



WILL COUNTY, ILLINOIS

PURCHASING DEPARTMENT

JENNIFER BERTINO-TARRANT
WILL COUNTY EXECUTIVE

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2026-76 Will County DOT CMA - Garage

Addendum #1 – July 1, 2026

Please see attached Exhibit A which will take place of the bid form in the original solicitation documents. Please include Exhibit A in your solicitation response.

We received the following questions regarding this RFQ:

Question #1: I was hoping you might be able to share any information regarding the current timeline for the project, such as the anticipated start date, when a general contractor may be selected, and whether the project is still active.

Answer #1: The Will County DOT Administration Building project is still active and moving forward. We have recently secured an Architecture & Engineering firm, and they have begun the initial design and planning work. Their progress over the next several weeks will help establish a more defined project schedule.

We are in the process of bringing a Construction Manager Advisor (CMA) on board. Our goal is to have the CMA inserted into the project as soon as possible so they can begin assisting with preconstruction planning, schedule development, and coordination with the A&E team.

Once the design progresses further and the CMA is engaged, we will be able to provide clearer timelines regarding the anticipated start date and the procurement process for selecting contractors.

Question #2: Regarding Bid #2026-76 – WCDOT Maintenance Garage in Monee, Illinois, my firm seeks clarification on the following item:

- The solicitation requires the successful proposer to furnish a Performance Bond in the amount of the contract value. Please clarify whether the actual premium cost associated with obtaining and maintaining the required Performance Bond may be included as a reimbursable direct expense within the Cost Proposal, or if the County expects all bond-related costs to be included within the proposed lump-sum CMA fee.

Answer #2: The County confirms that a Performance Bond is required, in an amount equal to the total construction cost of the project once determined. This shall be treated as a general



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conditions cost. Under this delivery method, trade contractors will be bonded directly to the CM.:

Question #3: Please confirm whether the required Performance Bond must remain in effect through the entire warranty period identified in the solicitation, or only through construction completion and project closeout.

Answer #3: The County requires the Construction Manager to maintain the performance bond through construction completion and owner acceptance, and to maintain Professional Liability (Errors and Omissions) insurance for the full duration of the project, including the warranty period.

Question #4: What is the County's budget for construction?

Answer #4: The County is not releasing a formal construction budget within the base RFP documents. However, Addendum No. 1 includes a project overview, along with a budget range to assist in understanding the anticipated scale of the work.

Question #5: Page 4 of the RFP states: "The complete set of Contract Documents shall be submitted with the proposal in triplicate...". Along with our response to the Submittal Requirements, do you want all 17 pages of the RFP returned or just the forms that need to be filled out?

Answer #5: The County does require proposers to return all 17 pages of the RFP in triplicate as stated.

Question #6: Will the prints and specifications be included in the addendum?

Answer #6: The project is currently in the early programming and Design Development phase, and full drawings and specifications have not yet been completed. Therefore, they are not included in this addendum.



EXHIBIT A

Fee Proposal
Will County Department of Transportation
Maintenance Garage – Monee, Illinois
Project No. 2026-76

1. Preconstruction Services Fee

The Proposer shall provide a **lump-sum fee** for all Preconstruction Services, including but not limited to scheduling, cost estimating, constructability review, and procurement support.

Proposed Lump-Sum Fee for Preconstruction Services: \$ _____

2. Construction Management Services Fee

The Proposer shall provide a **percentage fee** applied to the Cost of the Work for all Construction Management services during the construction and closeout phases.

Proposed Construction Management Fee: _____%

3. Mark-Up for Changes in the Work

The following mark-ups shall apply to additive and deductive Change Orders. Percentages shall be applied only to the net value of the change.

	Add	Deduct
CM Fee:	_____%	_____%
General Conditions:	_____%	_____%

4. Bond and Insurance Costs

The following percentages shall be applied to the total Cost of the Work.

Proposed Performance and Payment Bond Cost: _____%

Proposed Insurance Cost: _____%

5. General Conditions

5.1 Definition and Intent

For the purposes of this Proposal, “General Conditions” include project staffing, temporary facilities, equipment, services, safety, administrative support, and other items necessary for the proper execution of the Work that are **not** included within the Construction Manager’s fee.

This Exhibit is provided for evaluation and comparison only. During contract negotiations with the selected Construction Manager, the County reserves the right to reclassify, modify, or incorporate certain General Conditions items into the Construction Manager’s fee structure or establish them as reimbursable costs.



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5.2 Duration Assumptions

General Conditions shall be based on:

- a 16-month construction period, and
 - a 6-month closeout period,
- for a total duration of 22 months.

5.3 Required General Conditions Breakdown

For each item listed below, the Proposer shall provide the anticipated total cost and shall identify whether the item will be provided by the Construction Manager or provided through a subcontractor or vendor.

General Conditions Item	CM Cost	Subcontractor/Vendor Cost
Project Manager	\$ _____	\$ _____
Full-Time On-Site Superintendent	\$ _____	\$ _____
Project Engineer	\$ _____	\$ _____
Administrative Assistant	\$ _____	\$ _____
Accounting / Billing Support	\$ _____	\$ _____
Safety Personnel	\$ _____	\$ _____
Quality Management	\$ _____	\$ _____
BIM / VDC Technologist	\$ _____	\$ _____
Jobsite Office / Trailer	\$ _____	\$ _____
Jobsite Equipment (printers, computers)	\$ _____	\$ _____
Temporary Drinking Water	\$ _____	\$ _____
Temporary Sanitary Facilities	\$ _____	\$ _____
Temporary Protection	\$ _____	\$ _____
Printing & Reproduction	\$ _____	\$ _____
Personal Protective Equipment	\$ _____	\$ _____
Project Documentation Software (e.g., PlanGrid, Procore)	\$ _____	\$ _____
Project Signage	\$ _____	\$ _____
Street Cleaning	\$ _____	\$ _____
Construction Progress Photography	\$ _____	\$ _____
Shipping & Mailing	\$ _____	\$ _____
Traffic Control	\$ _____	\$ _____
Dumpsters / Waste Removal	\$ _____	\$ _____
Total Lump-Sum General Conditions Cost:	\$ _____	\$ _____



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EXHIBIT A

5.4 Additional General Conditions

The Proposer shall list any additional General Conditions items not identified above that may be required for the proper performance of the Work.

Item: _____	Cost: \$ _____
Item: _____	Cost: \$ _____
Item: _____	Cost: \$ _____
Item: _____	Cost: \$ _____
Item: _____	Cost: \$ _____

6. Certification

By submitting this Exhibit, the Proposer certifies that all fees, mark-ups, and General Conditions costs are complete and represent the Proposer's best and most accurate estimate based on the information currently available.

Proposer: _____

Authorized Representative: _____

Title: _____

Signature: _____

Date: _____

Will County – Professional Construction Management Services

Project Overview

The County of Will (WC) is issuing this Request for Proposals (RFP) from firms qualified to provide **Professional Construction Management Services** for the new Equipment Storage/ Vehicle Maintenance Building required by the Will County Division of Transportation.

Conceptual design by Tria Architecture for this new facility is nearing completion. The project is located on a ten (10) acre site north of the intersection at IL RT 50 and West Industrial Drive in Monee, IL 60449 (please reference aerial diagram below). Established parameters consist of a single story, 45,000 – 55,000 square foot pre-cast or masonry building to include multiple bays for DOT equipment, office space, a break room, a locker room, and training area. The total project cost budget is between \$18M and \$22M. It is important to note that there is a significant amount of site development, including a new salt dome and fueling station.

