

CITY OF BELVIDERE, ILLINOIS REQUEST FOR PROPOSALS (RFP)
Fire Station Concrete Projects — Station 1 & Station 2

Issue Date: 08/11/2023

Proposal Due Date: 08/29/2025

City of Belvidere RFP No. 2025-BFD1

1. INTRODUCTION & BID STRUCTURE

The City of Belvidere Fire Department is soliciting sealed proposals from qualified contractors for four distinct projects at Fire Station 1 (123 S. State St.) and Fire Station 2 (353 E. 6th St.)

- Project 1: Station 2 Concrete Approach/Apron Replacement
- Project 2: Station 1 Concrete Approach/Apron & Sidewalk Replacement
- Project 3: Station 2 Trench Drain System Replacement
- Project 4: Station 2 Apparatus Bay Floor Refinish

Each project is to be bid and evaluated separately. Contractors may bid on one, several, or all projects. In addition, as an alternate proposal, contractors may also submit a bundled price if they wish to offer cost savings for multiple awards.

The City reserves the right to award any, all, or none of the projects, and to accept or reject any bid at its sole discretion.

2. SCHEDULE

- Issue Date: 08/11/2025
- Mandatory Pre-Bid Conference: None required; the City will allow onsite walk-throughs for bidding by appointment during regular business hours. Measurements and scope details are provided herein. However, bidders are responsible for verifying for themselves all conditions and dimensions.
- Written Questions Due: 08/26/2025
- Proposal Due Date: 08/29/2025 at 5pm CST
- Bid Opening: 09/01/2025
- Anticipated Award: 09/15/2025

3. INSTRUCTIONS TO BIDDERS

- Sealed proposals (paper, or as specified by City) must be submitted to:
 - **City Clerk's Office, City of Belvidere, 401 Whitney Blvd., Belvidere, IL 61008**
 - **Clearly mark envelope: "RFP – Fire Station Concrete Projects"**
- Bids received after the deadline will not be considered.
- All questions must be submitted in writing to Fire Chief Shawn Schadle (sschadle@belviderefire.com) by the Questions Due date. All clarifications or addenda will be issued in writing and distributed to all known plan holders.

4. GENERAL TERMS AND CONDITIONS

All proposals and subsequent contracts for the City of Belvidere Fire Station Concrete Projects shall contain the following terms. The entirety of the Request for Proposals and bid executed by the Proposer shall be deemed a part of any subsequent awarded contract and incorporated therein even if not set forth explicitly in said contract. To that extent, the Request for Proposals and the executed bids shall be a part of the contract documents.

Interest in Proposal and Collusion

By submitting this Proposal, the undersigned certifies that the only parties with an interest as principals are those named in the Proposal, and that the Proposal is made without collusion with any other individual, firm, or corporation.

Examination of Documents and Conditions

The undersigned affirms they have carefully examined the Request for Proposals, Specifications, and Proposal Form and are fully familiar with local conditions affecting the Proposal. Submission of this Proposal constitutes a waiver of any right to claim misunderstanding of the project, the documents and site conditions.

Commencement and Completion of Work

The undersigned agrees to commence work, or provide all contracted equipment or items, on the date specified in the City's Notice of Award, and will complete all contract obligations within the timeline specified in the contract documents, unless otherwise extended by written agreement.

City Rights: Rejection, Waivers, Withdrawal of Proposals

The City reserves the right to reject any and all proposals, and to waive technicalities or irregularities in the bidding process. No Proposal may be withdrawn for a period of forty-five (45) calendar days after the date of submission.

Compliance with Prevailing Wage and Labor Laws

The undersigned agrees to comply with the Illinois Workers on Public Works Act (30 ILCS 570/0.01 et seq.) and the Illinois Prevailing Wage Act (820 ILCS 130/1 et seq.), as well as all applicable rules and revisions posted by the Illinois Department of Labor.

Civil Rights and Equal Opportunity Compliance

The undersigned certifies compliance with the Federal Civil Rights Act of 1964 (42 USC Section 2000e et seq.), Executive Order 11246, and the Illinois Human Rights Act (775 ILCS 5/1-101 et seq.).

Tax Status

The undersigned represents that it is not delinquent in the payment of any tax administered by the State of Illinois, Department of Revenue.

Sexual Harassment Policy

The undersigned certifies that it has adopted and enforces a written sexual harassment policy in accordance with 775 ILCS 5/2-105.

