

DOCUMENT 001113

ADVERTISEMENT FOR BIDS

1.1 PROJECT INFORMATION

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

B. Projects: **373 SUMMIT ADMINISTRATION REMODELING PROJECT #2101**
373 Summit St.
Elgin, IL 60120

SENECA LOWER-LEVEL UPDATE PROJECT #2112
450 Dundee Ave.
Elgin, IL 60120

C. Owner: **GREATER FAMILY HEALTH**
373 Summit Street, Suite 100
Elgin, IL 60120

D. Architect: **SHARP ARCHITECTS INC.**
Lisa F. Sharp
125 N. First Street, Suite D
DeKalb, IL 60115
Email: lsharp@sharpparchitectsinc.com

E. Project Descriptions:

1. 373 SUMMIT ADMINISTRATION REMODELING PROJECT #2101

a. PROJECT DESCRIPTION: Greater Family Health currently operates a medical clinic with administrative offices at this location. The project will include remodeling an adjacent 5,291sq. ft. space into expanded administration spaces. The existing suite was previously a dental practice. The existing suite will be fully demolished to provide expanded restrooms, conference space, shared open offices and will also relocate the existing server room for the building. Remodeling of existing GFH Break Room and office areas will also be included. This project was submitted for permit review and comments have been incorporated into these drawings. Permit is expected to be ready by the time bids are due.

2. SENECA LOWER-LEVEL UPDATE PROJECT #2112

a. PROJECT DESCRIPTION: Located across the street from the 373 Summit project, this project will include updating of finishes for 5,100 s.f of

existing clinic space on the lower level of the building. The project will include replacing doors and hardware, flooring finishes, ceilings, lighting and millwork on the lower level of this medical clinic. This project is in the process of being submitted for permit with the AHJ.

- F. Construction Contract: The Owner intends to award both project to a single General Contractor. A separate contract will be written for each project.
- G. Bids will be received for the following Work:
 - 1. General Contract (all trades) including the following expected trades
 - a. General Building Construction
 - b. Drywall & Metal Stud framing
 - c. Painting
 - d. Ceilings
 - e. Millwork
 - f. Flooring
 - g. Mechanical Construction
 - h. Electrical Construction
 - i. Plumbing Construction
 - j. Fire Alarm
 - k. Fire Protection

1.2 BID SUBMITTAL AND OPENING

- A. Owner will receive sealed lump sum bids for both projects until the bid time and date at the location given below. Owner will consider bids prepared in compliance with the Instructions to Bidders issued by Owner, and delivered as follows:
 - 1. Bid Due Date: **Wednesday, January 19, 2022**
 - 2. Bid Time: 2:00 p.m., local time.
 - 3. Location: Bids to be submitted via email to Mr. Jason Carey, CFO, Greater Family Health, jcarey@greaterfamilyhealth.org. The Architect shall also be copied on this email at lsharp@sharparchitectsinc.com.
 - 4. Bids will be thereafter publicly opened and viewable via Teams Meetings or similar web-based meeting software. A link and instructions for viewing this live meeting will be provided upon request by contacting Jason Carey at jcarey@greaterfamilyhealth.org.

1.3 PREBID CONFERENCE & SITE EXAMINATION

- A. Prebid Meeting: A Prebid meeting for all bidders will be held for the two adjacent projects as follows:
 - 1. **373 SUMMIT ADMINISTRATION REMODELING PROJECT #2101**

- a. Date: **Wednesday, January 5, 2022**
- b. Time: **11:30 AM CST**
- c. Location: 373 Summit Ave., Elgin, IL 60120. Meet at the south entrance to former dental suite facing Seneca St.
- d. Prospective prime bidders are required to attend. Subcontractors are encouraged to attend.

2. SENECA LOWER-LEVEL UPDATE PROJECT #2112

- a. Date: **Wednesday, January 5, 2022**
- b. Time: **Immediately following earlier site visit, approximately 12:30 PM CST.**
- c. Location: 450 Dundee Ave., Elgin, IL 60120. We will walk over together from the earlier meeting.
- d. Prospective prime bidders are required to attend. Subcontractors are encouraged to attend.

1.4 DOCUMENTS

- A. Digital copies of Bidding Documents for a Stipulated Price contract may be obtained from the office of the Architect free of charge.
 1. SHARP ARCHITECTS INC.
Lisa F. Sharp
125 N. First Street, Suite D
DeKalb, IL 60115
Email: lsharp@sharpparchitectsinc.com

1.5 TIME OF COMPLETION

- A. Successful bidder shall begin the Work on receipt of the Notice to Proceed and shall complete the Work within the Contract Time. Notice to Proceed is expected to be provided by January 24, 2022. Substantial Completion shall be achieved by May 31, 2022 prior to expected Joint Commission (JCAHO) visit to the facilities in June 2022.

1.6 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. A Performance Bond, separate Labor and Material Payment Bond, and Insurance in a form acceptable to Owner will be required of the successful Bidder.

1.7 NOTIFICATION

- A. This Advertisement for Bids document is issued by Mr. Jason Carey, CFO, Greater Family Health.

END OF DOCUMENT 001113