



## WILL COUNTY, ILLINOIS

PURCHASING DEPARTMENT

JENNIFER BERTINO-TARRANT  
WILL COUNTY EXECUTIVE

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### 2025-83 General Government Services Contracting

#### Addendum #1 – December 4, 2025

#### We received the following questions regarding this RFP:

Question #1: The cover letter states, "A 10% Bid Bond or Cashier's Check made payable to the Will County Treasurer MUST accompany your bid..." Article 2 page 2 states "...the bid bond shall be in the amount of \$200,000..." Please clarify the amount of the bid bond.

**Answer #1: The bond amount shall be \$200,000, which equals 10% of the annual value of the contract**

Question #2: The cover letter states, "The initial term of the contract will be for 1 year and include an option for two additional 1 year terms." Article III, item 7b states " There are 3 bilateral option periods... The Contract allows for a maximum of 3 additional Contract options of 24 months each from the expiration of the previous term." Please clarify the term of the contract.

**Answer #2: As clarified at the mandatory pre-bid, there was miscommunication when compiling documents between departments. The contract is for a 12-month term, with two additional 12-month renewal options. Any reference that contradicts the above should be disregarded.**

Question #3: The cover letter states, "Estimated Annual Value of \$2,000,000...". Article III item 8 states "The Estimated Annual Value of the Contract is \$1,000,000." Please clarify.

**Answer #3: As clarified at the mandatory pre-bid, there was miscommunication when compiling documents between departments. The annual value is estimated at \$2,000,000. Any reference that contradicts the above should be disregarded.**

Question #4: Attachment D states, "List of all General Governmental Services contracts Awarded Since 2017." Article III item III.2 Firm's General Government Services Contract Experience states "Proposer must submit a listing of all General Government Services Contracts that were awarded AFTER January 1, 2019..." Please clarify the time frame.

**Answer #4: Please provide any GGSCs awarded after January 1, 2019, to the present.**



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Question #5: Attachment E states, "List of 3 Most Recent General Government Service Contracts Awarded Before January 1, 2017." Article III item III.3 Recently Awarded GGSC Contract Information states "For the 3 most recent Contracts awarded January 1, 2023 or BEFORE..." Please clarify the time frame.

**Answer #5: Please provide any GGSCs awarded after January 1, 2019, to the present.**

Question #6: Please confirm the estimated annual value as well as the term length, and options for additional terms. Page 18 and 21 state a \$1 million annual value, while page 1 states \$2 million. Page 1 states a 1-year term with an option for 2 additional 1-year terms, while page 20 states a 2-year term with 3 bilateral option periods of 24 months each.

**Answer #6: Please see responses to questions #2 and #3.**

Question #7: Will the County provide templates for Price Proposals and Task Order Proposal Packages?

**Answer #7: These will be provided at time of contract award**

Question #8: Are there specific Minority Business Enterprise (MBE) or Women Business Enterprise (WBE) subcontracting goals for this contract?

**Answer #8: No, but Will County encourages best efforts in terms of M/W/DBE participation.**

Question #9: Are there any local workforce or subcontractors hiring requirements for projects under this contract?

**Answer #9: No, but Will County encourages best efforts in terms of participation in both local hiring and subcontracting.**

Question #10: Should the cost of the RS Means Facilities Task Catalog be included in our coefficient, or will the County reimburse this expense?

**Answer #10: Item H p.43 - Bidders to include cost in adjustment factors on Proposal Form 2**



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Question #11: What is the process the County will use to review contractor proposals?

Answer #11: Item I, p. 43 - County Facilities personnel will review but reserves the right to seek input from outside experts

Question #12: Do other agencies need to sign a joint purchasing agreement with Will County before using this contract?

Answer #12: Please see Item 9 (a & b) on p. 21.

Question #13: What will the tracking and invoicing procedures be for of the cooperative fee that will be paid back to Will County?

Answer #13: Please see Item 9 (c) on p. 21 + 9 (g) on p. 22

Question #14: Is the contractor expected to generate a certain amount of work outside Will County under the cooperative purchasing provision? If so, what is that target?

Answer #14: Please see Item 9 (h & i) on p. 22

Question #15: Does Will County have marketing and sales expectations from the awarded contractor for the cooperative purchasing portion of this contract?

Answer #15: Please see Item 9 (h & i) on p. 22

Question #16: During contract renewals, will RS Means pricing be updated, or will the contractor's coefficient be adjusted for inflation?

Answer #16: RS Means pricing is typically updated annually

Question #17: Since this contract functions like a Job Order Contract (JOC), can we submit JOC experience in place of GGSC-specific experience?

Answer 17: Bidders to determine all relevant past performance information for inclusion in their respective proposals.



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Question #18: Can you provide examples of the types of projects the County anticipates using this contract for?