Bid Rigging and Bid Rotating

The undersigned certifies that it is not barred from contracting with the State of Illinois or any local unit of government as a result of violations of Sections 33E-3 or 33E-4 of the Illinois Criminal Code (720 ILCS 5/33E-1 et seq.).

Employment Discrimination

The undersigned agrees to comply with the Illinois Public Works Employment Discrimination Act (775 ILCS 10/0.01 et seq.).

Blacklist Trade Law

The undersigned agrees to comply with the Illinois Blacklist Trade Law (775 ILCS 15/1 et seq.).

Execution of Contract and Provision of Bonds

The successful bidder agrees to execute the proposed contract and contract bond, and to furnish all required equipment and materials at the prices submitted in the Proposal.

Federal Subcontracting Requirements

Where applicable, the Proposer agrees to comply with 2 CFR 200.321(b)(6) regarding subcontracting with small and minority businesses, women's business enterprises, and labor surplus area firms.

Federal Contract Provisions

Where applicable, the contract shall contain all provisions required by 2 CFR Part 200, Appendix II—Contract Provisions for Non-Federal Entity Contracts Under Federal Awards.

Minority, Women, and Labor Surplus Status

The Proposer shall indicate whether, under federal law, it is a minority-owned business, women's business enterprise, or whether the equipment supplied is manufactured or sourced from a labor surplus area.

Proposal Completeness and Pricing

Every Proposal shall include a copy of the Proposer's proposed contract, clearly state the sale price for all items described in the RFP, and clearly identify all warranty information. The Proposal and proposed contract must specify the proposed time of performance and identify all technical support included in the sale price. Any additional fees for technical support shall be separately identified.

The City reserves the right to:

- Reject any and all bids
- Waive irregularities or informalities
- Accept the bid(s) deemed in the City's best interest (may or may not be the lowest bid)
- Select bids individually or in combination
- All bids become property of the City.

5. DETAILED SCOPE OF WORK

Project 1: Station 2 Concrete Approach/Apron Replacement Location: 353 E. 6th Street, Belvidere, IL

- Scope
 - Remove and legally dispose of all existing concrete apron, including the approach area and apron-to-curb transitions.
 - Area: Approx. 2,000 sq. ft. (Driveway/Apron: 40.6' x 39.5' plus Apron extension: 41' x 7')
 - *Note: No city sidewalk work is included; bidders shall not include sidewalk removal or replacement in their scope or pricing.*

- Thickness: Pour 8-inch thick heavy-duty Portland cement concrete slab, reinforced with: Continuous #4 (1/2") rebar, 12" o.c. each way – Synthetic fiber mesh, per manufacturer recommendations.
 - Base: Minimum 8-inch compacted CA-6 stone base (regrade and supplement as needed) - Install all control and expansion joints per ACI/IDOT standards, including at building interface and all transitions.
 - All concrete for slab construction shall have a minimum compressive strength of 4,000 psi at 28 days, as verified by standard cylinder tests. Provide mix design submittal and testing results to the Owner or Engineer for approval prior to placement.
 - Broom finish entire surface; edge and joint tooling as needed.
 - Apply a water-repellent, penetrating silane/siloxane concrete sealer (minimum 1 coat, submit product for approval).
 - Note: Apron must be suitable for repeated loading by fire apparatus weighing up to 80,000 lbs (per ACI 330R and industry standards).
 - Restore all disturbed areas. Remove all debris. Final cleanup required.
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Project 2: Station 1 Concrete Approach/Apron Replacement Location: 123 S. State Street, Belvidere, IL

- Scope:
 - Remove and legally dispose of all existing concrete apron within the project limits (see attached site plan for limits).
 - Area: Approx. 1,500 sq. ft. for the apron/approach (bays and approach, per attached site plan)
 - Thickness: Pour 8-inch thick heavy-duty Portland cement concrete slab for the apron/approach – reinforced with: - Continuous #4 (1/2") rebar, 12" o.c. each way (apron/approach)
 - Synthetic fiber mesh, per manufacturer recommendations
 - Base: Minimum 8-inch compacted CA-6 stone base under all concrete surfaces (regrade and supplement as needed).
 - Fast-Cure Requirement: Use a high early-strength, accelerated-cure concrete mix (such as 4,000 psi at 24–48 hours, or approved equal) for all pours to minimize station closure and allow fire apparatus access as soon as possible. Submit mix design for approval.
 - Install all control and expansion joints per ACI/IDOT standards, including at building interface, and all other slab transitions.
 - Broom finish entire surface; edge and joint tooling as needed.
 - Apply a water-repellent, penetrating silane/siloxane concrete sealer (minimum 1 coat, submit product for approval).
 - Note: Apron must be suitable for repeated loading by fire apparatus weighing up to 80,000 lbs (per ACI 330R and industry standards).
 - Restore all disturbed areas. Remove all debris. Final cleanup required.
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Project 3: Station 2 Trench Drain System Replacement Location: 353 E. 6th Street, Belvidere, IL (Apparatus Bay)

