

**SECTION 00 90 03  
BIDDING AND CONTRACT REQUIREMENTS  
ADDENDUM NUMBER 3**

**Demonica Kemper Architects  
125 N. Halsted Street, Suite 301  
Chicago, IL 60661  
312.496.0000**

To: Prospective Bidders

Issued: May 8, 2026

**Re: ADDENDUM NUMBER (3) TO THE BIDDING DOCUMENTS FOR**

**Fire Tower Replacement  
Issued for Bid**

Architect's Project Number: 25-028

This addendum forms a part of the bidding and contract documents and modifies the original bidding documents dated April 21, 2026. Acknowledge receipt of this addendum in the space provided on Bid Form. FAILURE TO DO SO MAY SUBJECT BIDDER TO DISQUALIFICATION.

**ADDENDA TO THE PROJECT MANUAL**

1. 00 21 13 – INSTRUCTIONS TO BIDDERS
  - A. **REVISE** list of required documents noted in BIDDING PROCEDURES to add...  
'4. Document 00 43 22 – Unit Prices Form'
  - B. **REVISE** numbering for remaining items in list as required.
  - C. Note that the entire specification section has been reissued for clarity.
2. 00 43 22 – UNIT PRICES FORM
  - A. **ADD** the attached specification section in its entirety.

**ADDENDA TO THE DRAWINGS**

CIVIL

1. C-01
  - A. **REVISE** note 25 to note requirements for haul off of excess material.
2. C-02
  - A. **ADD** proposed layout of temporary construction fence and gates and associated scope notes.
3. C-03
  - A. **ADD** note noting requirements for utility spoils removal.

**CLARIFICATIONS**

*(NOTE: Refer to previously issued addenda for additional pre-bid RFI and the A/E response)*

1. PRE-BID RFI #2 – Do we need temporary office building on site? What is exact size and requirements? Do we need temp facility to house people in the building to be demoed? Please clarify.
  - A. **RESPONSE:** No job site trailer is required for this project. Project meetings will be scheduled on campus with the owner. There are no current occupants of the fire tower so a temporary structure will not be required to house any occupants of the building.

2. PRE-BID RFI #3: Can you clarify the following items related to temporary fencing for this project... 1) The total linear footage of temporary fence required for the project, as this is currently unclear on the civil plans given there appear to be two separate areas that may require fencing. 2) Whether the temporary fence is to be installed on bases with sandbags or with posts driven into the ground. 3) Whether windscreen is required to be attached to the fencing. 4) The required number of gates and the desired gate opening sizes. 5) The anticipated project duration.
  - A. RESPONSE: Refer to attached revised civil drawings for minimum required layout of fencing and access gates. Sandbags or driven posts are acceptable methods of installation with the contractor responsible for selecting the best method to maintain the fencing / gates as indicated throughout the duration of construction. No windscreen is required to be attached to the fencing. Refer to the attached revised civil drawings for the required gate locations. Gates should be sized as required for construction work and deliveries and secured so they can only be operated by the contractor and owner. The fencing / gates should be installed prior to the start of demolition and should remain in place until substantial completion.
3. PRE-BID RFI #4: Is there a soils report for the project? What type of soils are we to assume for bidding?
  - A. RESPONSE: There is no soils report associated with the fire tower project. All spoils are assumed to be clean and should be removed off site. It will be the contractor's responsibility for final testing to confirm removal to a clean dump site. Refer to revised specs and drawings for details.

**This addendum consists of 2 pages, excluding attachments.**

**END 00 90 03.**

**Attachments:**

1. 00 21 13 – INSTRUCTIONS TO BIDDERS
2. 00 43 22 – UNIT PRICES FORM
3. C-01, C-02, C-03

## SECTION 00 21 13 - INSTRUCTIONS TO BIDDERS

Sealed proposals are invited for the Fire Tower Replacement for McHenry County College pursuant to specifications. Contractors who do not submit a bid or who do not respond with a "no bid" will be removed from our contractor list for this item.

### PROPOSALS:

Proposals will be received at the place, date, and time hereinafter designated.

**PLACE:** McHenry County College  
Room A246  
8900 US Hwy 14  
Crystal Lake, IL 60012

**DATE:** May 14, 2026

**TIME:** 9:30 a.m. prevailing time (FAXES ARE NOT ACCEPTABLE)

Proposals received after this time will not be accepted.

Proposals must be made in accordance with the instructions contained herein. They shall be submitted on the forms furnished in a sealed envelope, plainly marked, with the Bidder's Name and Address and the notation:

**BID:** **Fire Tower Replacement**  
McHenry County College

Bids will be publicly opened and read aloud on May 14, 2026, following the receipt of bids at 10:00 a.m., in Board Room A217.

### TAX EXEMPTION:

McHenry County College is exempt from Federal, State, and Municipal taxes.

### SIGNATURE ON BIDS:

McHenry County College requires the signature on bid documents to be that of an authorized representative of said company.

Each bidder, by making his bid, represents that he has read and understands the bidding documents and that these instructions to bidders are a part of the specifications.

### BIDDING PROCEDURES:

No bid shall be modified, withdrawn, or cancelled for ninety (90) days after the bid opening date without the consent of the College Board of Trustees.

Changes or corrections may be made in the bid documents after they have been issued and before bids are received. In such case, a written addendum describing the change or correction will be issued by the College to all bidders of record. Such addendum shall take precedence over that portion of the documents concerned, and shall become part of the bid documents. Except in unusual cases, addendum will be issued to reach the bidders at least five (5) days prior to date established for receipt of bids.

Each bidder shall carefully examine all bid documents and all addenda thereto, and shall thoroughly familiarize themselves with the detailed requirements thereof prior to submitting a proposal. Should a bidder find discrepancies or ambiguities in, or omissions from documents, or should they be in doubt as to their meaning, they shall, at once, and in any event, not later than ten (10) days prior to bid due date, notify the College who will, if necessary, send written addendum to all bidders. The college will not be responsible for any oral instructions. After bids are received, no allowance will be made for oversight by bidder.

