

INVITATION TO BID

Sealed Bids will be received by the City of Wilmington for "Civic Center Roof Project" and is further described as follows: Installation of 20-year fully-adhered TPO roof system with polyisocyanurate insulation and required copings and flashings; shingle roof section replacement; gutter installation; and miscellaneous siding repairs/replacement.

Bids shall be submitted no later than 11:00 a.m. at Wilmington City Hall, 1165 S. Water Street, Wilmington, IL 60481 on Friday, August 7, 2026. Proposals will be opened and publicly read at that time.

Bid documents may be accessed on-line at: www.chamlin.com

Bidders are advised that this Contract will be subject to either federal prevailing wage (Davis-Bacon) or Illinois prevailing wage rates, whichever is the higher rate at the time of the project. This project is also subject to the Build America, Buy America (BABA) Act.

This project is subject to the Employment of Illinois Workers on Public Works Act.

The successful Bidder shall provide at least 40% of all labor required for the completion of this project.

Funding for this project has been provided (in whole or in part) by Will County through the use of Community Block Grants made available by the U.S. Department of Housing and Urban Development.

Contractors must maintain active registration in SAM.gov. Contractors must comply with all applicable federal requirements including applicable provisions of 2 CFR 200, Equal Employment Opportunity requirements, non-discrimination requirements, and all applicable federal, state, and local laws and regulations.

The Bid shall be accompanied by a certified check or bid bond, in the amount of five percent (5%) of the gross amount of the bid and be payable to the order of the City of Wilmington.

A mandatory Pre-Bid Meeting has been scheduled for Monday, August 3, 2026 at 11:00 a.m. at the project site located at 805 River Street, Wilmington, IL.

Bids may be held by the City of Wilmington for a period not to exceed 60 days from the date of the opening of Bids for the purpose of reviewing the Bids and investigating the qualifications of Bidders, prior to awarding of the Contract.

The Owner reserves the right to accept or reject any or all Bids and to waive any informalities in the bidding.

BY ORDER OF:

MAYOR & CITY COUNCIL
CITY OF WILMINGTON, ILLINOIS

REQUEST FOR QUALIFICATIONS / BIDS

CIVIC CENTER ROOF PROJECT

City of Wilmington, Illinois

1. Project Overview

The City of Wilmington is seeking sealed bids for the Civic Center Roof Project located at 805 River Street, Wilmington, Illinois 60481. This project includes roof replacement, siding repairs, and gutter replacement. All work shall be completed in a workmanlike manner and in accordance with applicable codes.

2. Pre-Bid Meeting

A mandatory pre-bid meeting has been scheduled for Monday, August 3, 2026 at 11:00 a.m. at the project site located at 805 River Street, Wilmington, IL.

3. Scope of Work

Contractor shall furnish all labor, materials, equipment, and supervision necessary.

Flat Roof Section (see attached report from EagleView for estimated square footage):

- Tear off existing membrane and flashings
- Install mechanically fastened 2.6-inch (min.) polyisocyanurate rigid insulation or approved equal R-value
- Install tapered insulation (1/4" per foot) as needed to reduce ponding
- Provide sump areas for positive drainage
- Install fully adhered 60 mil TPO roof system (white or approved equal)
- All seams shall be hot air welded as directed and approved by manufacturer
- Install new heavy gauge perimeter metal coping as manufactured by "Petersen Pac-Clad" or approved equal.

Shingle Roof Section (vertical pitch):

- Tear off shingles to deck
- Re-secure decking (as required and approved)
- Install ice and water shield as required by Code and directed by Engineer
Self-adhering rubberized asphalt membrane (granular surface), Class A, ASTM D1970, D751, E96.
- Install drip edge
- Install synthetic underlayment (approved by roof manufacturer)
- Install architectural asphalt shingles (contractor to specify manufacturer), UL 2218 impact-resistance test with Class 3 rating, 130 mph wind rating, 24-year stain/algae protection warranty

Gutter Section:

- Install .032 gauge 6-inch seamless aluminum gutters (color to be selected from standard)
- Install 3x4 oversized downspouts
- Install hidden hangers spaced maximum 2 feet apart
- Tie downspouts into existing drainage system

General:

- Cleanup and disposal included
- Contractor responsible for permits (fees waived)
- Contractor to verify all field conditions prior to bidding

4. Approved Equals

The City will accept the specified materials and systems as outlined in this bid or approved equivalent products. Any proposed equivalent must be clearly identified in the bid submission and include manufacturer specifications demonstrating equal or better performance, durability, and warranty. The City of Wilmington reserves the sole right to determine acceptability of any proposed equivalent. Any substitutions from the specified materials must be submitted with the bid and approved by the City prior to award. Failure to clearly identify substitutions may result in rejection of the bid.