- Scope:

- Remove and legally dispose of existing trench drain(s), catch basin grate, and adjacent concrete as required. *Approximate quantity: 48 linear feet total*
- Excavate to required depth; prepare compacted subbase.
- Install new ACO KlassikDrain K100 Series (4" wide) or approved equal, complete with: Ductile iron slotted grates, Type 461Q, Load Class E (rated minimum 100,000 lbs wheel load) – Heavy-duty, corrosion-resistant anchor system and end caps
- Pour new, high-strength, reinforced concrete around and flush with drain channels (match existing slab thickness and finish; rebar and fiber mesh).
- Install expansion joints at all concrete transitions. .
- Reconnect or replace all drain outlets as needed for full drainage.
- Restore all disturbed areas. Remove debris and clean up.

Project 4: Station 2 Apparatus Bay Floor Refinish Location: 353 E. 6th Street, Belvidere, IL (Apparatus Bay)

- Scope:
 - Area: *Approx. 3,000 sq. ft.* - Diamond grind entire bay floor to remove all old coatings, adhesives, and contaminants; repair all spalled, cracked, or pitted areas.
 - Fill all joints and cracks with compatible elastomeric joint filler (flexible, traffic-grade).
 - Install a full-broadcast, heavy-duty flake epoxy/polyurea floor system, comprising:
 - 100% solids epoxy or polyurea base coat -
 - Full broadcast of decorative vinyl/polymer flakes (color as selected by Fire Chief)
 - Polyaspartic or polyurea topcoat for chemical/abrasion resistance and rapid return to service
 - System must provide slip resistance (minimum 0.60 SCOF), resist hot tire pickup, and support vehicle traffic within 48 hours of completion.
 - Warranty: Minimum 5-year adhesion/delamination warranty. Include product/system datasheets with bid.
 - Restore all areas to service condition; remove debris; final cleaning.

6. SUBMITTALS

- With Bid
 - Completed Bid Forms (one per project; include alternates/bundle pricing)
 - Required Responsible Bidder documentation per Section 2-700 of City code
 - List of references for similar work – List of subcontractors (if any)
 - Manufacturer's product data sheets for key materials (drains, coating systems, sealers, etc.)
- Prior to Award
 - Insurance certificates
 - Bonds as required

Proposal Completeness and Pricing

Every Proposal shall include a copy of the Proposer's proposed contract, clearly state the sale price for all items described in the RFP, and clearly identify all warranty information. The Proposal and proposed contract must specify the proposed time of performance and identify all

technical support included in the sale price. Any additional fees for technical support shall be separately identified.

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- Waive irregularities or informalities
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- All questions or requests for clarification must be directed in writing to Fire Chief Shawn Schadle (sschadle@belviderefire.com)