Bidders shall submit three (3) complete copies (one original and two copies) of the Bid Forms including the following documents:

1. Document 00 41 13 – Bid Form
2. Document 00 43 13 – Bid Bond
3. Document 00 43 15 – Contractor Certification
4. Document 00 43 22 – Unit Prices Form
5. Document 00 43 25 – Substitution Sheet
6. Document 00 43 29 – Vendor W-9
7. Document 00 43 39 – MCC BEP Utilization Plan
8. Document 00 43 43 – Certificate of Compliance with Illinois Prevailing Wage Law

**SITE EXAMINATION:**

Bidder shall examine the project site before submitting a bid. A visit to the project site may be arranged for Bidders by contacting Sandy Schwendeman, Asst. VP of Facilities, to schedule. (224) 833-0953; sschwendeman@mchenry.edu

**SUBSTITUTIONS:**

Each bidder represents that his bid is based upon the materials and equipment described in the bidding documents. Any dealer bidding an equal product must specify brand name, model number, and supply specifications of product. The Board shall be the sole judge of whether an article shall be deemed to be equal. A bidder's failure to meet the minimum specifications as listed may result in disqualification of his bid.

**REJECTION OF BIDS:**

The bidder acknowledges the right of the College Board to reject any or all proposals and to waive informality or irregularity in any proposal received and to award each item to different bidders or all items to a single bidder. In addition, the bidder recognizes the right of the College Board to reject a proposal if the proposal is in any way incomplete or irregular. The College Board may also award, at its discretion, only certain items quoted on. The College Board also reserves the right to reject the proposal of a Bidder who has previously failed to perform properly or complete on time contracts of a similar nature, or a bid of a Bidder when investigation shows that Bidder is not in a position to perform the contract.

**ACKNOWLEDGEMENT OF ADDENDA:**

Signature of company official on original document shall be construed as acknowledgement of receipt of any and all addenda pertaining to this specific proposal. Identification by number of addenda and date issued should be noted on all proposals submitted. FAILURE TO ACKNOWLEDGE RECEIPT OF ADDENDA ON PROPOSAL SUBMITTED MAY RESULT IN DISQUALIFICATION OF PROPOSAL.

**SAMPLES:**

Bidder may be required to furnish samples upon request and without charge to the College.

**BID SECURITY:**

A certified check or bank draft or bid bond, made payable to McHenry County College, shall be submitted with the bid in the amount of ten (10) percent of your total bid. The bid security will be forfeited by the successful bidder in the event of the bidders failure to enter into a contract. Checks or drafts of unsuccessful bidders will be returned as soon as practicable after opening and checking the bids.

**INSURANCE:**

The successful bidder will be required to furnish a certificate of insurance in accordance with the General Conditions.

**PERFORMANCE BONDS:**

The successful bidder on this proposal must furnish a performance bond and a labor and material payment bond made out to McHenry County College, prepared on an approved form, as security for the faithful performance of their contract, within ten (10) days of their notification that their bid has been accepted. The surety thereon must be such surety company or companies as are authorized and licensed to transact business in the State of Illinois and have an minimum A-VI best rating. Attorneys in

fact who sign bid bonds must file with each bond a certified copy of their power of attorney to sign said bonds. The performance and payment bonds shall be issued in an amount equal to one hundred percent (100%) of the contract sum. Such bonds shall be in force from the date of signing of the contract until one year after issuing of final certificate of payment. The cost of the bonds shall be included in the bidder's proposal.

**LAWS AND ORDINANCES:**

In execution of the work, the Contractor shall comply with applicable state and local laws, ordinances and regulation, the rules and regulations of the Board of Fire Underwriters, and OSHA standards.

**DAMAGE AND NEGLIGENCE:**

The Contractor agrees to indemnify and save harmless the College and employees from and against all loss, including costs and attorney's fees, by reasons or liability imposed by law upon the College for damages because of bodily injury, including death at any time resulting there from, sustained by any person or persons or on account of damage to property including loss of use thereof as provided in the General Conditions and Supplementary Conditions. College shall not be responsible for damages, delays, or failure to perform on its part resulting from acts or occurrences of force majeure. "Force majeure" means any (a) act of God, landslide, lightning, earthquake, hurricane, tornado, blizzard, floods and other adverse and inclement weather conditions; (b) fire, explosion, flood, acts of a public enemy, war, blockade, insurrection, riot or civil disturbance; (c) labor dispute, strike, work slow down, picketing, primary boycotts, secondary boycotts or boycotts of any kind and nature, or work stoppages; (d) any law, order, regulation ordinance, or requirement of any government or legal body or any representative of any such government or legal body; (e) inability to secure necessary materials, equipment, parts or other components of the project as a result of transportation difficulties, fuel or energy shortages, or acts or omission of any common carriers; or (f) any other similar cause or similar event beyond the reasonable control of College.

**INVESTIGATION OF BIDDERS:**

The College will make any necessary investigation to determine the ability of the bidder to fulfill the proposal requirements. McHenry County College reserves the right to reject any proposal if it is determined that the bidder is not properly qualified to carry out the obligation of the contract.

**CONTRACTOR REQUIREMENTS:**

The General Contractor shall employ a full-time superintendent to manage the day-to-day activities of the project. The superintendent shall be on-site at all times when subcontractors are working on-site. The superintendent shall be responsible to coordinate and manage all subcontractor work and shall have the authority to make decisions on behalf of the General Contractor.

General Contractors submitting a bid shall provide an 'AIA A305 - Contractor's Qualification Statement Form' upon request of the College immediately after the bid opening. References for a minimum of five (5) projects of similar scope and value completed within the past five (5) years. References shall include project name, owner contact information, architect's contact information, project scope, contract value, and date of completion.

General Contractors must state on the Bid Form all subcontractors intended to be used for this project. FAILURE TO DO SO MAY BE CAUSE FOR REJECTION OF BID.

**PREVAILING WAGE RATE:**

The successful bidder must pay not less than the prevailing hourly wage rate determined by the Illinois Department of Labor for the county where the contract is executed and the craft or type of worker needed to execute the contract. See the prevailing wage scale attached. If, during the course of work under this contract, the Department of Labor revises the prevailing rate hourly wages to be paid under this contract for any trade or occupation, Owner will notify Contractor and each Subcontractor of the changes in the prevailing rate of hourly wages. Contractor shall have the sole responsibility and duty to ensure that the revised prevailing rate of hourly wages is paid by contractor and all Subcontractors to each worker to whom a revised rate is applicable. Revisions to the prevailing wage as set forth above shall not result in an increase in the Contract Sum.

