



WILL COUNTY, ILLINOIS

PURCHASING DEPARTMENT

JENNIFER BERTINO-TARRANT
WILL COUNTY EXECUTIVE

KEVIN LYNN
DIRECTOR

P. 815-740-4712
F. 815-740-4604
E. klynn@willcounty.gov

County Office Building
302 N. Chicago Street
Joliet, IL 60432

2026-63 Architectural and Engineering Services RFQ - DOT

Addendum #1 January 22, 2026

We received the following questions regarding this RFQ:

Question #1: Please confirm which version of the AIA Owner-Architect agreement the County intends to utilize.

Answer #1: The County intends to utilize the AIA Document B101-2017 Standard Form of Agreement Between Owner and Architect.

Question #2: Will the selected firm be responsible for providing topographic and boundary survey for the sites?

Answer #2: Yes, the selected firm will be responsible for providing topographic and boundary surveys for the sites unless existing surveys are deemed current and accurate.

Question #3: Will the selected firm be responsible for providing private underground utility locate service for the sites?

Answer #3: Yes, the selected firm will be responsible for coordinating and providing private underground utility locate services for the sites.

Question #4: Is any type of vehicle fueling system planned with this project? New and/or replacement of existing fuel islands, tanks, etc.? Are existing tank above ground or underground?

Answer #4: A new fueling system will be included for the new Monee facility. There are no changes planned for the Laraway Administration building, as its underground tanks were recently replaced. Existing tanks are underground.

Question #5: Will the selected firm be responsible for design of stormwater management improvements for the sites?



WILL COUNTY, ILLINOIS

PURCHASING DEPARTMENT

JENNIFER BERTINO-TARRANT
WILL COUNTY EXECUTIVE

KEVIN LYNN
DIRECTOR

P. 815-740-4712
F. 815-740-4604
E. klynn@willcounty.gov

County Office Building
302 N. Chicago Street
Joliet, IL 60432

Answer #5: Yes, the selected firm will be responsible for the design of stormwater management improvements in compliance with local and state regulations.

Question #6: Will the selected firm be responsible for landscape architecture design services?

Answer #6: Yes, the selected firm will be responsible for providing landscape architecture design services as part of the overall site development.

Question #7: Will the selected firm be responsible for developing plans/bid documents for demolition of the existing buildings once the replacement facilities are completed?

Answer #7: Yes, the selected firm will be responsible for developing plans and bid documents for demolition of existing buildings once the replacement facilities are completed.

Question #8: Does the County have any LEED or other sustainable design expectations for the new facilities?

Answer #8: The County encourages sustainable design practices and energy efficiency. While LEED certification is not a strict requirement, the design should incorporate sustainable elements where feasible and comply with applicable energy codes

Question #9: Geotechnical Investigation - Will the selected firm be responsible for Geotechnical Investigation and design services?

Answer #9: Yes, the selected firm will be responsible for geotechnical investigation and providing related design services as required by the project scope.

Question #10: Environmental Phase 1 - Will the selected firm be responsible for Environmental Phase 1/2 design services?

Answer #10: Yes, the selected firm will be responsible for conducting Environmental Phase 1 and, if necessary, Phase 2 assessments and incorporating findings into the design process.



WILL COUNTY, ILLINOIS

PURCHASING DEPARTMENT

JENNIFER BERTINO-TARRANT
WILL COUNTY EXECUTIVE

KEVIN LYNN
DIRECTOR

P. 815-740-4712
F. 815-740-4604
E. klynn@willcounty.gov

County Office Building
302 N. Chicago Street
Joliet, IL 60432

Question #11: Will the selected firm be responsible for a traffic impact study, if required?

Answer #11: Yes, if a traffic impact study is required, the selected firm will be responsible for completing it.

Question #12: Will the selected firm be responsible for a drain tile investigation survey, if required?

Answer #12: Yes, the selected firm will be responsible for performing a drain tile investigation survey if required

Question #13: Based on evidence of public water, sanitary sewer is assumed to be available. Can the selected firm assume sanitary is available? If not, will the selected firm be responsible for a Soil Classification and Septic designer?

Answer #13: Yes, sanitary sewer is available. Based on evidence of public water, sanitary sewer is assumed to be available. The selected firm can proceed under the assumption that sanitary sewer service is available.

Question #14: Who completed the 2025 update to the County's Master Plan?

Answer #14: The 2025 update to the County's Master Plan was completed by external planning consultants in collaboration with the County Executive's Office.

Question #15: Will the project include demolition of the current Administration Building at 16841 W. Laraway Road in Joliet?

Answer #15: Demolition of the current Administration Building is included in the project scope but will ultimately depend on the final scope and planning decisions.