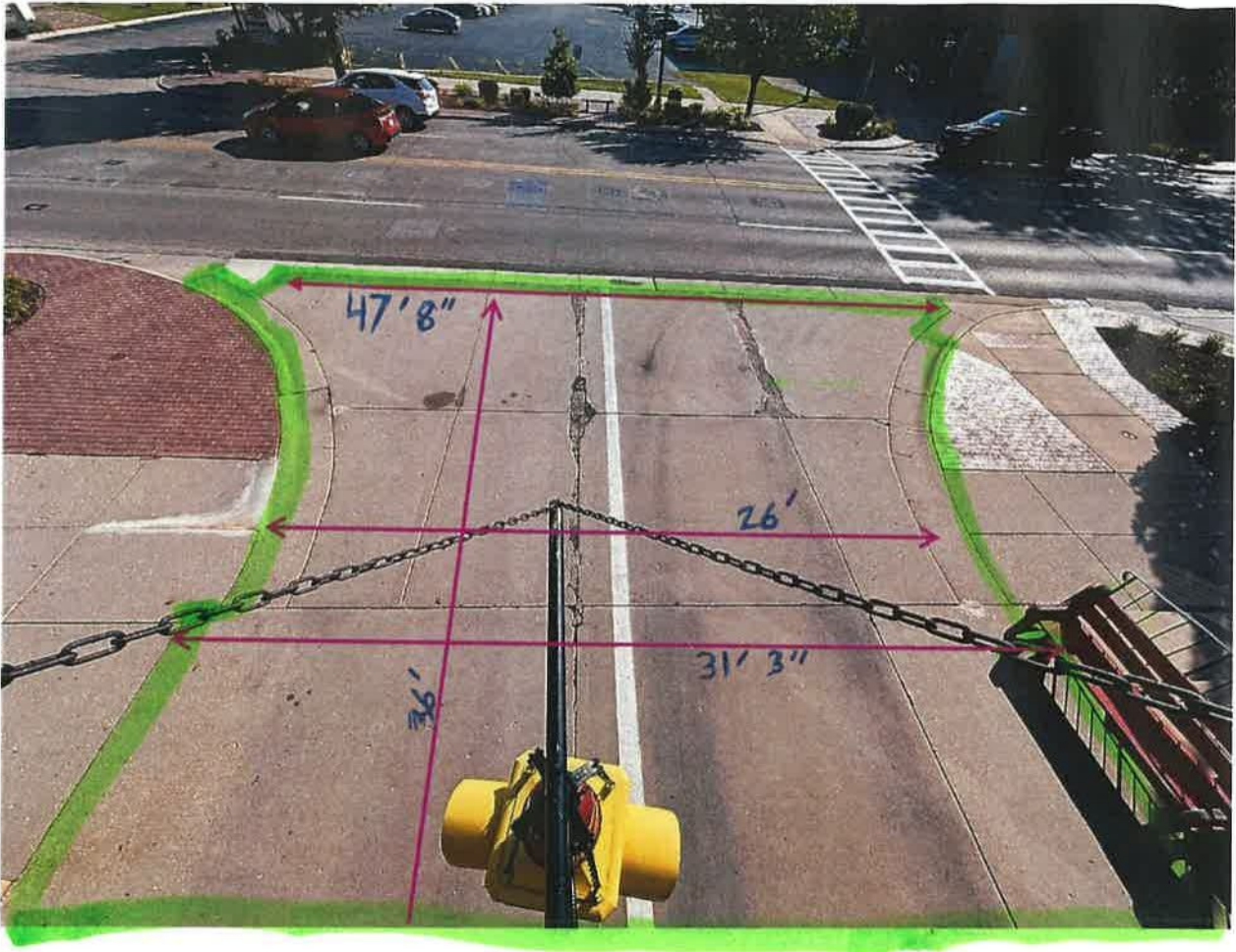
7. EVALUATION

- Bids will be evaluated per the requirements of City of Belvidere Section 2-700 (Purchasing Guidelines), the Illinois Municipal Code (Section 8-9-1), and the City's interests.
- The contract(s) will be awarded to the lowest responsive, responsible bidder(s) for each scope (unless a bundled price is demonstrably in the City's best interest).
- Bidders may submit clarifications or equivalents, but any variance from specified products/methods must be detailed and may be rejected at the City's sole discretion.
- Compliance with all Responsible Bidder and Prevailing Wage requirements will be strictly enforced.

8. QUESTIONS

Direct all inquiries in writing to:

