



ADDENDUM

ADDENDUM NO: 1

TO: All Prospective Bidders

Project: Gurnee Public Works Fleet Garage Renovation
1151 Kilbourne Road
Gurnee, IL 60031

Date: March 13, 2026

Owner: Village of Gurnee

Architect: FGM Architects Inc. (fmga)
1 Westbrook Corporate Center, Suite 1000
Westchester, Illinois 60154

Project Number: 26-4519.01

This addendum forms a part of the Bidding and Contract Documents and modifies the original bidding documents: the Drawings dated March 3, 2026, the Project Manual dated March 3, 2026. Acknowledge receipt of this addendum in space provided on Bid Form. **FAILURE TO ACKNOWLEDGE RECEIPT OF ADDENDA ON THE BID FORM MAY DISQUALIFY BID.**

This Addendum may include revised Project Manual pages and/or Drawings that are to be inserted in the correct sequence in the Bidding Documents.

Text deleted from the Project Manual by this Addendum is indicated by overstrike. Example: ~~Overstrike~~

Bold lettering indicates lines in which text has been modified or added by this Addendum.

Revisions to Drawings are identified by the Addendum number.

Cross-check all revised documents with the following:

PROJECT MANUAL

The following revised pages are reissued herewith:

N/a	N/a
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The following new (sections are) (section is) issued herewith:

N/a	N/a
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Revised Section: The following revised (sections are) (section is) reissued herewith:

N/a	N/a
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Project Section Changes: The Sections shall be changed as follows:

GENERAL	Attached sign-in sheet and agenda from March 10, 2026 Pre-Bid Meeting for record.
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DRAWINGS

Drawing Changes: The Drawings shall be changed as follows:

N/a	N/a
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Revised Drawings: The following revised Drawings are reissued herewith:

G0.10	Add General Note No. 7 clarifying Owner/Architect/Building Department Approval prior to any plan changes.
G1.10	Updated Village of Gurnee Applicable Codes. Add general note clarifying exiting indicated on plans for renovation scope of work. Add general notes clarifying FEC locations and provide FEC at locations as required to maintain minimum 75' travel distance to FEC.
A1.10	Clarify Keyed Note 9.
A3.10	Add note to Detail 5 to tie vapor barrier into existing.
A5.00	Add note to door leaf type "NF1" clarifying b/ glass ADA elevation.
MEP1.1	Revised Keyed Note P1.

New Drawings: The following new Drawings are issued herewith:

N/a	N/a
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END OF ADDENDUM NO. 1



PRE-BID MEETING AGENDA

Meeting Date: March 10, 2026

Meeting Time: 9:00 a.m.

Meeting Location: Gurnee Village Public Works
1151 Kilbourne Rd, Gurnee, IL 60031

Project Name: Gurnee Public Works Fleet Garage Renovation

Project Number: 26-4519.01

INTRODUCTIONS:

Owner: Village of Gurnee
Public Works Department

Architect: FGM Architects, Inc.

PROJECT DESCRIPTION:

The work of the Project is defined by the Contract Documents and consists of furnishing all the required materials, equipment, implements, parts, supplies, labor and materials necessary for, or appurtenant to and for the complete and successful installation for the **Village of Gurnee Public Works Fleet Garage Renovation Project** for the Village of Gurnee in Gurnee, Illinois as described in the Specifications and Drawings.

Please Note: The building shall remain open for daily operations and activities during construction. It is the contractors responsibility to coordinate **Project Phasing** as outlined in the Contract Documents, and scheduling with the Owner.

BIDDING PROCEDURES AND REQUIREMENTS

1. Sign in Pre-Bid Meeting Attendance Sheet.
2. Bidding procedures are as outlined in the Project Manual – Notice to Bidders.
3. Review and complete the Bid Proposal – Schedule of Unit Prices form.
 - a. Allowance – Include in your Base Bid. Allowances not used are returned to the Owner at the end of the project.
 - b. Alternates
 - c. Unit Price
4. Review and complete all other documents as noted in the Project Manual, including:
 - a. Performance and Payment Bond
 - b. Bid Bond
 - c. References
 - d. List of Subcontractors and Suppliers
5. Acknowledge all addenda on the Bid Form.
6. Sign Bid and all Certifications.
7. Be sure to carefully follow directions. Bids may be rejected if guidelines are not followed.
8. This project is tax exempt. Account for that in your bid.



9. Prevailing wages are required.

CONTRACT DOCUMENTS:

1. If you do not have Bid Documents, they are available at:
<https://www.gurnee.il.us/government/transparency-portal/bids-rfps>
or by request, via email to publicworks@village.gurnee.il.us
1. Carefully review scope of work and general requirements of the contract found in the Project Manual.
2. Review general conditions of the contract and supplementary conditions included in the documents.
3. Carefully review insurance requirements. It is recommended that you send them to your insurance company to review to ensure that you have specified coverage and bonding capacity.
4. Review the Project Schedule for conformance with your workloads.

Begin Construction: April 2026

*Final schedule shall be confirmed with the Owner prior to the start of work.

Substantial Completion Deadline: On or before Friday, June 30, 2026

Final Completion Deadline: On or before Friday, July 6, 2026

TOUR OF EXISTING SITE OR EXISTING FACILITIES

Contractors and prospective bidders should visit the site and review existing conditions prior to bidding.

Bidders can make arrangements to visit the site by contacting the Owner

Name: Heather Galan, Village of Gurnee Public Works
Phone: 847.599.6800
Email: hgalan@village.gurnee.il.us

QUESTIONS & COMMENTS

ALL Questions, Requests for Information (RFI) MUST be submitted in writing (E-mail).

Name: Maggie Krieger, FGM Architects
Phone: 630.368.8313
Email: maggiekrieger@fgmarchitects.com

Questions must be submitted by noon on Tuesday, March 17, 2026 so they can be addressed by addendum.

Questions submitted less than (two days) prior to bid time will not be answered.



MEETING ATTENDANCE RECORD – PRE-BID

Date: March 10, 2026

Project Name: Gurnee Public Works Fleet Garage Renovation

Project Number: 26-4519.01

Meeting Location: Gurnee Village Public Works
1151 Kilbourne Rd, Gurnee, Illinois 60031

Attendees:

PLEASE PRINT CLEARLY

Attendee Name	Company	Phone	Email
Dan Cullen	Boller	847-714-6375	estimating@BollerConstruction.com
Linda Zoetmuser	JJ Henderson	847-244-3222	ESTIMATING@JJHENDERSON.COM
Dontraius Hill	integrity developers inc		
Colin Palecek	CAMOSY CONSTRUCTION	202-670-8336	COLINPALECEK@CAMOSY.COM
Peter Wala	INTEGRITY DEVELOPERS INC	8475992477	pwala@idi2006.com
Michael Gierczyk	E. Anthony Inc	847-514-9816	MG@Eanthyinc.com
John Moore	E. Anthony Inc	847-514-9816	JM@Eanthyinc.com
Rafael Gil	RAP ELECTRICAL SERVICES	847 772 2016	RAP ELECTRICAL@gmail.com