Question #16: What are the funding sources for these projects? Will IDOT have any role in the projects?

Answer #16: The projects will be funded through a combination of County funds. At this time, IDOT is not expected to have a direct role, as the projects are managed at the county level.



WILL COUNTY, ILLINOIS

PURCHASING DEPARTMENT

JENNIFER BERTINO-TARRANT
WILL COUNTY EXECUTIVE

KEVIN LYNN
DIRECTOR

P. 815-740-4712
F. 815-740-4604
E. klynn@willcounty.gov

County Office Building
302 N. Chicago Street
Joliet, IL 60432

Question #17: On page three of the RFQ document, in the Qualifications second paragraph, it states "The complete set of Contract Documents shall be submitted with this proposal". Is this statement incorrect.

Answer 17: Please disregard this statement.

Question #18: Should we include landscape Architecture

Answer #18: Yes, include landscape architecture.

Question #19: Per the schedule the project would start in the second quarter of the year.

Answer #19: The contract is expected to be awarded by March 1, as per the anticipated schedule included in the solicitation packet.

Question #20: Is there a budget for each project

Answer #20: No budget for this project is currently available for public release.

Question #21: There are two submittal requirements sections that have some variation between them. To avoid being rejected, can we have clarification on what is required for each submittal?

Answer #21: Please utilize the submittal requirements listed on page 8

Question #22: Do we need to include resumes and experience of all anticipated personnel that we would use for project implementation?

Answer #22: Yes.

Question #23: What documentation are you looking for under "Ability to Provide Services?" Would just a statement be acceptable to confirm that we have the ability and can commit to the requirement of commencing in the first quarter?

Answer #23: Please include any information you feel is applicable.



WILL COUNTY, ILLINOIS

PURCHASING DEPARTMENT

JENNIFER BERTINO-TARRANT
WILL COUNTY EXECUTIVE

KEVIN LYNN
DIRECTOR

P. 815-740-4712
F. 815-740-4604
E. klynn@willcounty.gov

County Office Building
302 N. Chicago Street
Joliet, IL 60432

Question #24: Firms and Consultant Teams Experience and Past Experience with County seem to replicate information from Relevant Projects and Proposed Approach. In lieu of the former (Firms and Consultant Teams Experience and Past Experience with County), can just the latter (Relevant Projects and Proposed Approach) be included or combine into one section?

Answer #24: Please include past performance information which you feel is relevant to services requested in this solicitation.

Question #25: For the New Admin Building / existing DOT Administration Building: Have there been any hazardous material or environmental inspections of the existing facility? If so, are there any reports available?

Answer #25: No. No.

Question #26: Are there any geotechnical reports available from the construction of the adjacent Will County Coroner's Office /Morgue building project?

Answer #26: Yes

Question #27: For New Equipment Storage / Vehicle Maintenance facility in Monee: Will there be vehicle fueling facilities required on site?

Answer #27: Yes.

Question #28: Has Will County developed preliminary space programs (net/gross SF targets) for either the Administration Building or the Maintenance Facility, or is full programming expected as part of this contract?

Answer #28: Existing planning materials are limited; final program requirements will be developed collaboratively during the pre-design phase.

Question #29: Are there anticipated departmental adjacencies, headcounts, or future staffing growth projections that should be assumed during programming?

Answer #29: The County will provide current headcounts and any known growth projections for each department.



WILL COUNTY, ILLINOIS

PURCHASING DEPARTMENT

JENNIFER BERTINO-TARRANT
WILL COUNTY EXECUTIVE

KEVIN LYNN
DIRECTOR

P. 815-740-4712
F. 815-740-4604
E. klynn@willcounty.gov

County Office Building
302 N. Chicago Street
Joliet, IL 60432

Question #30: Is there a need for increased parking at the administrative facility?

Answer #30: A modest increase in parking is anticipated and will be verified through programming and site planning.

Question #31: For the Equipment Storage / Vehicle Maintenance Facility, can the County clarify:

- Types and sizes of vehicles to be accommodated?
- Whether fueling, wash bays, salt storage, or hazardous material storage are anticipated?
- Will additional outdoor storage be needed?

Answer #31: Types and sizes of vehicles to be accommodated? Assume a mixed municipal fleet, including light-duty pickups/SUVs, single- and tandem-axle dump trucks/plow trucks, loaders, and small equipment. Final counts and bay sizing will be confirmed in programming.

Whether fueling, wash bays, salt storage, or hazardous material storage are anticipated? Plan for on-site fueling and vehicle wash capability; salt storage and hazardous materials storage requirements will be scoped to meet applicable codes and stormwater/containment standards.