Answer #18: Please see paragraph no. 4 in Bid Package 2025-83 cover letter dated Nov. 4, 2025

Question #19: Which County departments are expected to utilize this contract?

Answer #19: WC Facilities Dept. will be the primary user department; all other WC departments will coordinate GGSC projects through WC Facilities Dept.

Question #20: What is the estimated average and maximum dollar value of projects procured through this contract?

Answer #20: Estimated average project value = \$75-100k; Maximum project value may be \$500-750k

Question #21: Will the awarded contractor be able to self-perform work through this contract?

Answer #21: Yes

Question #22: Article III.1.J references license fees specified in Article III.1.10.b. This section references work outside the six-county area. Please clarify what section to look for these fees.

Answer #22: Article III.1.J should reference Article III.9.b on p. 21

Question #23: Does Will County have any project labor agreements that the contractor should be aware of?

Answer #23: Yes, upon contract award, GGSC contractor will be expected to enter into PLA (see attached)

Answers provided by the Will County Facilities Department.



# BLUEPRINT FOR SUCCESS

A Labor-Management Project Agreement

## I. Preamble

To accomplish the goals of quality, cost effectiveness and timeliness requires that all participants exhibit a positive attitude intent on success. There must exist amongst all parties a willingness to cooperate fully in devoting themselves to the goals of the project.

This program has no room for adverse relationships, but only a true spirit of cooperation and commitment. It is essential that the work required to construct this project be accomplished in an efficient and economical manner so as to provide productivity, the highest levels of quality, and the total elimination of delays. This commitment will establish new plateaus in labor/management cooperation.

Therefore, **Contractor Name Here** (hereinafter referred to as the "Project Contractor"), its Contractors, or its subcontractor(s) of whatever tier, the Will & Grundy Counties Building Trades Council, and the THREE RIVERS' CONSTRUCTION ALLIANCE dedicate themselves to the goal that together, in full cooperation, local labor and management will produce a project of excellent quality, as economically as possible, in a safe environment, under favorable working conditions.

## II. Introduction

This Agreement is entered into this 7<sup>th</sup> day of **Month, 2025**, by and between **Contractor Name Here** (hereinafter referred to as the "Project Contractor"); and the Will & Grundy Counties Building Trades Council (hereinafter called the "Union"), acting in their own behalf and on behalf of their respective affiliates and members: and the THREE RIVERS CONSTRUCTION ALLIANCE, acting on their own behalf and on behalf of their respective affiliates and members, with respect to the **Legal Project Description** in **Will County**, Illinois.

It is understood by the parties to this Agreement that other contractors awarded construction work directly or indirectly by the "Project Contractor" will execute this Agreement and become signatory contractors for the purpose of this work.

The intent of the parties to this Agreement is to establish labor and management cooperation between the Project Contractor, all Contractors and Subcontractors performing construction work on this project site, and the appropriate Unions signatory to this Agreement for the express purpose of producing a quality project on schedule and as economically as possible, in a safe environment under favorable working conditions.

### **III. Labor-Management Cooperation Committee**

The parties to this Agreement hereby reaffirm the necessity for joint cooperation and participation by Labor and Management in interpreting and analyzing the effectiveness of management's application of this Agreement as well as Labor's response and any other matter affecting quality, safety, working conditions and productivity. Therefore, to secure this end, it is hereby agreed that a "Labor-Management Cooperation Committee" will be established composed of three representatives from Labor and three representatives from Management; one representative from Labor and one from Management shall be Co-Chairmen of this Committee.

The Labor-Management Cooperation Committee shall meet on an as needed basis, at the jobsite, and shall discuss the following: reports concerning any violation, dispute, questions or interpretation of the application of practices arising out of this Agreement; safety; working conditions; absenteeism; labor turnover; availability of qualified journeymen; need for training; and any other matter affecting productivity and efficiency on this project.

In the event a dispute is not resolved by the Labor-Management Cooperation Committee, such matter shall then be settled as outlined by the grievance procedure and/or arbitration provisions contained in Articles VII or VIII of this Agreement. The Labor-Management Cooperation Committee shall not have authority to render a decision involving a jurisdictional dispute.

### **IV. Contractors' Commitment**

A. Work assignments will be made in accordance with area practice, consistent with the efficient and economical performance of the work.

B. Before performing work at the job site, the Contractor or Subcontractors of whatever tier actually performing the work will become signatory to the appropriate collective bargaining agreement.

C. The Contractors and Subcontractors shall exercise their management rights. These rights shall include planning, directing, hiring, dismissal, lay-off, transferring, appointing foremen and general foremen and otherwise directing the work force.

D. The Project Contractor agrees that neither it nor any of its contractors or subcontractors will subcontract any work to be done on the Project except to a person, firm or corporation who is or agrees to become party to this Agreement. Any contractor or subcontractor working on the Project shall, as a condition to working on said Project, become signatory to and perform all work under the terms of this Agreement.