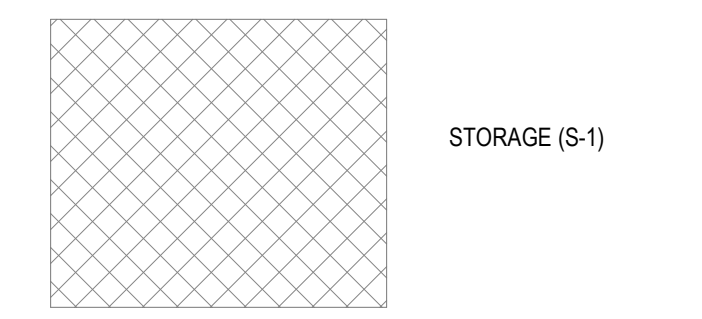
VILLAGE OF GURNEE APPLICABLE CODES:

2024	INTERNATIONAL BUILDING CODE WITH VILLAGE OF GURNEE AMENDMENTS
2024	INTERNATIONAL EXISTING BUILDING CODE WITH VILLAGE OF GURNEE AMENDMENTS
CURRENT	ILLINOIS ENERGY CODE
2002	NATIONAL ELECTRICAL CODE WITH VILLAGE OF GURNEE AMENDMENTS
2024	INTERNATIONAL MECHANICAL CODE WITH VILLAGE OF GURNEE AMENDMENTS
2024	INTERNATIONAL FUEL GAS CODE WITH VILLAGE OF GURNEE AMENDMENTS
2024	INTERNATIONAL FIRE CODE WITH VILLAGE OF GURNEE AMENDMENTS
2024	INTERNATIONAL PROPERTY MAINTENANCE CODE
CURRENT	ILLINOIS ACCESSIBILITY CODE (71 ILL. ADM. CODE 400)
2010	AMERICANS WITH DISABILITY ACT
	GURNEE ZONING ORDINANCE

EXISTING BUILDING AREAS:

EXISTING 1ST FLOOR SQUARE FEET	8,500 SF
BUSINESS OCCUPANCY (B)	31,800 SF
STORAGE OCCUPANCY (S-1)	40,300 SF
TOTAL 1ST FLOOR	40,300 SF
EXISTING MEZZANINE (S-1) OCCUPANCY	5,600 SF

OCCUPANT LOAD (TABLE 1004.5)	150 GROSS
BUSINESS AREAS	300 GROSS
STORAGE/MECH/EQUIPMENT	



CODE COMPLIANCE NOTES

EXISTING BUILDING USES TO REMAIN: BUSINESS GROUP "B", STORAGE GROUP "S-1"
 EXISTING BUILDING TYPE: 3B UNPROTECTED / SPRINKLERED
 ALLOWABLE AREA / HEIGHT (BASED ON MOST RESTRICTIVE ALLOWANCES FOR S-1 IN ACCORDANCE WITH 503.1)
 ALLOWABLE AREA (TABLE 506.2) 70,000 SF
 ALLOWABLE HEIGHT (TABLE 504.3/504.4) 75 FEET / 4 STORIES
 MEZZANINE IS NOT GREATER THAN 1/3 FLOOR AREA OF ROOM / SPACE IN WHICH IT IS LOCATED IN ACCORDANCE WITH SECTION 505.

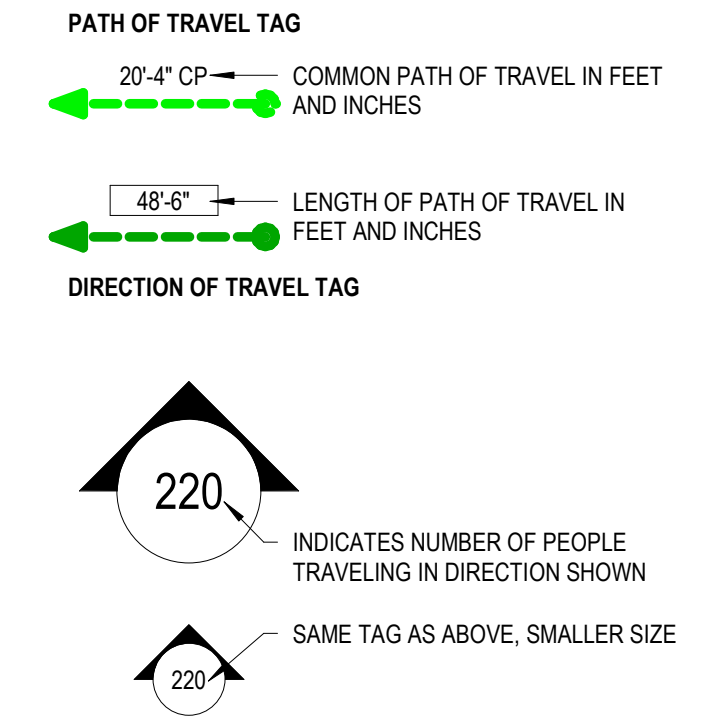
EGRESS TRAVEL DISTANCE (W/ SPRINKLER) IN ACCORDANCE WITH TABLE 1017.2
 S-1 OCCUPANCY MAXIMUM TRAVEL DISTANCE 250'
 COMMON PATH OF EGRESS TRAVEL DISTANCE (W/ SPRINKLER) IN ACCORDANCE WITH TABLE 1006.2.1
 S-1 OCCUPANCY MAX COMMON PATH TRAVEL DISTANCE 100'
 MINIMUM NUMBER OF EXITS REQ'D IN ACCORDANCE WITH TABLE 1006.3.3
 1-500 OCCUPANTS MIN 2 EXITS REQUIRED

F.E.C.
 EXISTING FIRE EXTINGUISHER. VERIFY / CONFIRM FINAL LOCATIONS AT SCOPE OF WORK AREAS ALONG EXIT ROUTES ARE LOCATED AT 75' MAXIMUM TRAVEL DISTANCE.

DOORS
 EXISTING DOOR EGRESS WIDTH IN ACCORDANCE WITH SECTION 1005.3.2
 SINGLE 3'-0" DOOR @ 34" CLEAR WIDTH / 2 IN PER OCCUPANT = 170 OCCUPANTS
 PAIR 6'-0" DOOR @ 68" CLEAR WIDTH / 2 IN PER OCCUPANT = 340 OCCUPANTS

STAIRS
 EXISTING MEZZANINE STAIRS - 36" CLEAR WIDTH IN ACCORDANCE WITH SECTION 1011.2
 EXCEPTION 1: STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50
 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES.