5. Evaluation Criteria

The City reserves the right to reject any or all bids and award the contract in the best interest of the City based on cost, qualifications, warranty, project schedule, responsiveness to the bid requirements, and overall compliance with the specifications.

6. Bid Requirements

Each bid submission shall include:

- Completed Bid Form
- Certified Check or Bid Bond in the amount of 5% of the gross amount of the bid payable to the City of Wilmington
- Responsible Bidder Certification
- Material list and manufacturer information
- Proof of active SAM.gov registration
- Current W-9
- Proof of insurance meeting project requirements

Lump sum bid required.

Provide unit prices for decking replacement and fascia replacement.

7. Warranties

Contractor shall list all warranties. Preference: 20-year manufacturer warranty and 10-year labor warranty.

8. Schedule

Bid Opening: Friday, August 7, 2026 at 11:00 a.m. at Wilmington City Hall, 1165 S. Water Street, Wilmington, Illinois.

Completion Deadline: September 23, 2026 (firm). If work is not completed by the completion date, liquidated damages shall be assessed at \$250 per calendar day.

All sealed bids received prior to the bid opening date and time will be publicly opened and read aloud.

9. Submission Requirements

Sealed bids may be mailed or delivered to Wilmington City Hall and shall be clearly marked:

SEALED BID – DO NOT OPEN
Civic Center Roof Project
1165 S. Water Street
Wilmington, IL 60481

10. Contractor Requirements

Contractor must be registered with the City and provide proof of insurance as follows:

- General Liability Insurance: \$1,000,000 per occurrence
- Automobile Liability Insurance: \$1,000,000
- Statutory Workers Compensation Insurance

11. Acceptance of Bid/Authorization to Proceed

Upon Acceptance of Bid/Authorization to Proceed by Owner, Contractor shall submit Performance Bond in the amount of 100% of the contract amount and an insurance certificate naming the City of Wilmington as additional, primary insured before commencing work.

12. Payment

Payment will be made based on pay requests and City approval.

13. Change Orders

All change orders must be approved in writing prior to work.

14. Work Hours

Work shall comply with City Ordinance hours.

15. Cleanup

Daily cleanup required. Final cleanup required prior to acceptance.

16. Prevailing Wage

As applicable, contractors shall comply with all prevailing wage requirements including Davis-Bacon requirements and certified payroll documentation.

17. Debarment Verification and SAM Registration

Contractors submitting bids shall not be suspended or debarred from participation in federally funded projects. Contractors must maintain active registration in SAM.gov and remain in good standing throughout the procurement and contract period. Proof of active SAM.gov registration shall be included with the bid submission. Failure to maintain active registration or good standing may result in rejection of the bid or termination of the contract.

18. Federal Compliance

This project is being completed utilizing federal funding assistance. Contractors shall comply with all applicable federal requirements including applicable provisions of 2 CFR Part 200, Equal Employment Opportunity requirements, non-discrimination requirements, and all applicable federal, state, and local laws and regulations.

Federal Contract Provisions

The following federal requirements shall apply where applicable:

- Compliance with applicable provisions of 2 CFR Part 200
- Equal Employment Opportunity requirements
- Non-discrimination requirements
- Compliance with applicable prevailing wage requirements including Davis-Bacon
- Contract Work Hours and Safety Standards Act
- Clean Air Act
- Federal Water Pollution Control Act
- Byrd Anti Lobbying Amendment
- Contractor shall not be suspended or debarred from participation in federally funded projects
- Contractor shall maintain active registration in SAM.gov
- Contractor shall maintain records and provide access to records as required by federal regulations.
- Contractor shall comply with all applicable federal, state, and local laws and regulations

19. Signage Requirement

- Contractor shall place a sign in a prominent place at the project crediting Will County and the U.S. Department of Housing and Urban Development for funding for the project including the following statement:

“Funding for this project has been provided, (in whole or in part), by Will County through the use of Community Development Block Grant funds made available by the U.S. Department of Housing and Urban Development.”

SECTION 01 1000 - SUMMARY

PART 1 GENERAL

1.1 PROJECT OVERVIEW

- A. Work of the Project includes:
 - 1. Flat Roof Section: Provide a complete roof system package based on the project specifications which include a 20-year, fully adhered TPO roof system with polyisocyanurate insulation and required copings and flashings.
 - 2. Shingle Roof Section: Install architectural asphalt shingles, UL 2218 impact-resistance test with Class 3 rating, 30 mph wind rating, 24-year stain/algae protection warranty
 - 3. Gutter Section: Install .032 gauge 6-inch seamless aluminum gutters, 3x4 oversized downspouts.
 - 4. Miscellaneous siding repairs/replacement shall be included with this project and will be further discussed with extent of work determined at pre-bid meeting.
- B. The address of the project is:
 - 1. Wilmington Civic Center: 805 River Street, Wilmington, IL
- C. Time Restrictions for Performing Work: Work shall be complete no later than September 23, 2026. If work is not completed by the completion date, liquidated damages shall be assessed at \$250 per calendar day.