### **V. Union (Craftsmen) Commitment**

A. Qualified and skilled craftsmen will be furnished as required by the Contractors in the fulfillment of its obligations to the Construction Manager.

B. Craftsmen shall be at their place of work at the regular starting time and shall remain at their place of work until quitting time. There shall be no limit on production by Craftsmen nor restrictions on the use of tools or equipment other than that which may be required by safety practice.

C. The continuing progress of the job, in the best interest of the Project Contractor, is paramount. Any dispute, whether a grievance or jurisdictional, will be addressed and resolved so as not to interfere in any way with construction progress. If the Labor-Management Cooperation Committee can be of any assistance in facilitating resolution, it will do so. If not, the applicable local collective bargaining agreement provisions for grievances or jurisdictional settlements will be adhered to.

D. Where stewards are appointed by respective unions, the steward shall be a qualified craftsman performing the work of his craft who shall exercise no supervisory functions. There shall be no non-working stewards.

#### **VI. Project Contractor Commitment**

A. The Project Contractor agrees that during the life of this agreement he shall assign construction work on this project only to contractors who are signatory to this agreement and applicable local collective bargaining agreements.

#### **VII. Joint Commitment (Contractor/Union)**

A. Prejob Conferences with Project Contractor, subcontractors, and Union representatives will be held prior to beginning work at the weekly Building Trades Meeting (held at Plumbers Local 130, Joliet).

B. Utilization of Union apprentices will be maximized consistent with the best interest of the job in compliance with Local Union Agreements. The high level of union apprenticeship training will be maintained to provide the Industry with productive and knowledgeable craftsmen for the long term.

C. In the event a dispute shall arise between the Project Contractor or a subcontractor and any signatory Union and/or fringe benefit fund established under this Agreement or any of the applicable collective bargaining agreements and/or trust agreements incorporated therein as to the obligation and/or payment of fringe benefit contributions and/or wages provided under the collective bargaining agreements and/or trust agreements incorporated therein, upon notice to the owner or developer, the Project Contractor, and the relevant subcontractor by the applicable Union or fringe benefit fund, an amount sufficient to satisfy the amount claimed shall be withheld from the subcontractor's regularly scheduled period payment by the owner, Construction Manager, contractor, or their agents, until such time as said claim is resolved.

D. Every reasonable and practicable measure, consistent with the protection of human dignity, will be taken to assure a work place free of alcohol and drugs. The use of liquor, drugs or any other illegal activities at the Project site, including parking lots, is strictly prohibited.

E. Acknowledging the safety concerns of today's construction Project Contractor and its risk management professionals; we assure the Project Contractor that the parties are committed to safe working practices on the project. The parties, drawing upon the comprehensive safety programs and resources developed by the Union construction community, will comply with federal, state, and local safety regulations. Both contractors and union craftsmen are well trained in safety practices and commit themselves to applying such practices on this job.

F. The Contractors and Unions agree that there will be no lockouts or work stoppages.

(1) The Contractors and Subcontractors shall not cause, incite, encourage or participate in any lockout of employees on the project during the term of this Agreement.

(2) The Union and its members, agents, representatives, and employees shall not allow, incite, encourage, condone or participate in any strike, walkout, slowdown, picketing, sympathy strike or other work stoppage of any nature whatsoever, whether jurisdictional or otherwise, or observe any picket of any nature during the term of this Agreement. Any such action by the Union or its members, agents, representatives or employees shall constitute a violation of this Agreement.

(3) All employees shall continue to work and to perform all their obligations on the project despite the expiration of any local or other collective bargaining agreement. Any future wage or fringe benefit increase, decrease or modification legally negotiated and established by appropriate local collective bargaining agreements of the Local Unions which are signatories to this Agreement shall be paid retroactively to the expiration of the preceding local Agreement.

(4) Should any unauthorized strike, slowdown, stoppage of work or interference with construction occur, the Union shall take all necessary steps to bring such activity to a prompt resolution.

**VIII. Term of Agreement**

A. This Agreement shall become effective on **Month, Day & Year**, and shall remain in full force and effect as long as signatory contractors are working on any/all projects in Will & Grundy Counties.

**FOR THE Project Contractor:**

**FOR THE ALLIANCE:**

\_\_\_\_\_  
**Contractor Name Here**

\_\_\_\_\_  
**Three Rivers Construction Alliance**

**PRINTED NAME:** \_\_\_\_\_

**PRINTED NAME:** \_\_\_\_\_

**TITLE:** \_\_\_\_\_

**TITLE:** \_\_\_\_\_

**DATE:** 9/25/25

**DATE:** \_\_\_\_\_

**FOR THE BUILDING TRADES:**

\_\_\_\_\_  
**Will & Grundy Counties Building Trades Council**

**PRINTED NAME:** \_\_\_\_\_

**TITLE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_