

Advertisement to Bid

- 1 Notice is hereby given by Gail Borden Public Library - Main and Rakow Branch Renovation Work, Elgin, IL 60120, that sealed bids will be received for the following:

PROJECT: **Gail Borden Public Library - Main and Rakow Branch Renovation Work
Main and Rakow Branch Renovation Work**

OWNER: Gail Borden Public Library
270 North Grove Avenue, Elgin, IL 60120
Elgin, IL 60120

ARCHITECT / ENGINEER: Engberg Anderson Architects
8618 W Catalpa Ave, Suite 1116
Chicago, IL 60656
847-704-1300

CONSTRUCTION MANAGER: SMC Construction Services
Attn: Jason Perkunas
425 Renner Drive
Elgin, IL 60123
Cell: 224-629-0008

- 1 This project consists of Renovation of Main Branch IT room and Storytime Room which includes flooring replacement, drywall work, and ceiling reconfiguration with associated electrical, fire protection, HVAC, painting, casework, and plumbing work as well as Rakow Branch miscellaneous renovations public areas drywall work, with associated electrical, fire protection, painting, and casework.. The project is scheduled to start September 2026.
- 2 All bids will be received at Gail Borden Public Library - Main and Rakow Branch Renovation Work Offices, 270 North Grove Avenue, Elgin, IL 60120, Elgin, IL 60120, and will be publicly opened and read aloud on Tuesday, July 21, 2026 @ 1:00 PM. Bids shall be submitted on or before the specified closing time in an opaque sealed envelope marked "Gail Borden Public Library - Main and Rakow Branch Renovation Work - Bid Package #____" on the outside.
- 3 ***There will be a pre-bid meeting for this project on Wednesday, July 8, 2026 @ 1:00PM at the Gail Borden Public Library – 270 North Grove Avenue, Elgin, IL 60120.***
- 4 All project related questions are to be directed to Jason Perkunas at SMC Construction Services at (847) 622-1214 Ext. or via email at Jasonp@buildwithsmc.com.
- 5 Bids for respective packages are due prior to the indicated time. See the specific Scope of Work for work inclusion and responsibility. Generally, the work may be described as follows:

BP-06A - General Trades Work
BP-09A - Painting Work
BP-09B - Flooring Work
BP-21A - Fire Protection Work
BP-23A - HVAC Work
BP-26A - Electrical Work
- 6 The Bidding Documents can be obtained via Procore. To obtain electronic copies of the project drawings and specifications for this project, please contact Nicole Frohling @ SMC Construction Services at (847) - 622 - 1214 Ext 242.
- 7 All bids offered must be accompanied by a Bid Bond or cashier's check, in an amount not less than ten percent (10%) of the aggregate of the Base Bid and all Alternates, made payable to the Owner as a guarantee that if the Bid is accepted, a Contract will be entered into and the performance of the Contract is properly secured.

- 8 No bid will be considered unless the bidder shall furnish evidence satisfactory to the Gail Borden Public Library of the City of Elgin, Kane County, Illinois that the bidder has the necessary facilities, abilities, experience, equipment, financial and physical resources available to fulfill the conditions of the Contract and execute the work, should the Contract be awarded such bidder.
- 9 Bidders will examine the Bid Documents, the existing conditions and location in which said work is to be done, and judge for themselves all the circumstances and surrounding conditions affecting the cost and nature of the work. All bids will be presumed to be based on such examination, familiarity, and judgment.
- 10 Bids may be held for a period of ninety (90) days from the date of bid opening for the purpose of reviewing the Bids and investigating the qualifications of Bidders prior to awarding the contracts.
- 11 The successful Bidder for the project will be required to provide a Performance Bond and a Labor and Material Bond in the sum equal to one hundred percent (100%) of the amount of the Bid.
- 12 The Successful Bidder shall furnish sufficient insurance of guarantee of indemnity to the Owner, Architect, and Construction Manager against any and all claims which might arise for damages to persons or property due to the negligence of himself, his employees or agents during the construction of said improvements and after the said improvement has been finally accepted as complete by the Owner. See Trade Contractors Safety, Indemnity and Insurance Requirements for required minimum insurance limits.
- 13 This project is subject to the State of Illinois Prevailing Wage requirements for Kane County, IL, Illinois Prevailing Wage Act (Ill. Rev. Stat., 1987 Ch. 48, Sections 398 x-1-12 as amended by Public Act 86-693 and 86-799 effected January 1, 1990).
- 14 Additional Bidder requirements are included in the Bidding Documents.
- 15 The owner reserves the right to (1) accept Bidder's Base Bid or portions thereof, (2) accept any one or more of the Bidder's Alternate Bids, in any order regardless of the order in which they are listed, (3) reject any and all Bids, (4) award contracts based upon its investigation of Bidders, as well as acceptance of Alternates, all of which the Owner deems to be in its best interests, and (5) waive any informalities or minor irregularities in Bids and waive minor irregularities or discrepancies in the bidding procedure, all at the owner's discretion.
- 16 The Owner reserves the right to amend the bid documents, including the plans, and specifications, Scope of Work Notes and Supplemental Conditions, at any time prior to the bid opening, with reasonable notice to the bid packet holders.
- 17 The Bidder acknowledges that the Freedom of Information Act, 5 ILCS 140/1 et seq. (the "Act") places an obligation on Gail Borden Public Library District (the "Owner"), to produce certain records that may be in the possession of Bidder. Bidder shall comply with the record retention and documentation requirements of the Local Records Retention Act 5 ILCS 160/1 et seq. and the Act and shall maintain all records relating to any work being done for the Owner in compliance with the Local Records Retention Act and the Act (complying in all respects as if the Bidder was, in fact, the Owner). Bidder shall review its records promptly and produce to the Owner within two business days of request by the Owner the required documents responsive to a request under the Act. If additional time is necessary to comply with the request, the Bidder may request the Owner to extend the time do so, and the Owner will, if time and a basis for extension under the Act permits, consider such extensions. Bidder further acknowledges that the Act, as amended and effective January 1, 2010, provides for severe criminal and civil penalties for willful failure to comply with its terms. Accordingly, Bidder does hereby agree, as an additional condition of being awarded a bid or the Construction Manager agreeing to contract with Bidder to provide labor, services or materials to the Owner, that it will hold harmless and indemnify, including costs and reasonable attorneys fees, the Construction Manager, the Owner and its Trustees, officers, agents and employees, against all damages incurred or penalties or fees assessed against it or them because of non-compliance with this agreement or the Act or the production requirements imposed under the Act.
- 18 Questions about the Bid Documents should be submitted, in writing, to Nicole Frohling, SMC Construction Services at nicolef@buildwithsmc.com (847) 622-1224.
- 19 Issued by the order of the Gail Borden Public Library of the City of Elgin, Kane County, Illinois.
- 20 Dated this 29th day of June 2026.

END OF ADVERTISEMENT FOR BID