1.2 CONTRACTOR'S USE OF SITE

- A. Limit use of site to allow:
 - 1. Work by Others and Work by Owner.
 - 2. Use of site by the public and Owner as necessary.

1.3 SPECIFICATION CONVENTIONS

- A. The following documents shall be considered standard specifications for this project:
 - 1. International Building Code, 2021 edition.
 - 2. OSHA Standards, 29 CFR, Part 1926, Subpart M – Fall Protection Requirements.
 - 3. Other regulations as applicable.

END OF SECTION

39.04.1 - Responsible bidder ordinance.

Financial responsibility is an important factor in determining the lowest responsible bidder, and the mayor and city council of the city of Wilmington shall require an entity that bids on a public contract to produce satisfactory evidence that the business entity is properly registered and authorized to conduct the type of work to be performed, including but not limited to evidence demonstrating that the entity possesses or complies with the requirements of the Internal Revenue Service, Illinois Departments of Revenue and/or Registration and Illinois Department of Employment Security registration requirements, as well as complying with the general business license requirements of the city prior to the award and during the term of the contract.

The mayor and city council, in order to make a determination as to whether the bidding entity is responsible, shall confirm and substantiate that the contract awardee can reasonably be expected to complete and perform under the contract specifications. The mayor and city council may require the successful bidder to post a bid, performance, wage/fringe benefit and/or material bond(s). The mayor and city council shall also determine if the successful bidder can reasonably be expected to complete the project within the time constraints delineated in the request for bids and/or proposals. The mayor and city council shall also determine if the bidding entity maintains a satisfactory level of past performance and integrity as well as possesses the financial, supervisory, personnel, material, equipment and other resources and expertise to satisfactorily meet its contractual responsibilities and obligations.

Social responsibility is a concern in awarding public contracts, and the mayor and city council may factor in their determination of whether a bidder is "responsible" such factors as the bidder's record of conformity with environmental, labor and health and safety laws, including but not limited to compliance with the requirements of the U.S. Department of Labor's Occupational Safety and Health Administration. Furthermore, the bidder shall be required to provide a certificate of insurance, designating the city of Wilmington as an additional insured under all pertinent policies, specifying all required coverages, including but not limited to general liability, workers' compensation, completed operations, automobile, hazardous occupation and product liability at such limits as the mayor and city council deem appropriate to protect the interests of the city. The mayor and city council reserve the right to award a contract to one who is not the lowest bidder where this is done in the public interest, without fraud, unfair dealing or favoritism, and where there is a sound and reasonable basis for the award as made.

A bidding entity shall demonstrate that it is "responsible" by providing, at a minimum, satisfactory evidence that it provides or participates in an apprenticeship and training program approved and registered with the U.S. Department of Labor's Bureau of Apprenticeship and Training.

(Ord. 07-11-06-04, passed 11-6-07)





805 River St, Wilmington, IL 60481

Report: 71975897

REPORT DETAILS



Roof	Total Area*	Pitch			# Facets	Suggested Waste Factor
#1	62.5 squares	1/12	66/12	0/12	12	15%
		79%	20%	1%		

*Does NOT include waste

Measurements provided by www.eagleview.com

Note: Suggested waste factor should only be applied to asphalt shingled roof areas that are above a 3/12 pitch. To learn more, please visit this [knowledge base article](#).
If there are more than four pitches, see table in appendix


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- 3D Roof Diagrams
- Waste Calculation Table
- Square Footage Pitch Table
- Length Diagram
- Notes Diagram
- Report Summary
- Area Diagram
- Pitch Diagram

Upgrade Now

805 River St, Wilmington, IL 60481

Report: 71975897

IMAGES

The following aerial images show different angles of this structure for your reference.



805 River St, Wilmington, IL 60481**Report: 71975897****IMAGES**

The following aerial images show different angles of this structure for your reference.

**North View****South View****East View****West View**

805 River St, Wilmington, IL 60481

Report: 71975897

APPENDIX

Roof	Total Area*	Pitch			# Facets
		1/12	66/12	0/12	
		79%	20%	1%	
		49.3 SQ	12.2 SQ	0.9 SQ	
#1	62.5 squares				12

Measurements provided by www.eagleview.com

*Does NOT include waste

☐

Low Slope

☐

Steep Slope