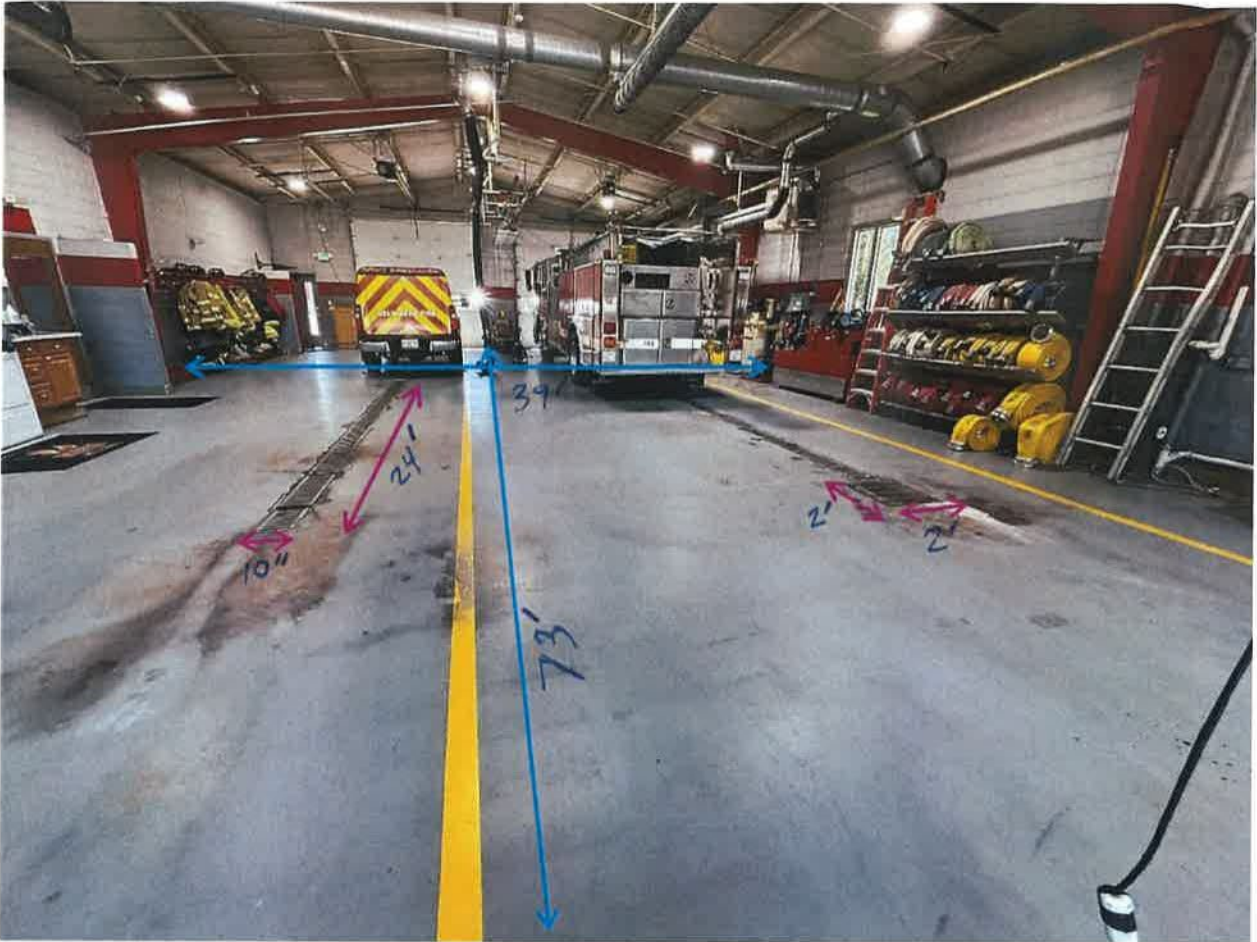
- Fire Chief Shawn Schadle - City of Belvidere Fire Department
sschadle@belviderefire.com
 - All questions must be received by 08/26/2025.
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Station 1 Approach

See dimensions above

Measurements and scope details are provided herein. However, bidders are responsible for verifying for themselves all conditions and dimensions.