CODE TAG LEGEND

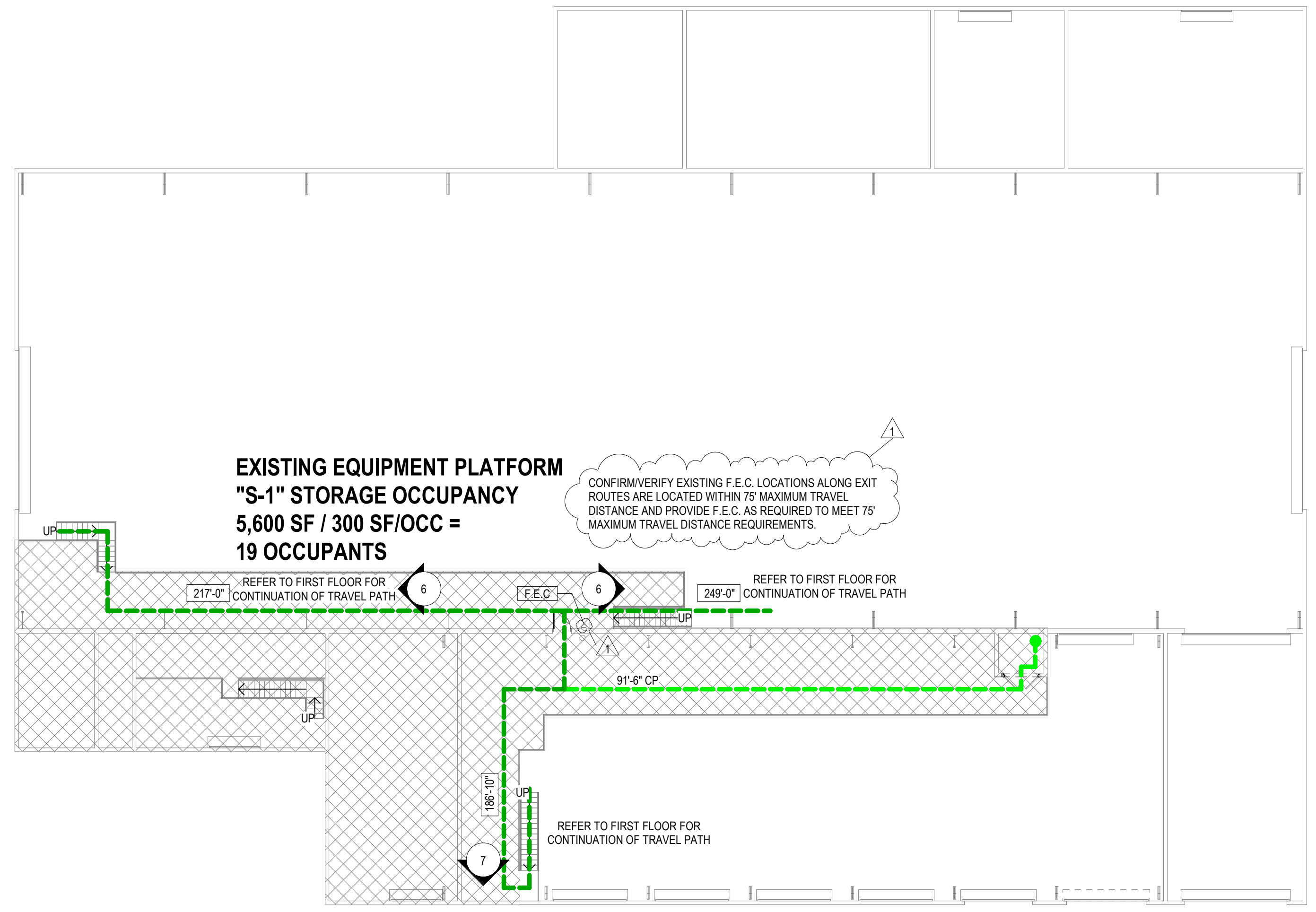


GENERAL NOTES:
 CODE PLAN REFLECTS FEC MODIFICATIONS FOR AREAS IMPACTED BY SCOPE OF WORK.
 EXITING INDICATED FOR RENOVATION WORK IMPACTED BY SCOPE OF WORK.

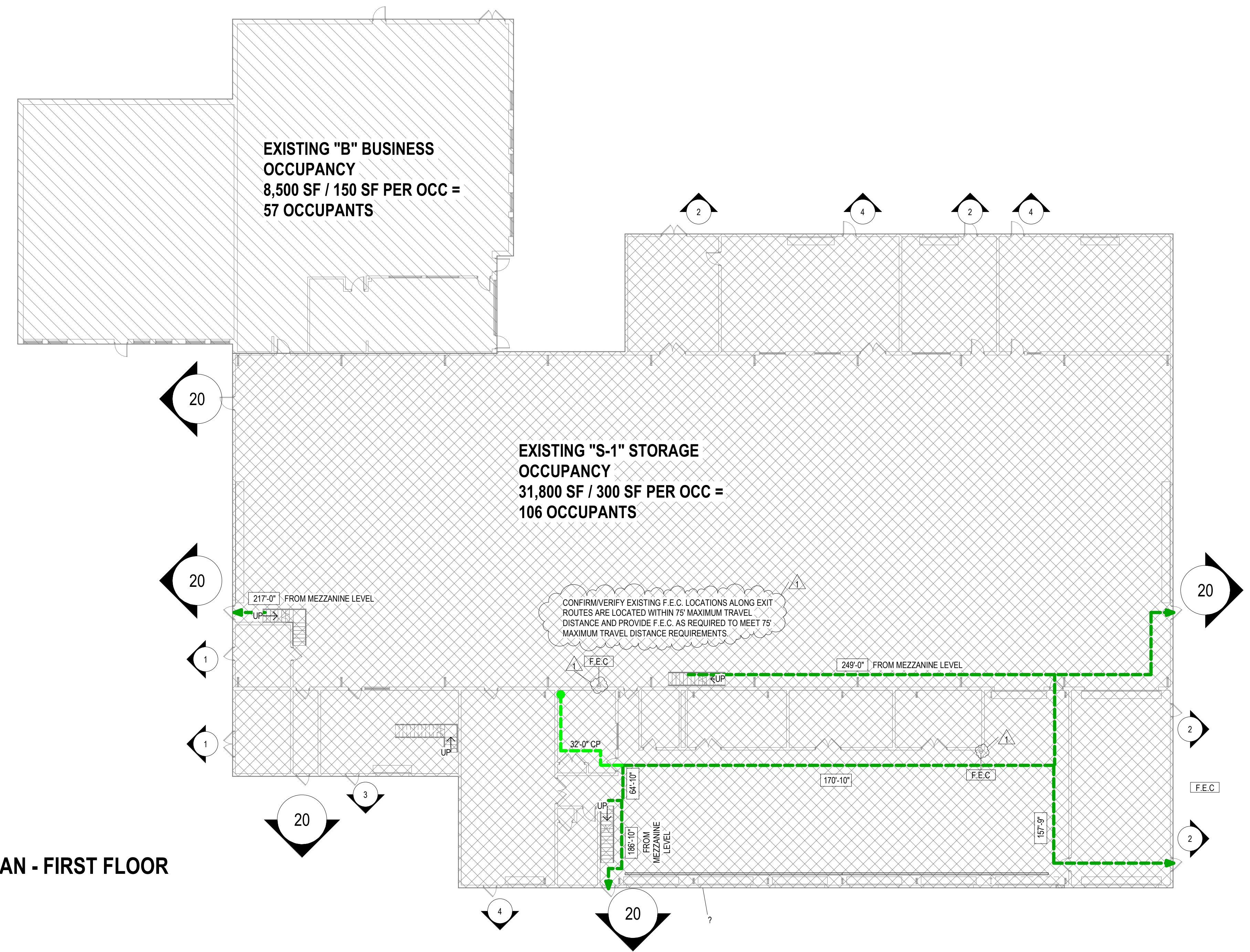
LEGEND - CODE PLAN TAGS / NOTES

12" = 1'-0"

