allowance #3 for concrete shall be priced out as part of this package. Work for the installation of basement under slab plumbing piping is not included in this package.