**ILLINOIS STEEL PRODUCTS PROCUREMENT ACT:**

To the extent permitted by law, the project will be subject to all provisions of the "Steel Products Procurement Act" (30 ILCS 565 et. seq.) as it may be amended from time to time.

**OTHER:**

Sex Offender Registration Requirement Notification: Illinois Compiled Statutes (730 ILCS 150 3) requires that any person who is required by law to register as a sex offender and who is either a student or an employee at an institution of higher education, must also register with the Office of Public Safety of the institution they are employed by or attending. For purposes of this act, a student or employee is defined as anyone working at or attending the institution for a period of five (5) days or an aggregate period of more than thirty (30) days during a calendar year. THIS INCLUDES PERSONS OPERATING AS OR EMPLOYED BY AN OUTSIDE CONTRACTOR AT THE INSTITUTION. Anyone meeting the above requirements is required to register within five (5) days of enrolling or becoming employed. Persons failing to register are subject to criminal prosecution.

Substance Abuse Prevention: The successful bidder must comply with the Substance Abuse Prevention on Public Works Act (Public Act 95-0635.) The Act requires that every party to a public contract and every eligible bidder have a written substance abuse prevention program in place. By signing the bid form, the bidder certifies compliance to the conditions of this Act.

Human Rights Act: The College complies with the Human Rights Act (Public Act 88-1257.) The Act requires that every party to a public contract and every eligible bidder have written sexual harassment policies as described in this Act. By signing the bid form, the bidder certifies compliance to the conditions of this Act.

Concealed Carry Act: The College has established rules and regulations in accordance with the "Illinois Firearm Concealed Carry Act." See section 00 21 00 for detailed information.

**BID QUANTITIES:**

The College Board will reserve the right to increase or decrease, within reasonable limits, such quantities as need requires and at the unit price stated.

**BID AWARDS:**

The successful contractor, and/or any contractor shall not proceed on this bid until it receives a Notice to Proceed from the college. Failure to comply is the risk of that contractor.

**END OF SECTION 00 21 13**

**DOCUMENT 00 43 22 - UNIT PRICES FORM**

PART 1 - GENERAL

1.1 BID FORM SUPPLEMENT

- A. This form is required to be attached to the Bid Form.
- B. The undersigned Bidder proposes the amounts below be added to or deducted from the Contract Sum on performance and measurement of the individual items of Work and for adjustment of the quantity given in the Unit-Price Allowance for the actual measurement of individual items of the Work.
- C. If the unit price does not affect the Work of this Contract, the Bidder shall indicate "NOT APPLICABLE."

1.2 UNIT PRICES

- A. UNIT PRICE 1: Removal and disposal of spoils to a Subtitle D Facility (incremental cost increase over base bid).

\_\_\_\_\_ Dollars (\$ \_\_\_\_\_) per cubic yard

1.3 SUBMISSION OF BID SUPPLEMENT

- A. Respectfully submitted this \_\_\_\_ day of \_\_\_\_\_, 2026.
- B. Submitted By: \_\_\_\_\_
- C. Authorized Signature: \_\_\_\_\_
- D. Signed By: \_\_\_\_\_
- E. Title: \_\_\_\_\_  
(Owner/Partner/President/Vice President).

**END OF DOCUMENT 00 43 22**



**SPECIFICATIONS & GENERAL NOTES**

All items of this project shall be governed by specifications included in the documents listed below:

- A. "Standard Specifications for Road and Bridge Construction" prepared by the Department of Transportation of the State of Illinois and adapted by said department (latest revision).
- B. "Supplemental Specifications and Recurring Special Provisions" adopted by the Illinois Department of Transportation (latest revision date).
- C. "Standards and Specifications for Soil Erosion and Sediment Control" (latest revision).
- D. "Standard Specifications for Water and Sewer Main Construction in Illinois" (latest revision).

In addition the following special provisions supplement the said specifications, and in case of conflict with any part or parts of said specifications, these special provisions shall take precedence and shall govern.

- 1. **SCOPE OF WORK:** The proposed improvement consists of supplying all the necessary labor, material and equipment to satisfactorily construct and install all improvements according to the plans designated as "MCHENRY COUNTY COLLEGE FIRE TOWER".

**2. CONSTRUCTION OF UNDERGROUND UTILITIES**

- A. **Excavation:** Where working conditions and right-of-way permit, pipe line trenches with sloping sides may be used.

The slopes shall not extend below the top of the pipe, and trench excavations below this point shall be made with vertical sides with widths not exceeding those herein for the various sizes of pipe.

Open-cut trenches shall be sheeted and braced as required by the governing State and Federal laws and municipal ordinances, and as may be necessary to protect life, property, or the work.

Where firm foundation is not encountered at the grade established due to unsuitable soil, all such unsuitable material shall be removed and replaced with approved compacted granular material.

- B. **Width of trench:** See trench detail.

- C. **Removal of water:** Contractors shall, at all times during construction, provide and maintain ample means and devices with which to remove and properly dispose of all water entering the excavations. No sanitary sewer shall be used for disposal of trench water, unless specifically approved by the Engineer and then only if the trench water does not ultimately arrive at existing pumping or sewage treatment facilities.

- D. **Bedding of pipe:** All pipe shall be installed on a bed of approved, compacted granular material unless otherwise approved by the City Engineer. The bedding and backfilling of excavated materials shall be cleared with City first and be installed as per typical trench backfill detail.

- E. **Special backfill:** Whenever the excavation is in existing or proposed street, parking areas, driveways, or other paved areas, the trench shall be backfilled with approved selected granular material, compacted in place. The top 12" of the backfill shall be filled with road gravel or crushed stone and maintained as a temporary surface for the normal use of the area. Special backfill shall meet the requirements of the City of Crystal Lake standard detail UO-02. Note: Excavated materials may be used if approved by the City Engineer.

- F. **Restoration of drainage:** As soon as possible after backfilling the trench, all ditching, grading and shaping necessary to restore the original drainage in the area of work shall be performed. Culverts removed during the course of the work shall be replaced as soon as practicable. Adequate temporary drainage facilities shall be provided during construction.

- G. **Utilities:** The Contractor shall notify all utilities prior to the installation of any pipe lines. Where conflict exists between underground utilities and the proposed underground piping requiring a revision to the plans, such construction shall not be undertaken until such changes are approved by the City Engineer in writing.