2 CODE PLAN - MEZZANINE
1/16" = 1'-0"

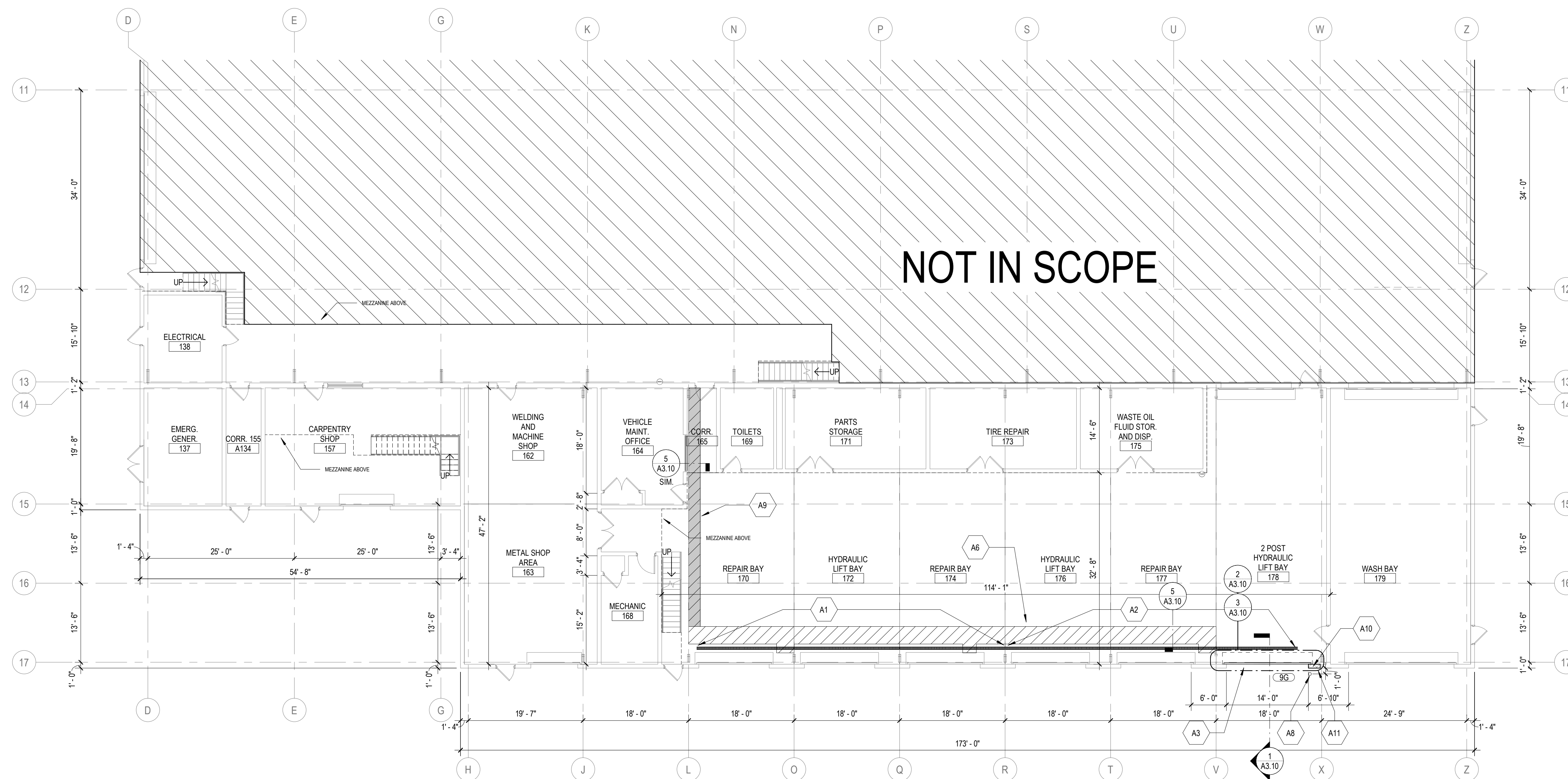


1 CODE PLAN - FIRST FLOOR
1/16" = 1'-0"

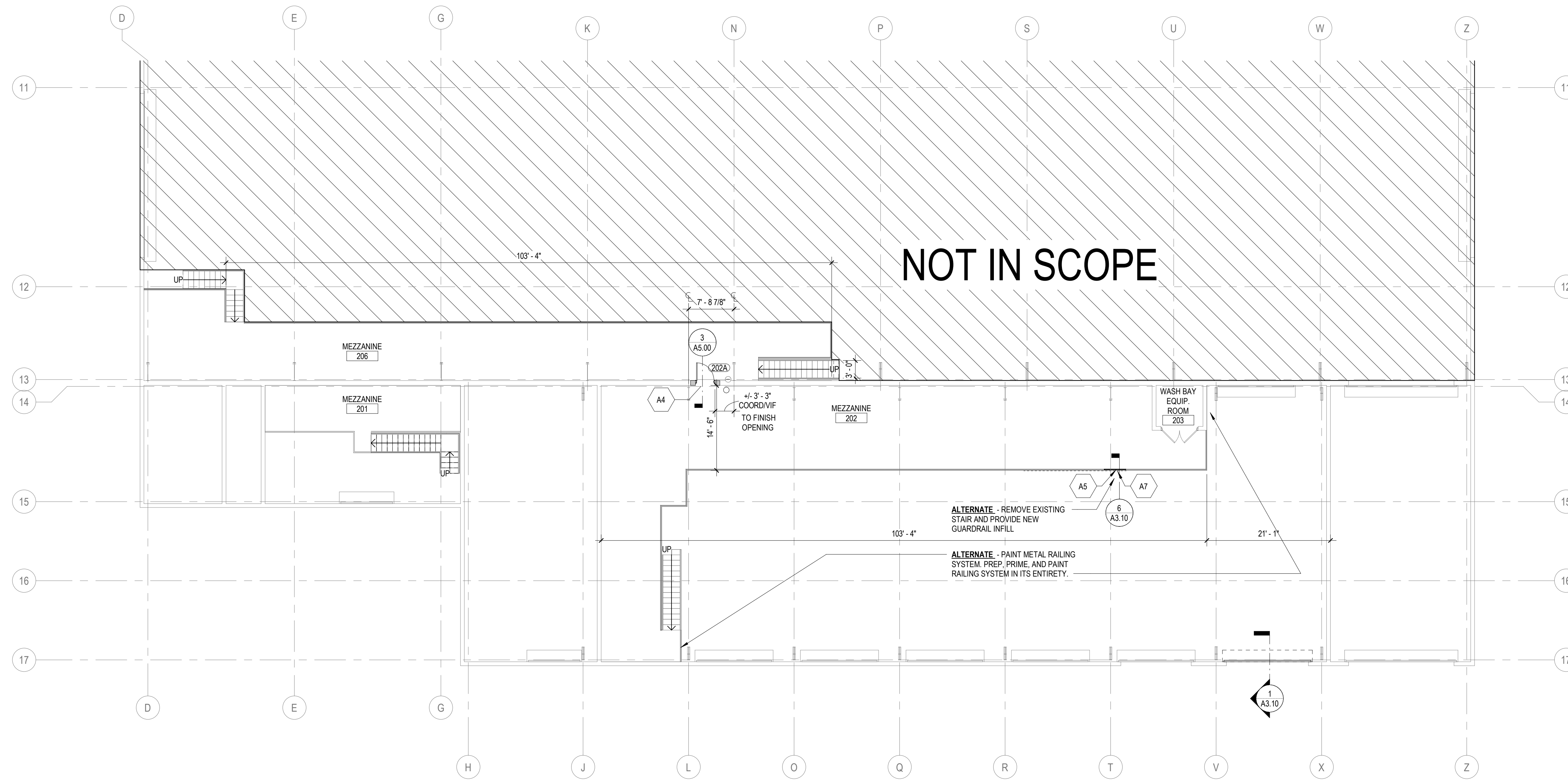


3/11/2026 3:43:46 PM
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1 FLOOR PLAN
 3/32" = 1'-0"