Will additional outdoor storage be needed? Anticipated for materials, seasonal equipment, and overflow fleet; quantity/area to be established during programming.

Question #32: Has the County established target construction budgets (or budget ranges) for either building?

Answer #32: Planning-level budget ranges will be provided/validated during pre-design.

Question #33: Are the two projects funded independently or as part of a single capital program?

Answer #33: We will confirm the exact funding streams and any interdependencies at project initiation.

Question #34: Are these two projects to run concurrently or separately (one after the other)?



WILL COUNTY, ILLINOIS

PURCHASING DEPARTMENT

JENNIFER BERTINO-TARRANT
WILL COUNTY EXECUTIVE

KEVIN LYNN
DIRECTOR

P. 815-740-4712
F. 815-740-4604
E. klynn@willcounty.gov

County Office Building
302 N. Chicago Street
Joliet, IL 60432

Answer #34: The intent is to advance both projects in parallel through programming and schematic design

Question #35: Will the County provide existing surveys, geotechnical reports, environmental assessments, or utility mapping for either site, or should these be included in the consultant's scope?

Answer #35: ? The County will share any available surveys, geotechnical reports, environmental assessments, and utility mapping. The consultant should include additional investigation services in the scope where existing information is incomplete or out-of-date.

Question #36: For the Monee site:

- Are wetlands, floodplains, or stormwater detention requirements already identified?
- Are off-site utility extensions anticipated, and if so, to what extent?
- Are there known easements, ROW constraints, or access limitations affecting either site beyond what is shown in the aerial exhibits?

Answer #36: Are wetlands, floodplains, or stormwater detention requirements already identified? **These constraints will be confirmed through updated wetland screening, floodplain verification, and stormwater analysis in early design.**

Are off-site utility extensions anticipated, and if so, to what extent? **Extent will depend on existing capacity and connection points.**

Are there known easements, ROW constraints, or access limitations affecting either site beyond what is shown in the aerial exhibits? **Known constraints will be provided from County records; any additional easements or access limitations will be identified through survey and coordination with jurisdictional agencies.**

Question #37: The RFQ lists "Final Presentation and Completion – November 2026."

- Does this refer to design completion, construction completion, or both?
- Is there a desired construction start date for either project?

Answer #37: This milestone refers to design completion/final presentation and close-out of RFQ-related deliverables not construction completion.



WILL COUNTY, ILLINOIS

PURCHASING DEPARTMENT

JENNIFER BERTINO-TARRANT
WILL COUNTY EXECUTIVE

KEVIN LYNN
DIRECTOR

P. 815-740-4712
F. 815-740-4604
E. klynn@willcounty.gov

County Office Building
302 N. Chicago Street
Joliet, IL 60432

Dates will be set following design completion and procurement; preliminary targets will be refined during design.

Question #38: Is there a County preference or requirement for either:

- LEED, Green Globes, or non-certified high-performance design?

Answer #38: The County does not require a formal certification (e.g., LEED or Green Globes) at this time; however, we encourage high-performance design that aligns with best practices for energy, durability, and maintainability. If certification pathways prove cost-effective, we are open to evaluating them during design.

Question #39: Are there specific goals related to:

- Energy use intensity (EUI)
- Lifecycle cost analysis?

Answer #39: Energy use intensity (EUI): The County expects the consultant to establish EUI targets during programming.

Lifecycle cost analysis? Major system selections (HVAC, envelope, lighting, and controls).

Question #40: The RFQ states:

“All required identification, including sampling, testing, and quantification of hazardous materials, whether located within the existing Administration Building or embedded within the soil at both project sites, shall also be the responsibility of the selected firm.” – Page 11 of RFQ

- a. This is typically handled under separate contract by the General Contractor. Please advise if that is the intention?

Answer #40: The selected firm is expected to manage identification / sampling / testing / quantification of hazardous materials through qualified subconsultants as part of pre-construction services. Abatement would be procured and executed under the construction phase/contractor, with the A/E team providing design documents and oversight to ensure compliance.



WILL COUNTY, ILLINOIS

PURCHASING DEPARTMENT

JENNIFER BERTINO-TARRANT
WILL COUNTY EXECUTIVE

KEVIN LYNN
DIRECTOR

P. 815-740-4712
F. 815-740-4604
E. klynn@willcounty.gov

County Office Building
302 N. Chicago Street
Joliet, IL 60432

Question #41: "The complete set of Contract Documents shall be submitted with this proposal."
– Page 3 of RFQ
a. Contract Documents will not be submitted as part of this proposal. – Please advise if that is the case?

Answer #41: Please disregard this statement.