



ADDENDUM

Public Building Commission of Chicago | Richard J. Daley Center | 50 West Washington Street, Room 200 | Chicago, Illinois 60602 | (312) 744-3090 | pbcchicago.com

ADDENDUM NO.: 01
PROJECT NAME: Request for Proposals for Design-Build Services for DWM New Operations Facility – PS3104
PROJECT NO.: 04029
DATE OF ISSUE: February 10, 2026

NOTICE OF CHANGES, MODIFICATIONS, OR CLARIFICATIONS TO DOCUMENTS

The following changes, modifications, or clarifications are hereby incorporated and made an integral part of the Request for Proposals (RFP) Documents. Unless clearly expressed otherwise by this Addendum, all terms and conditions defined in the original RFQ Documents shall continue in full force and effect and shall have the same meaning in this Addendum.

ITEM NO. 1: CHANGE TO KEY DATES

None.

ITEM NO. 2: REVISIONS TO REQUEST FOR PROPOSALS (RFP)

None.

ITEM NO. 3: REQUESTS FOR INFORMATION

RFI-1.

Question: We are looking through the RFP on the DWM New Operations Facility and were hoping to get some clarification on Phase 1 vs Phase 2 requirements. For phase 1 is a budget proposal required along with the qualifications? Or is pricing only to follow in Phase 2 if shortlisted?

Response: Firms are not required to submit cost proposals in response to the RFP (Phase I). Firms shortlisted under Phase I will be invited to submit a cost proposal under Phase II. Refer to Section I (B) (1) - Introduction for further details.

RFI-2.

Question: Who hires the Commission Agent - PBC or the DB?

Response: The Design-Builder shall be responsible for Commissioning (Cx) as part of the overall Project Development. Firms shortlisted under Phase I shall include any/all fees associated with Cx, including a Commissioning Agent (CxA), as part of the Design Phase services. Refer to Section III - Project Description of the RFP for further details.

RFI-3.

Question: What is the LEED for this project?

Response: The new facility will be designed to achieve minimum target LEED v4/v4.1 Silver Certification as defined by the U.S. Green Building Council (USGBC). Refer to Section III - Project Description of the RFP for further details.

RFI-4.

Question: What is the function of the building?

Response: As noted in the RFP, the Project is intended as a new operations facility for DWM. The new facility will consolidate existing operations from multiple sites into a single location, including the opportunity for growth. Refer to Section III - Project Description of the RFP for further details.

RFI-5.

Question: Will the building envelope be part of commissioning?

Response: The Design-Builder shall be responsible for Project development, including any required Commissioning.

RFI-6.

Question: Will operations building staff be relocated by the DB?

Response: The Design-Builder shall not be responsible for relocating any DWM staff.

RFI-7.

Question: Do the contractors have to be signatory to the union?

Response: There is no City-wide Project Labor Agreement in place. This is a Cook County Illinois Prevailing Wage project.

RFI-8.

Question: Is there a preference shown to JVs with long-standing relationships?

Response: There are no preferences. Firms shall demonstrate their experience and qualifications in response to the RFP (Phase 1). However, Joint ventures, partnerships, and opportunities for capacity building are encouraged.

RFI-9.

Question: How many proposals can you accept for Phase 1 and Phase 2?

Response: There is no limit to the number of responses the PBC may receive for the Phase I submissions. Upon review of the Phase I responses, shortlisted firms will be invited to submit Phase II proposals (not less than 2 or more than 6). Shortlisted firms responding to Phase II shall submit Technical and Cost proposals for PBC's consideration. Refer to Section I (B) (1) - Introduction of the RFP for further details.

RFI-10.

Question: Some reports are listed as drafts. Will we be receiving Final?

Response: The Exhibits (Reports) included in the RFP are intended to inform respondents regarding any/all onsite and subsurface conditions in support of the (conceptual) 100% Schematic Design documentation. The Design-Builder will be responsible for the design of the project.

RFI-11.

Question: How does the public find out about the status and updates on the project?

Response: Information related to this project can be found on PBC's Current Opportunities page [here](#). We encourage members of the general public, including interested firms wishing to submit a proposal, to sign up for PBC Alerts, our electronic alert system which provides the latest information regarding PBC procurement opportunities and community events. To subscribe, click [here](#).

RFI-12.

Question: Are consultant firms procured by PBC or DB?

Response: The Design-Builder will be responsible for the full delivery of design and construction services to complete the Project. Refer to Section I (B) (1) - Introduction for further details. Refer to Section I (D) (1) - Introduction of the RFP for further details.

RFI-13.

Question: What flexibility do we have with the design?

Response: The Design-Builder shall not be permitted to deviate from the program listed in the RFP. However, the Design-Builder may propose options regarding design elements that do not impact the function, operations, and intended use of the Project. Refer to Section I (B) (1) - Introduction of the RFP for further details.

RFI-14.

Question: Who is responsible for the coordination with the Railroad?

Response: The Design-Builder shall be responsible for coordinating all aspects of its Work. Upon Contract award, a Project Kick-Off Meeting will be scheduled to review any/all coordination elements for confirmation.

RFI-15.

Question: If we need to return to the site, may we do so?

Response: Approval by PBC and DWM will be required to visit the existing site, after the scheduled Site Visit of January 29, 2026. Firms interested in requesting a site visit are required to submit the request

in writing to: Patricia Montenegro, Contract Officer at patricia.montenegro@cityofchicago.org, by no later than 4p.m. on February 12, 2026.

RFI-16.

Question: Is fencing a part of this Project?

Response: The Design-Builder shall be responsible for the design, engineering, permitting, and construction of any/all required temporary and permanent fencing, as part of executing the Work.

RFI-17.

Question: The RFP for Design-Build Services for DWM includes Exhibit L. Draft Geotechnical Report. Please confirm the geotechnical recommendations in this report including removal of 2' to 3' of fill materials throughout most of the entire site have been included in Exhibit D. 100% Schematic Design BOD Drawings, Specifications and the proposed budget. Please clarify the Owners requirements for removal of fill materials as referenced above.

Response: The draft Geotechnical Report is intended to provide information regarding anticipated bearing capacity, excavation, loading requirements, and any recommendations. The information listed in the Report may be utilized by the Design-Builder to develop the Project. Upon Contract Award, the Design-Builder shall be responsible for any/all supplemental geotechnical investigations/information for proper coordination and execution of its work, including design, engineering, permitting, and construction.

RFI-18.

Question: Confirm Exhibit I Environmental Phase II Environmental Site Assessment report recommendations are incorporated into Exhibit D. 100% Schematic Design BOD Drawings, Specifications and proposed budget.

Response: The Phase II Environmental Assessment Report is intended to provide information regarding pre-existing conditions, in addition to conclusions and recommendations. The Design-Builder shall be responsible for Project development, including design, engineering, and construction. The Environmental requirements are noted in the RFP and accounted for in the published Project budget.

RFI-19.

Question: Please confirm that stormwater detention requirements shown in the schematic design documents represent the full Owner requirement and are included in the project budget, and that any additional detention volume or agency-required revisions will be treated as a change in scope.

Response: The stormwater water detention scope included in the RFP is intended to provide the general requirements. The Design-Builder shall be responsible for Project development, including design and engineering, and compliance with all codes, ordinances, and regulations, and permitting and construction. The anticipated stormwater water detention scope is accounted for in the published Project budget.

This Addendum includes the following attached Documents:

1. None.

END OF ADDENDUM NO. 1