2 MEZZANINE PLAN
 3/32" = 1'-0"



FLOOR PLAN KEYED NOTES	
TAG	DESCRIPTION
A1	PHASE 1 NEW TRENCH DRAIN AND PIPING. COORDINATE WITH PLUMBING.
A2	PHASE 2 NEW TRENCH DRAIN AND PIPING. COORDINATE WITH PLUMBING.
A3	NEW 14'-0" WIDE OVERHEAD DOOR. REWORK/MODIFY STRUCTURE, CMU, AND EXTERIOR METAL SYSTEM AS REQUIRED.
A4	TOOTH IN BULLNOSE CMU AT JAMBS AT NEW OPENING FOR HOLLOW METAL DOORFRAME. PAINT DOOR FRAME AND PORTION OF ADJACENT WALL TO MATCH EXISTING. MODIFY DUCTWORK AS REQUIRED FOR HEADROOM CLEARANCE. REFER TO STRUCTURAL AND MEP.
A5	NEW REMOVEABLE GUARD RAIL INFILL PANEL. REFER TO STRUCTURAL.
A6	INFILL SLAB AT NEW PLUMBING SCOPE OF WORK AND SEAL CONCRETE. BOB PROSOOD SL100 PER MANUFACTURER'S RECOMMENDATIONS, OR EQUAL PRODUCT. REFER TO MEP & STRUCTURAL.
A7	CLEAN, PREP AND PAINT EXPOSED CMU BLOCK WALL AREA WHERE MEZZANINE STAIR IS REMOVED. MATCH EXISTING ADJACENT.
A8	PAINTED STEEL BOLLARD TO MATCH EXISTING. REFER TO DETAIL ON A3.10
A9	NEW CONCRETE SLAB AS NEEDED IF FOUND TO BE CLOGGED INFILL SLAB AT NEW PLUMBING SCOPE OF WORK AND SEAL CONCRETE. BOB PROSOOD SL100 PER MANUFACTURER'S RECOMMENDATIONS, OR EQUAL PRODUCT. REFER TO MEP & STRUCTURAL.
A10	NEW CONCRETE CURB AND CMU WALL INFILL. REFER TO STRUCTURAL. COORDINATE WITH NEW CONSTRUCTION.
A11	NEW CONC PAVING TIE-IN INTO NEW / WIDER GARAGE OPENING. REFER TO STRUCTURAL.

- GENERAL FLOOR PLAN NOTES**
- REFER TO G-SERIES SHEETS FOR TYPICAL ABBREVIATIONS, SYMBOLS & TAGS.
 - WALL AND PARTITION DIMENSIONS ARE SHOWN TO FINISHED FACE OF WALL.
 - PROVIDE HORIZONTAL JOINT REINFORCING AT ALL MASONRY PARTITIONS. PROVIDE JOINT REINFORCING @ EACH SECOND COURSE AND ONE COURSE BELOW AND ABOVE OPENINGS UNLESS NOTED OTHERWISE. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL REINFORCING.
 - FOR EXTERIOR WALL ASSEMBLY TYPES AND MATERIALS, SEE EXTERIOR WALL SECTIONS AND DETAILS ON A3 AND A4 SERIES DRAWINGS.
 - PATCH / REPAIR ALL ADJACENT SURFACES TO MATCH CONSTRUCTION.

fgma
 FGMARCHITECTS
FGM Architects
 1 Westbrook Corporate Center
 Suite 1000
 Westchester, Illinois 60154
 630.574.8300 OFFICE
 ILLINOIS PROFESSIONAL DESIGN
 FIRM #184-000350

STRUCTURAL
 McCluskey Engineering Corporation
 1001 High Cross Lane
 Naperville, IL 60563
 630.717.5399 (O)

MEPP
 WT Group AEC, LLC
 2000 Center Drive, Suite 9411
 Hoffman Estates, IL 60139
 224.293.8333 (O)

ISSUANCE	
NO	DESCRIPTION
03/03/2026	ISSUE FOR BID/PERMIT
03/13/2026	ADDENDUM NO 1

GURNEE PUBLIC WORKS FLEET GARAGE RENOVATION
 VILLAGE OF GURNEE
 1151 Kilbourne Road
 Gurnee, ILLINOIS 60031
 ISSUED FOR BID/PERMIT

NOTATION PLAN
 SHEET NO.
A1.10
 JOB NO. 26-4519-01
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ISSUANCE

NO	DATE	DESCRIPTION
03/03/2026	ISSUE FOR BID/PERMIT	
1	03/13/2026	ADDENDUM NO 1

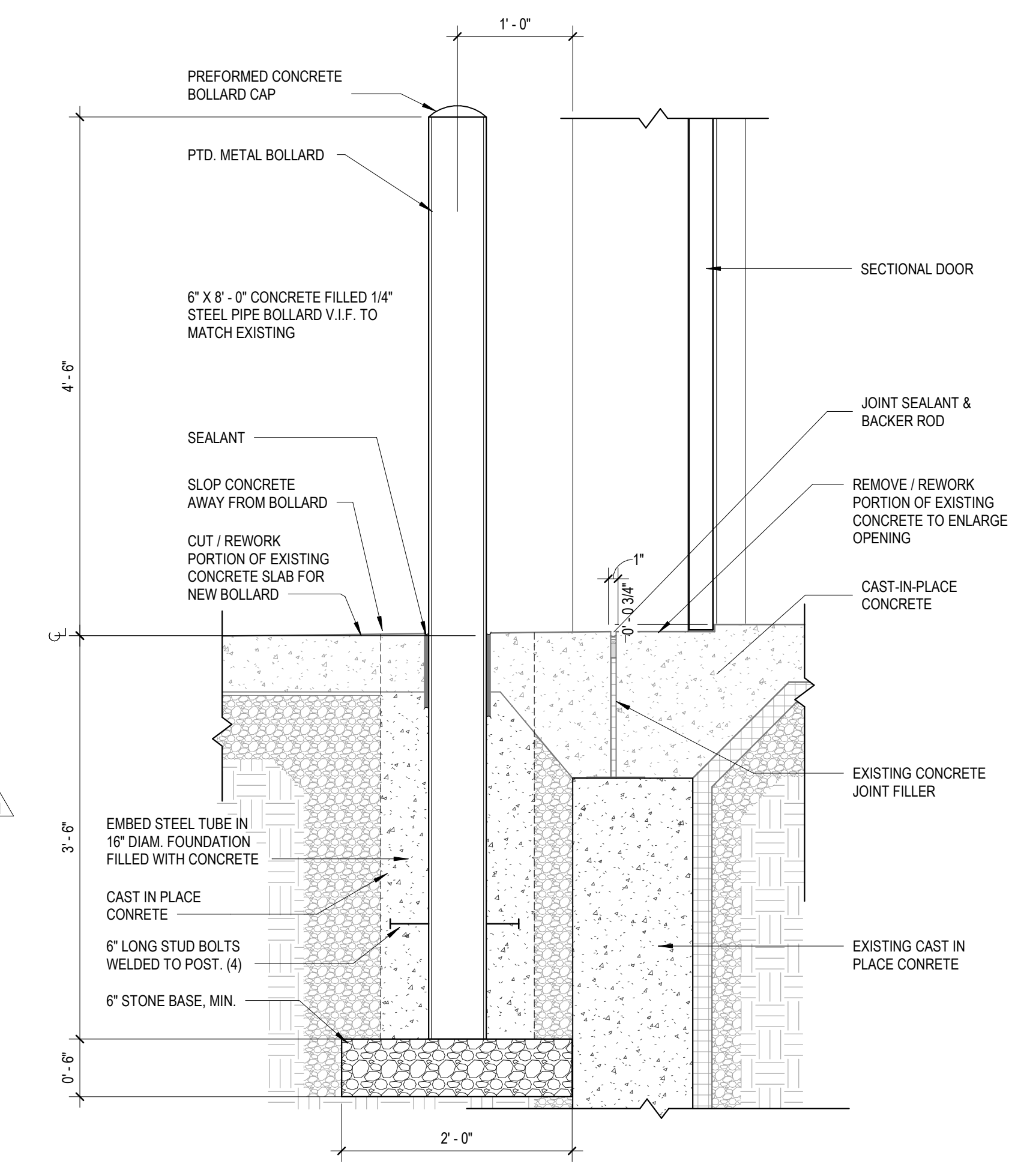
GURNEE PUBLIC WORKS FLEET GARAGE
RENOVATION
VILLAGE OF GURNEE
1151 Kilbourne Road
Gurnee, ILLINOIS 60031