- 3. The subgrade shall be free of unsuitable material and shall be prepared in accordance with the recommendations noted in the geotechnical report prepared by Midland Standard, dated February 26, 2008 for this project. Testing for compaction shall be the responsibility of the contractor. The City of Crystal Lake will require a proof-roll test if warranted by final soil compaction. This also applies to the parking lot and side subgrade and also upon gravel placement. All topsoil and any organic materials shall be removed.

- 4. **Easements for the existing utilities, both public and private, and utilities within public rights-of-way are shown on the plans according to available records. The Contractor shall be responsible for determining the exact location in the field of these utility lines and their protection from damage due to construction operations. If existing utility lines of any nature are encountered which conflict in location with new construction, the Contractor shall notify the Engineer so that the conflict may be resolved.**

- 5. Contractor shall be responsible for securing all Permits including municipal permits.

- 6. **INSPECTION:** All improvements shall be subject to inspection by a duly authorized and qualified City Inspector both during the course of construction and after construction is completed. The Inspector shall have authority over materials of construction, methods of construction and workmanship to insure compliance with working drawings and specifications. The Contractor shall provide for responsible tests and proof of quality of materials as requested by the Inspector. Inspector shall have forty-eight (48) hours notice prior to construction.

- 7. **Whenever a sewer crosses under a water main, the minimum vertical distance from the top of the sewer to the bottom of the water main shall be 18". Furthermore, a minimum horizontal distance of 10" between sanitary sewers and water mains shall be maintained. If either the vertical or horizontal distances described above cannot be maintained, or the sewer crosses above the water main, the sewer pipe shall be pipe of water main type quality and water main quality joints, or the water main shall be encased in a steel sleeve for a perpendicular distance of 10' on each side of the sewer.**

**8. PROTECTION OF WATER MAIN AND WATER SERVICE LINES.** Water mains and water service lines shall be protected from sanitary sewers, storm sewers, combined sewers, house sewer service connections and drains as follows:

**A. Water Service Lines**

**1. Horizontal Separation**

- a. Water mains shall be laid at least 10" horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service connection.

- b. Water mains may be laid closer than 10" to a sewer line when:

- (1) Local conditions present a lateral separation of 10";

- (2) The water main invert is at least 18" above the crown of the sewer;

- (3) The water main is either in a separate trench or in the same trench on an undisturbed earth shell located to one side of the sewer with a minimum vertical separation of 18".

- c. Both the water main and drain or sewer shall be constructed of slip-on or mechanical joint cast or ductile iron pipe, or PVC pipe meeting the requirements of Section 653.111 when it is impossible to meet (a) or (b) above. The drain or sewer shall be pressure tested to the maximum expected surcharge head before backfilling.

**2. Vertical Separation.**

- a. A water main shall be laid so that its invert is 18" above the crown of the drain or sewer whenever water mains cross storm sewers, sanitary sewers or sewer service connections. The vertical separation shall be maintained for that portion of the water main located within 10' horizontally of any sewer or drain crossed. A length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer or drain.

- b. Both the water main and sewer shall be constructed of slip-on or mechanical joint cast or ductile iron pipe, or PVC pipe meeting requirements of Section 653.111 when:

- (1) It is impossible to obtain the proper vertical separation as described in (a) above; and

- (2) The water main passes under a sewer or drain.

- c. A vertical separation of 18" between the invert of the sewer or drain and the crown of the water main shall be maintained, where a water main crosses under a sewer. Support the sewer or drain lines to prevent settling and breaking the water main.

- d. Construction shall extend on each side of the crossing until the normal distance from the water main to the sewer or drain line is at least 10'.

**B. Special Conditions.** Alternate solutions shall be presented to the Agency when extreme topographical, geological or existing structural conditions make strict compliance with (A) and (B) above technically and economically impractical. Alternate solutions will be approved provided water-tight construction structurally equivalent to approved water main material is proposed.

- 9. The Contractor may not remove any material from the site except as directed by the Owner or Engineer in the case of excess material.

- 10. **TOPSOIL PLACEMENT:** All non-paved disturbed areas shall be restored w/ 6" topsoil and Class 1A Silt with excelsior biomat.

- 11. The Engineer and City of Crystal Lake Engineering Department shall be notified if, during construction, any buried field lines are exposed or disturbed. The Contractor shall reconnect said field lines if deemed necessary.

- 12. Contractor shall provide insurance coverage as per Article 107.27 of the Standard Specifications. The "Department" shall be taken to mean HR Green, Inc. The policy of insurance shall include HR Green, Inc., the City of Crystal Lake and its Agents as an additional insured or provide separate coverage with an Owner's Protective Policy, as per the amounts stated in the Standard Specifications. No work shall begin until the certificate of insurance is on file with the Engineer. All costs for insurance shall be considered incidental to the contract.

- 13. All handicapped parking signs must have a \$250.00 fine sign attached.

- 14. Lighting shall be constructed as per the electrical plan, done under separate contract by Electrical Consultant. All conduit shall be placed outside of any municipal easements except for authorized 90' crossings.

- 15. The Contractor shall be responsible for the installation and maintenance of adequate signs, traffic control devices, and warning devices to inform and protect the public during all phases of construction. See City Standard Traffic Control detail for lane closures of public roads.

- 16. The Engineer shall be responsible for the following:

- A. To visit the construction site in order to better carry out the duties and responsibilities assigned by the Owner and undertaken by the Engineer; and

- B. The Engineer shall not, during such visits or as a result of such observations of the Contractor's work in progress, supervise, direct, have control over the Contractor's work, nor shall the Engineer have the authority over the responsibility for the means, methods, techniques, sequences or programs of construction selected by the Contractor, for safety precautions and programs incidental to the work of the Contractor, or for any failure of the Contractor to comply with laws, rules, regulations, ordinances, codes or orders applicable to the Contractor furnishing and performing his work. Accordingly, the Engineer can neither guarantee the performance of the construction contracts by the Contractor nor assume responsibility for the Contractor's failure to furnish and perform his work in accordance with the Contract Documents.

- 17. No construction plans shall be used for construction unless specifically marked "For Construction." Prior to commencement of construction, the Contractor shall verify all dimensions and conditions affecting their work with the actual conditions at the job site. In addition, the Contractor must verify the Engineer's line and grade stakes. If there are any discrepancies from what is shown on the construction plans, he must immediately report same to the Engineer before doing any work, otherwise the Contractor assumes full responsibility. In the event of disagreement between the construction plans, standard specifications and/or special details, the Contractor shall secure written instructions from the Engineer prior to proceeding with any part of the work affected by omissions or discrepancies. Failing to secure such instructions, the Contractor will be considered to have proceeded at his own risk and expense.