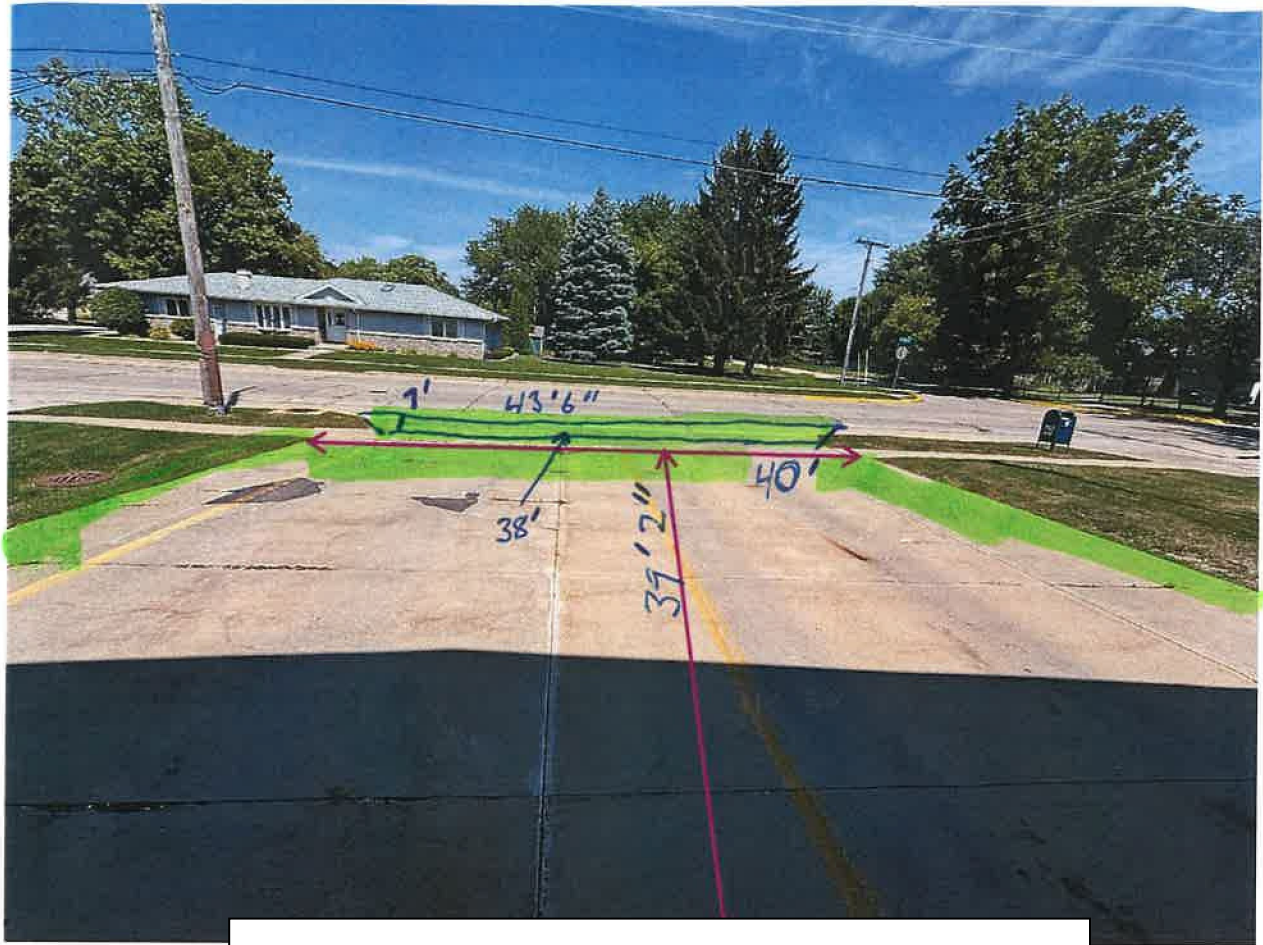


Station 2 Floor and Drain

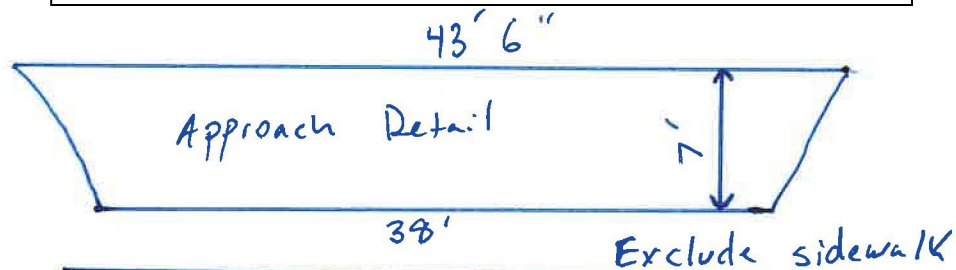
Floor is 73' by 34' rectangle

Drains are 24' x 10" and there are two – The catch basin is 2' x 2'

Measurements and scope details are provided herein. However, bidders are responsible for verifying for themselves all conditions and dimensions.



Station 2 Approach



Approach is a rectangle above the sidewalk
39'2" x 73'

Bottom is a parallelogram as the approach
flares. The top is 38', the bottom is 43'6" and
the height is 7'

Existing sidewalk is excluded

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details are provided herein.
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