WALL SECTIONS

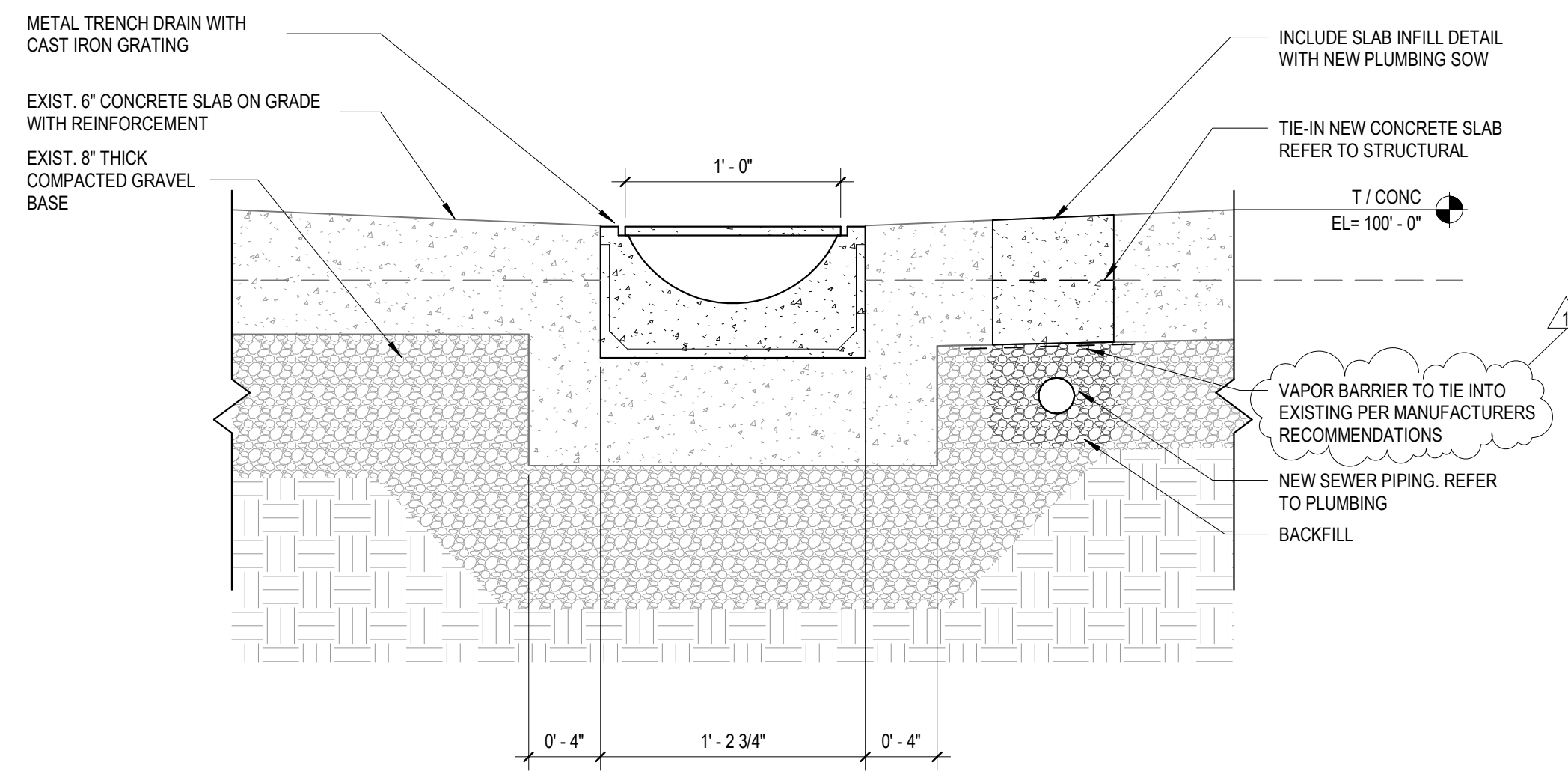
SHEET NO.
A3.10

JOB NO. 26-4519.01
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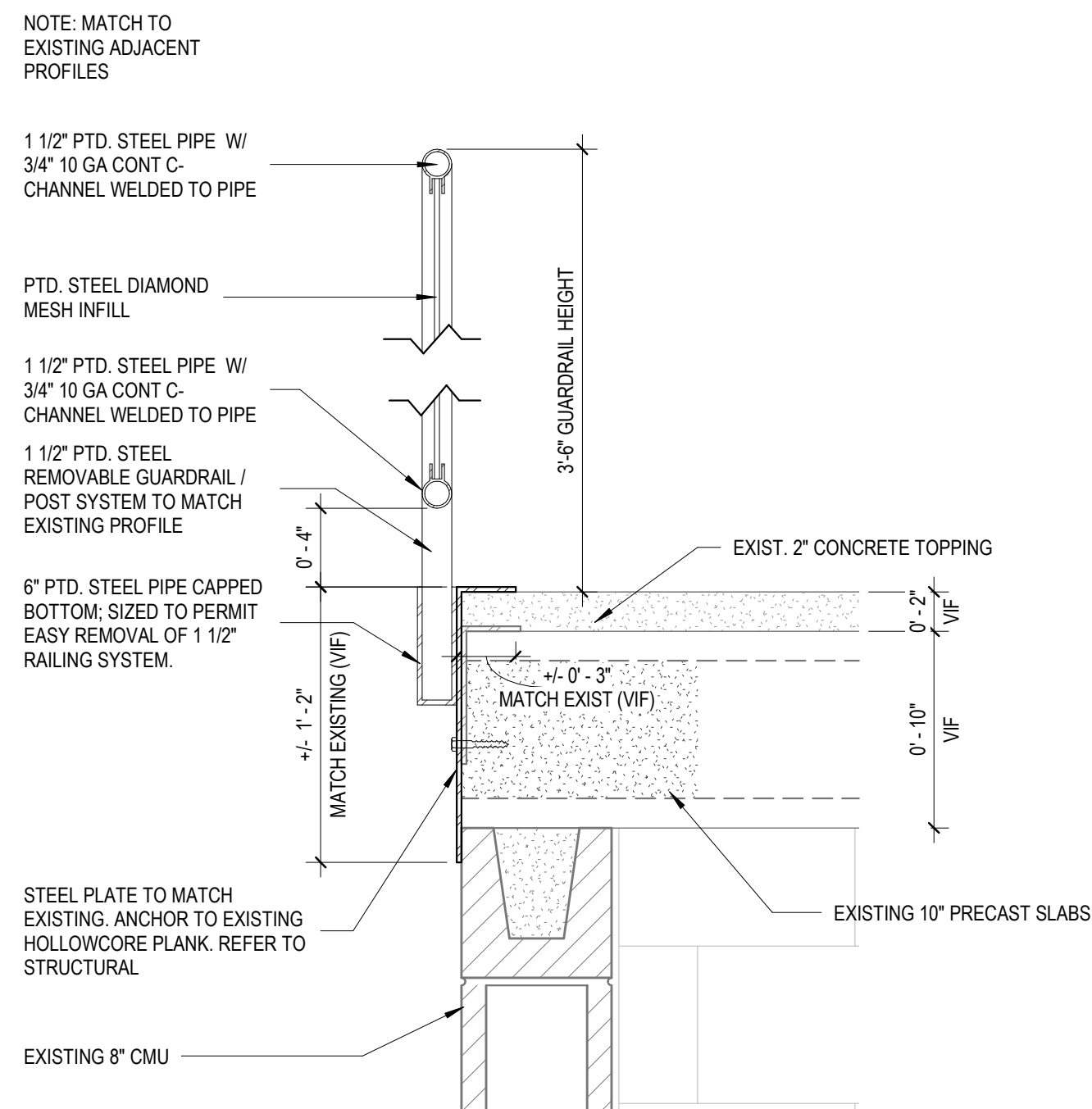
ISSUED FOR BID/PERMIT