In the event of any doubt or question arising with respect to the true meaning of the construction plans or specifications, the decision of the Engineer shall be final and conclusive.

- 18. The Contractor shall indemnify and hold harmless the City, City's Engineers, their agents and it's employees, HR Green, Inc. and McHenry County College, from and against all claims, damages, losses and expenses, including attorney's fees arising out of or resulting from the performance of the Contractor's work. In any and all claims against the City or its employees, by any employee of the Contractor, or anyone directly or indirectly employed by the Contractor, or anyone for whose acts the Contractor may be liable, the indemnification obligation shall not be limited in any way by any limitation on the amount of damages, waiver of subrogation, compensation or benefits payable by or for the Contractor under Workmen's Compensation acts, disability benefit acts or other employee benefit acts.

- 19. Saving of removal items as noted on the plans, specified in Section 440 of the Standard Specifications, or as required by the engineer, shall be considered incidental to the cost of the item being removed, and no extra compensation will be allowed, unless otherwise specified.

- 20. **PROTECTIVE COAT:** This work shall be in accordance with Section 420 of the Standard Specifications insofar as applicable with the following revision:  
The protective coat shall be applied to all exposed surfaces of Combination Concrete Curb and Gutter, Concrete Median and Concrete Corrugated Median.

This work will be paid for at the contract unit price per square yard for Protective Coat.

- 21. A performance guarantee shall be required (letter of credit) for all public utilities. Also, a two year maintenance bond shall be established upon completion of work.

- 22. All pavement markings on main access drives, approaches and parking lot shall be painted with two (2) coats of WHITE STRIPING WILLIAMS TRAFFIC MARKING.

Pavement Striping: All proposed pavement striping to be painted.

All Handicap striping shall be yellow.

- 23. **CONCRETE PAVEMENT.** The contractor will need to provide a grid spacing layout for approval by the engineer.

The curing requirements should follow Section 1022.01, (b) with fugitive dye as noted in the Illinois Department of Transportation Standard Specifications for Road and Bridge Construction, Latest Edition. Sealers should follow Section 1026 of the Illinois Department of Transportation Standard Specifications for Road and Bridge Construction, Latest Edition.

Joint sealing shall follow Section 1028 of the Illinois Department of Transportation Standard Specifications for Road and Bridge Construction, Latest Edition.

- 24. The concrete sealer, in addition to conforming with the referenced Standard Specification section, shall be selected from the current IDOT approved product list for Plural Component Concrete Sealers, or equal. The concrete sealer must dry to a clear finish. All exterior concrete surfaces shall be sealed. The contractor shall provide documentation from the sealer provider, segmental block wall supplier and concrete pavement supplier noting the sealer is compatible with all exterior concrete surfaces that it is to be applied to. Contractor to also provide cut sheets of the desired sealer to the engineer for approval prior to ordering.

- 25. All surplus soil that will need to be hauled and disposed of offsite will need to be certified that it is not contaminated as defined under 415 ILCS 5.0/10-1. Testing fees to be paid for by the contractor. Bidding contractor to provide unit cost for spoils removal / disposal to a Subtitle D Landfill if testing determines that the material is contaminated. Any fees, taxes, surcharges, charges by or through the operator(s) of clean construction or demolition debris (CCDD) or uncontaminated soil fill operations for the acceptance of uncontaminated soil shall be paid for by the contractor and those fees included in their bid price.

| SYMBOL LEGEND  |          |
|--|----------|
| EXISTING   | PROPOSED |
| SANITARY MANHOLE                                     |          |
| STORM MANHOLE  |          |
| STORM CATCH BASIN/INLET                              |          |
| INLET  |          |
| FLARED END SECTION                                   |          |
| DRY WELL   |          |
| VALVE VAULT  |          |
| FIRE HYDRANT   |          |
| LIGHT POLE   |          |
| STREET SIGN  |          |
| REGULATORY SIGN                                      |          |
| UTILITY POLE   |          |
| UTILITY BOX  |          |
| MAILBOX  |          |
| WELL   |          |
| STORM SEWER  |          |
| SANITARY SEWER                                       |          |
| CULVERT  |          |
| WATER MAIN   |          |
| WATER MAIN ENCASEMENT                                |          |
| SANITARY FORCE MAIN                                  |          |
| STORM UNDERDRAIN                                     |          |
| ELECTRIC LINE  |          |
| TELEPHONE LINE                                       |          |
| GAS LINE   |          |
| CABLE TV LINE  |          |
| TREE LINE  |          |
| TREE   |          |
| CONTOURS   |          |
| FENCE  |          |
| STONE RIP RAP  |          |
| EROSION CONTROL FENCE (QUANTITY SPECIFIED PER PLANS) |          |
| DRAINAGE DIRECTION ARROW                             |          |
| 10-100 YEAR OVERFLOW DIRECTION ARROW                 |          |



ARCHITECT:  
**DEMONICA KEMPER ARCHITECTS**  
 125 N. HALSTED STREET, SUITE 301  
 CHICAGO, IL 60661  
 P: 630.496.0000

STRUCTURAL ENGINEER:  
**IMEG CORP**  
 263 SHUMAN BLVD, SUITE 550  
 NAPERVILLE, IL, 60563  
 P: 630.527.2320

CIVIL ENGINEER:  
**HR GREEN**  
 1391 CORPORATE DRIVE, SUITE 203  
 MCHENRY, IL, 60050  
 P: 815.385.1778

ELECTRICAL ENGINEER:  
**2010 ENGINEERING**  
 1216 TOWER ROAD,  
 SCHAUMBURG, IL 60173  
 P: 847.882.2010

**McHenry County College**  
**Fire Tower Replacement**  
 8900 Northwest Hwy #14, Crystal Lake, IL 60012  
 DKA PROJECT NO: 25-028

KEY PLAN:

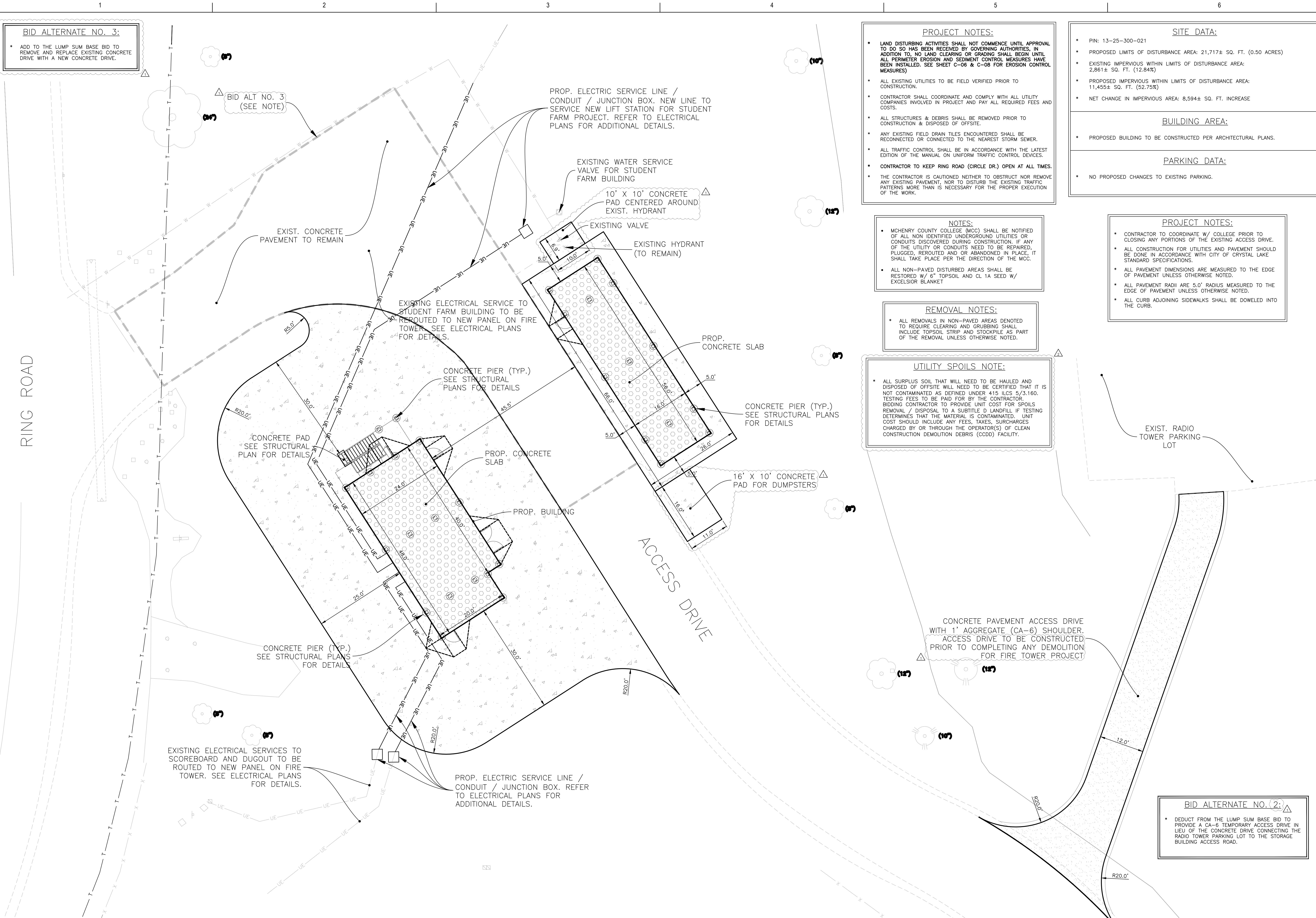
SHEET STATUS: 04/21/2026  
**ISSUED FOR BID - NOT FOR CONSTRUCTION**

| NO. | DESCRIPTION:   | DATE:    |
|-----|----------------|----------|
| 1   | ADDENDUM NO. 3 | 05/08/26 |
|     |                |          |
|     |                |          |
|     |                |          |
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|     |                |          |

SHEET TITLE:  
**GENERAL NOTES, SPECIFICATIONS & LEGEND**

SHEET NUMBER:  
**C-01**





**BID ALTERNATE NO. 3:**

- ADD TO THE LUMP SUM BASE BID TO REMOVE AND REPLACE EXISTING CONCRETE DRIVE WITH A NEW CONCRETE DRIVE.

**BID ALT NO. 3 (SEE NOTE)**

**PROJECT NOTES:**

- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES. IN ADDITION TO, NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. SEE SHEET C-06 & C-08 FOR EROSION CONTROL MEASURES.
- ALL EXISTING UTILITIES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
- ALL STRUCTURES & DEBRIS SHALL BE REMOVED PRIOR TO CONSTRUCTION & DISPOSED OF OFFSITE.
- ANY EXISTING FIELD DRAIN TILES ENCOUNTERED SHALL BE RECONNECTED OR CONNECTED TO THE NEAREST STORM SEWER.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- CONTRACTOR TO KEEP RING ROAD (CIRCLE DR.) OPEN AT ALL TIMES.
- THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.

**SITE DATA:**

- PIN: 13-25-300-021
- PROPOSED LIMITS OF DISTURBANCE AREA: 21,717± SQ. FT. (0.50 ACRES)
- EXISTING IMPERVIOUS WITHIN LIMITS OF DISTURBANCE AREA: 2,861± SQ. FT. (12.84%)
- PROPOSED IMPERVIOUS WITHIN LIMITS OF DISTURBANCE AREA: 11,455± SQ. FT. (52.75%)
- NET CHANGE IN IMPERVIOUS AREA: 8,594± SQ. FT. INCREASE

**BUILDING AREA:**

- PROPOSED BUILDING TO BE CONSTRUCTED PER ARCHITECTURAL PLANS.

**PARKING DATA:**

- NO PROPOSED CHANGES TO EXISTING PARKING.

