1.1 PROJECT INFORMATION

A. Notice to Bidders: Qualified bidders may submit bids for project as described in this Document. Submit bids according to the Instructions to Bidders.

1. Regulatory Requirements: Applicable laws and regulation of those having jurisdiction in the State of Illinois shall govern submittal, opening, and award of bids.
2. All Contracts for the Construction of Public Works are subject to the Illinois Prevailing Wage Act (820 ILCS 130/1-12).

B. Project Identification: 2027 BUILDING ENVELOPE IMPROVEMENTS

1. Project Location: Monroe Center Grade School, 17500 Highway 72, Monroe Center, Illinois 61052.
2. Architect's Project Number: 13119-2026042

C. Owner: Meridian Community Unit School District 223, 207 West Main Street, Stillman Valley, Illinois 61084.

1. Owner's Representative: Calvin King, Director of Buildings and Grounds, 815-645-2230, cking@mail.meridian223.org.

D. Architect: GreenAssociates, Inc., 1437 Harmony Court, Itasca, Illinois 60143.

1. Architect's Representative: George Prosiliakos, 847-317-0852 x154, gprosiliakos@greenassociates.com.

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

1. Roofing Work consists of partial removal of roof areas and Roof Re-Cover as indicated in the Contract Documents.
2. Masonry Restoration Work consists of select lintel repairs, repointing existing masonry, repairs to damaged masonry and other Work indicated in the Contract Documents.
3. Window Replacement: Work consists of removal and replacement of existing window system including related repairs to associated interior finishes.
4. Other Work indicated in the Contract Documents.

F. Construction Contract: Bids will be received in a Single Prime Contract.

1.2 BID SUBMITTAL AND OPENING

A. Owner will receive lump sum bids until the bid time and date at the location given below. The sealed bid must be submitted on the Bid Form provided, Project Name, Date and Time of Bid clearly marked on the outside of the sealed envelope to prevent premature opening. Owner will consider bids prepared in compliance with the Instructions to Bidders, and delivered as follows:

1. Bid Date: 18 November 2026.
2. Bid Time: 10:00 a.m., local time.
3. Location: District Office, 207 West Main Street, Stillman Valley, Illinois 61084.

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

C. Any bid submitted unsealed, or unsigned, without bid bond or received subsequent to the aforementioned date and hour will be disqualified and returned to the bidder.

D. Owner reserves the right to reject any and all bids and to waive informalities and irregularities.

1.3 BID SECURITY

A. Bid Security is required in the form of a Bid Bond, AIA Document A310-2010 in an amount equal to not less than ten percent (10%) of the Base Bid and all Additive Alternates.

B. It is the Owner's intent to issue a Notice of Award to the successful Bidder within thirty (30) calendar days of the Bid Date. No bid shall be withdrawn for a period of sixty (60) calendar days after the opening of bids.

1.4 PREBID MEETING

A. Prebid Meeting: A **mandatory** prebid meeting for all bidders will be held at: Monroe Center Grade School, 17500 Highway 72, Monroe Center, Illinois 61052 on 04 November 2026 at 3:30 p.m., local time. Prospective bidders are required to attend. **Failure to attend may result in rejection of bid**.

B. Additional visits to the site may be arranged by contacting Calvin King, Director of Buildings and Grounds, 815-645-2230, cking@mail.meridian223.org. Bidders are encouraged to visit the site and familiarize themselves with the conditions under which the work is to be performed.

1.5 BID AWARD

A. It is the Owner's intent to issue a Notice of Award to the successful Bidder within thirty (30) calendar days of the Bid Date. No bid shall be withdrawn for a period of sixty (60) calendar days after the opening of bids.

1.6 DOCUMENTS

A. Bidding Documents: Obtain access after 21 October 2026 by going to BHFX website at www.bhfxplanroom.com/jobs/public and registering.

B. Bid forms are included in the bidding documents and can also be downloaded separately from the BHFX website.

C. Addenda will be made available, in digital format, to plan holders of record.

D. Bidding Documents can be viewed at the Architect’s office.

1.7 TIME OF COMPLETION AND LIQUIDATED DAMAGES

A. Successful bidder shall begin the Work on receipt of the Notice of Award and shall complete the Work within the Contract Time. Work is subject to liquidated damages.

1.8 BIDDER'S QUALIFICATIONS

A. The Contractor shall be Experienced. "Experienced" unless otherwise further described; means in the last five (05) years, having successfully completed a minimum of five (05) previous projects similar in nature, size, and extent to this Project; being familiar with special requirements indicated; and having complied with requirements of authorities having jurisdiction.

B. Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work.

C. The successful bidder will be required to furnish a Performance Bond and a Payment Bond, in the amount of one hundred percent (100%) of the contract sum, on AIA Document A312-2010, as issued by the American Institute of Architects.

END OF DOCUMENT 001113