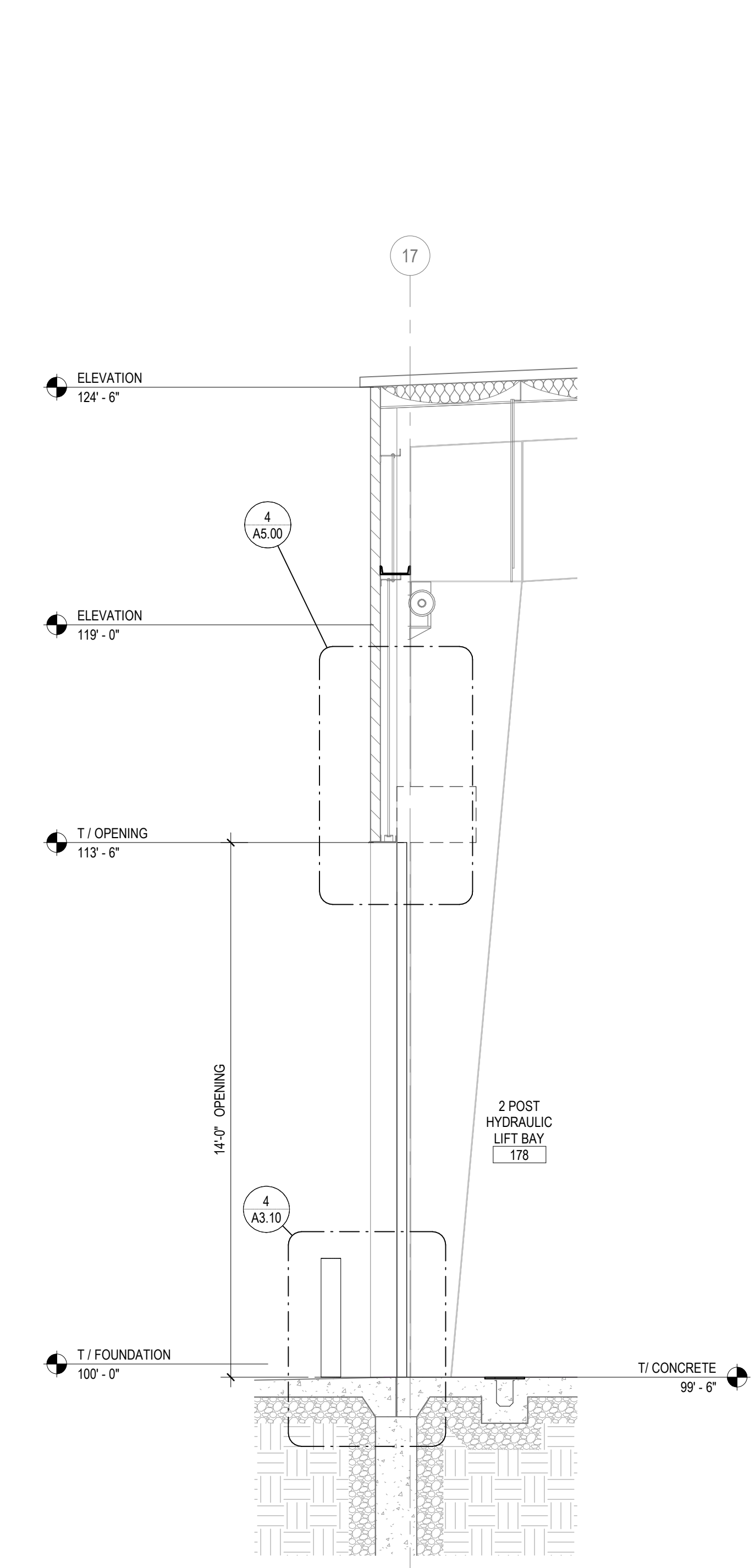
4 | PIPE BOLLARD AND OVERHEAD DOOR - SILL
1" = 1'-0"



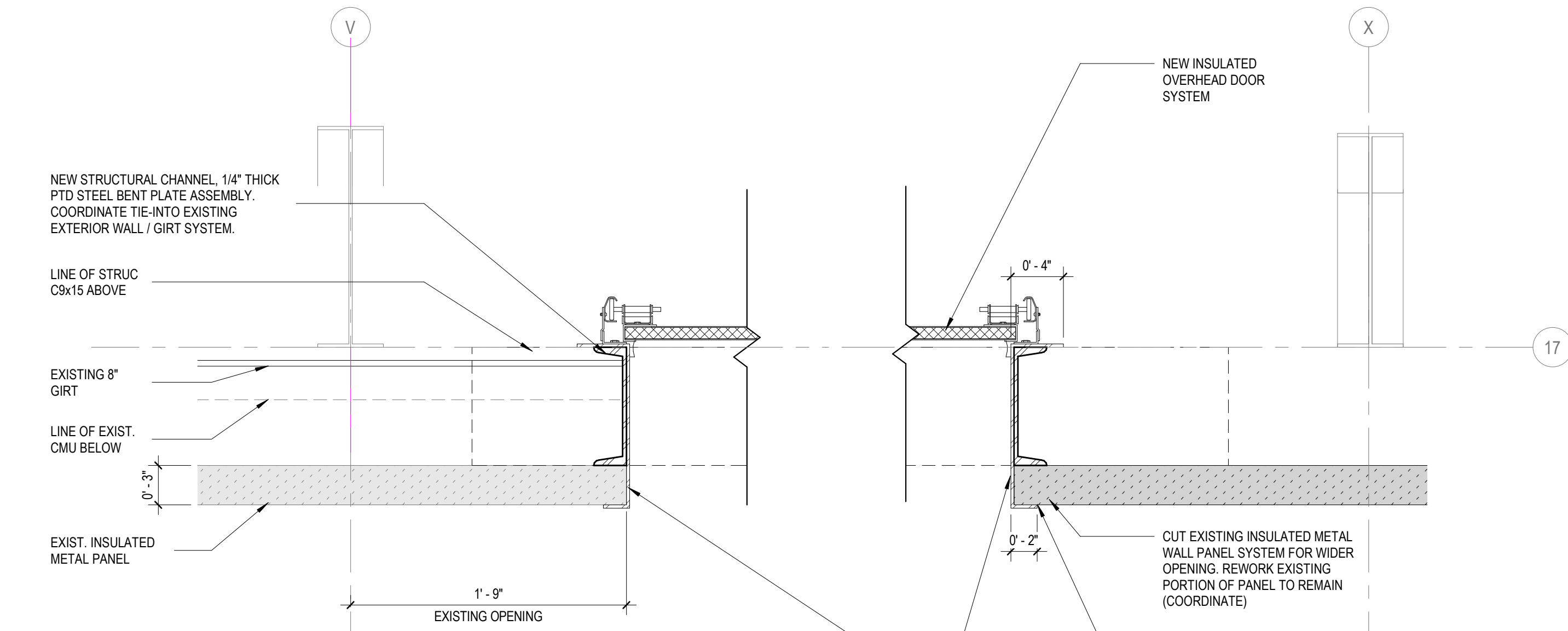
5 | TRENCH DRAIN SLAB INFILL DETAIL
1 1/2" = 1'-0"