**NOTES:**

- MCHENRY COUNTY COLLEGE (MCC) SHALL BE NOTIFIED OF ALL NON IDENTIFIED UNDERGROUND UTILITIES OR CONDUITS DISCOVERED DURING CONSTRUCTION. IF ANY OF THE UTILITY OR CONDUITS NEED TO BE REPAIRED, PLUGGED, REROUTED AND/OR ABANDONED IN PLACE, IT SHALL TAKE PLACE PER THE DIRECTION OF THE MCC.
- ALL NON-PAVED DISTURBED AREAS SHALL BE RESTORED W/ 5" TOPSOIL AND QL 1A SEED W/ EXCELSIOR BLANKET

**REMOVAL NOTES:**

- ALL REMOVALS IN NON-PAVED AREAS DENOTED TO REQUIRE CLEARING AND GRUBBING SHALL INCLUDE TOPSOIL STRIP AND STOCKPILE AS PART OF THE REMOVAL UNLESS OTHERWISE NOTED.

**UTILITY SPOILS NOTE:**

- ALL SURPLUS SOIL THAT WILL NEED TO BE HAULED AND DISPOSED OF OFFSITE WILL NEED TO BE CERTIFIED THAT IT IS NOT CONTAMINATED AS DEFINED UNDER 415 ILCS 5/3.160. TESTING FEES TO BE PAID FOR BY THE CONTRACTOR. BIDDING CONTRACTOR TO PROVIDE UNIT COST FOR SPOILS REMOVAL / DISPOSAL TO A SUBTILE D LANDFILL IF TESTING DETERMINES THAT THE MATERIAL IS CONTAMINATED. UNIT COST SHOULD INCLUDE ANY FEES, TAXES, SURCHARGES CHARGED BY OR THROUGH THE OPERATOR(S) OF CLEAN CONSTRUCTION DEMOLITION DEBRIS (CCDD) FACILITY.

**PROJECT NOTES:**

- CONTRACTOR TO COORDINATE W/ COLLEGE PRIOR TO CLOSING ANY PORTIONS OF THE EXISTING ACCESS DRIVE.
- ALL CONSTRUCTION FOR UTILITIES AND PAVEMENT SHOULD BE DONE IN ACCORDANCE WITH CITY OF CRYSTAL LAKE STANDARD SPECIFICATIONS.
- ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL PAVEMENT RADI ARE 5.0' RADIUS MEASURED TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL CURB ADJOINING SIDEWALKS SHALL BE DOWELED INTO THE CURB.

**BID ALTERNATE NO. 2:**

- DEDUCT FROM THE LUMP SUM BASE BID TO PROVIDE A CA-6 TEMPORARY ACCESS DRIVE IN LIEU OF THE CONCRETE DRIVE CONNECTING THE RADIO TOWER PARKING LOT TO THE STORAGE BUILDING ACCESS ROAD.