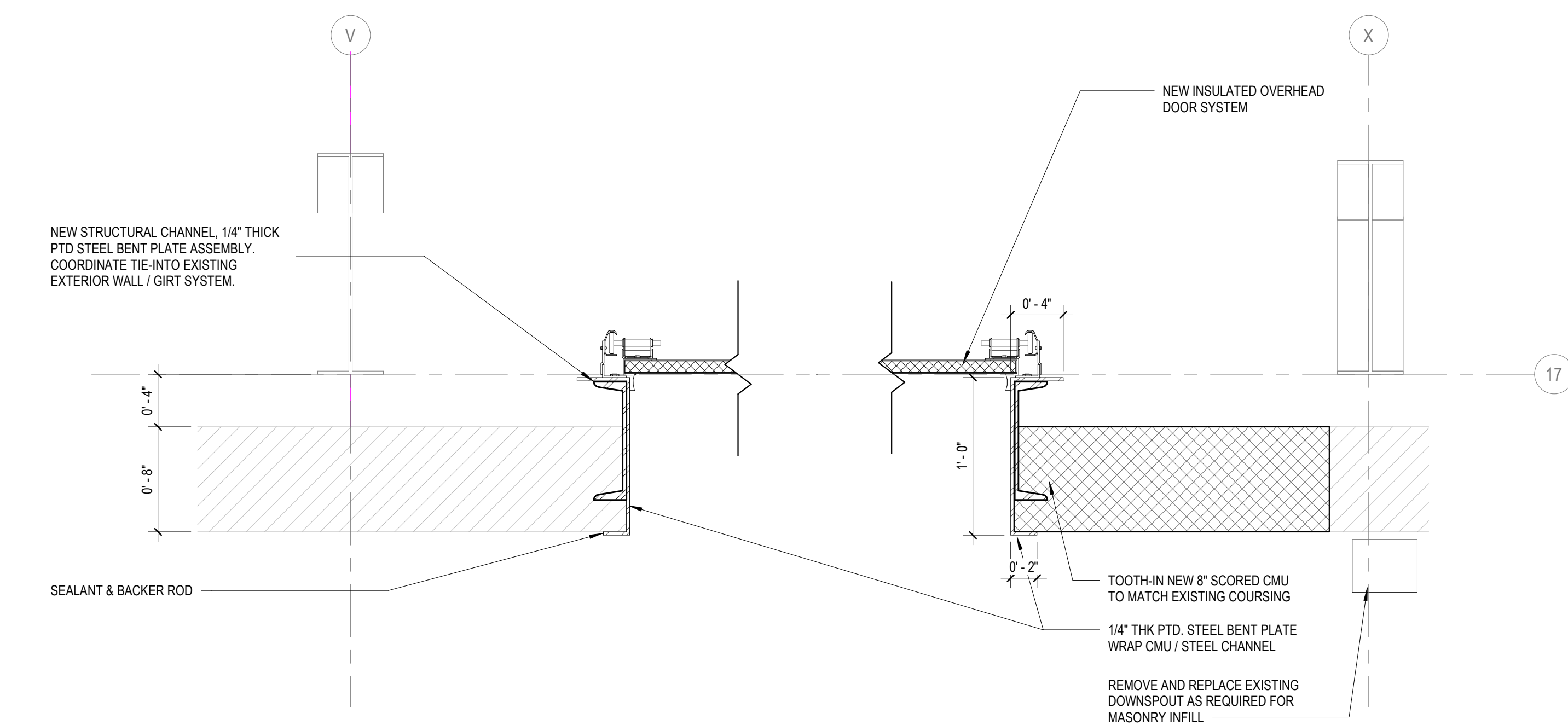
6 | GUARDRAIL DETAIL
1 1/2" = 1'-0"



1 | WALL SECTION
3/8" = 1'-0"



3 | PLAN DETAIL HIGH
1 1/2" = 1'-0"



2 | PLAN DETAIL LOW
1 1/2" = 1'-0"

ISSUANCE

NO	DATE	DESCRIPTION
	03/03/2026	ISSUED FOR BID/PERMIT
1	03/13/2026	ADDENDUM NO 1

**GURNEE PUBLIC WORKS FLEET GARAGE
RENOVATION PROJECT**
VILLAGE OF GURNEE
1151 Kilbourne Road,
Gurnee, IL 60031
ISSUED FOR BID/PERMIT

**UNDERGROUND /
FIRST FLOOR PLAN**

SHEET NO.
MEP1.1

JOB NO. 26-4519.01
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ELECTRICAL DRAWING KEYNOTES

- (EX) NEW LOCATION OF RELOCATED EXIT SIGN. EXTEND EXISTING CIRCUITING AS REQUIRED.
- (E2) CONNECT NEW OVERHEAD DOOR MOTOR TO EXISTING OVERHEAD DOOR CIRCUITING TO BE REUSED. INSTALL AND WIRE NEW OVERHEAD DOOR MOTOR CONTROLS PER MANUFACTURER'S INSTRUCTIONS. COORDINATE ALL WORK REQUIRED WITH EQUIPMENT SUPPLIER.

PLUMBING DEMOLITION LEGEND

- (EX) ITEM IS EXISTING TO REMAIN
- (X) ITEM IS EXISTING TO BE REMOVED
- (XR) ITEM IS EXISTING TO BE RELOCATED

PLUMBING DRAWING NOTES

ALL UNDERGROUND PVC PIPING SHALL BE BURIED WITH A TRACER WIRE OR METAL DETECTABLE TAPE.

PLUMBING DRAWING KEYNOTES

- (P1) PROVIDE EXCAVATION, BACKFILL PER IDPH SECTION 840.00 AND ALL MATERIAL AND LABOR AS REQUIRED TO PROVIDE NEW TRENCH DRAIN.
- (P2) CONNECT NEW 4" SANITARY TO EXISTING SANITARY. PC TO CAMERA, LOCATE AND CHECK CONDITIONS OF EXISTING SANITARY LINE. PC TO VERIFY DEPTH OF PIPE AND ALL REQUIREMENTS IN FIELD PRIOR TO CONSTRUCTION.

1 UNDERGROUND / FIRST FLOOR PLAN
1/8" = 1'-0"