**Dial 811 or 1-800-892-0123**

**811**

CALL JULIE 1-800-892-0123

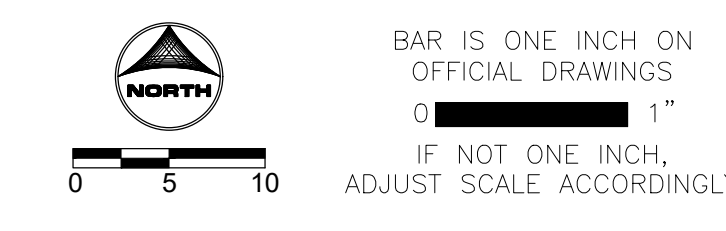
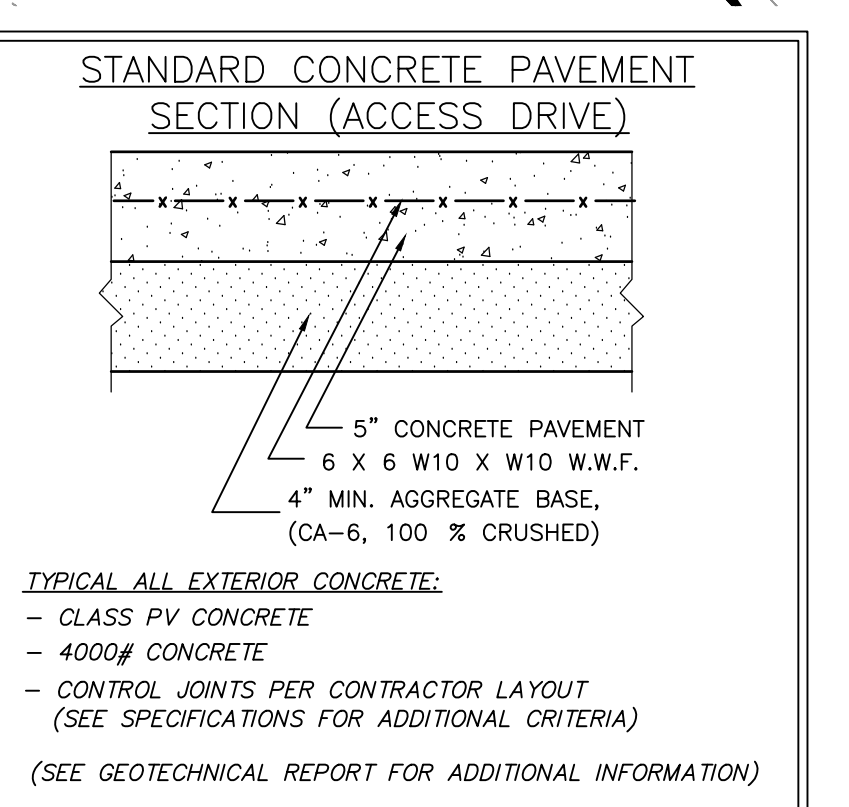
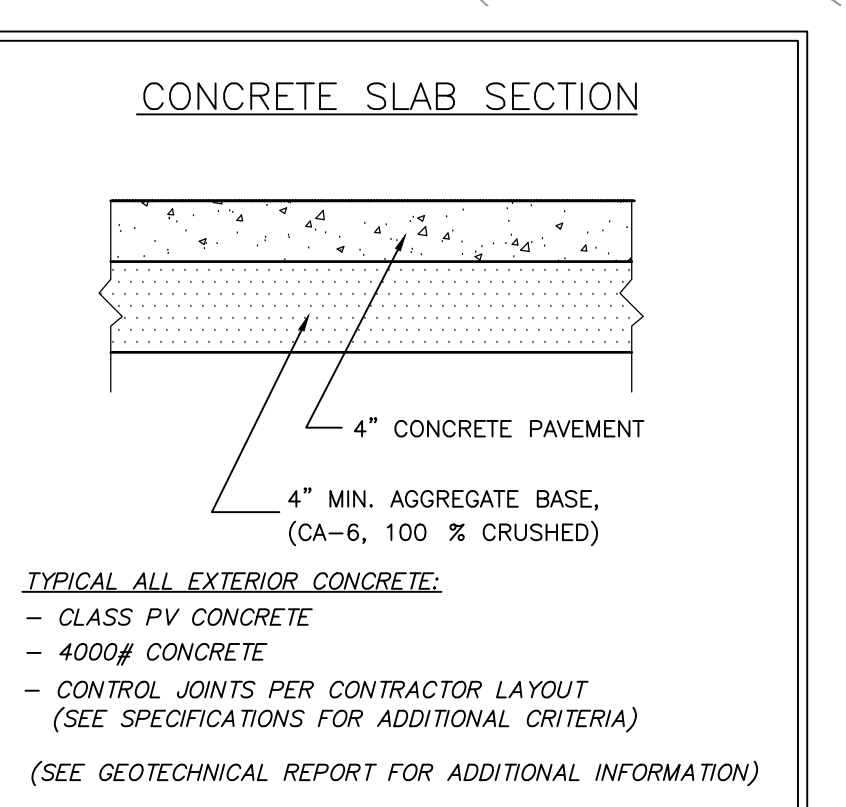
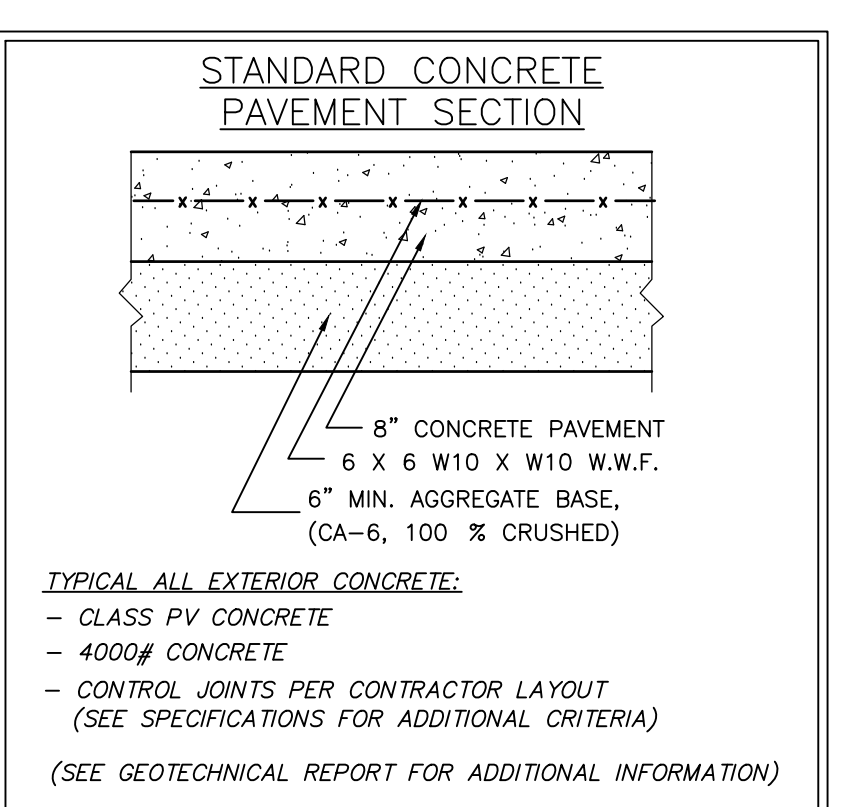
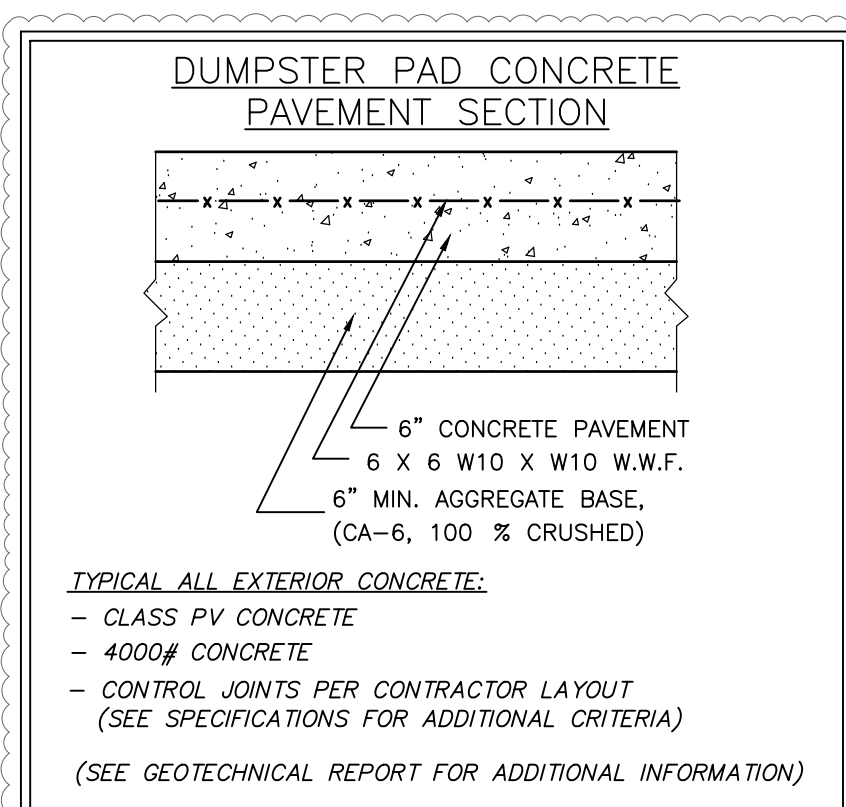
WITH THE FOLLOWING:  
 COUNTY: McHenry  
 CITY-TOWNSHIP: Crystal Lake - Barr  
 SEC. & 1/4 SEC. NO.# SW 1/4 OF SEC-25-T-44N-7E

48 hours before you dig (Excluding Sat., Sun. & Holidays)

Know what's below. Call before you dig.

**LEGEND**

|  |  |
|--|--|
|  | DENOTES PAVEMENT SAWCUT                  |
|  | DENOTES CONCRETE PAVEMENT                |
|  | DENOTES PROP. SIDEWALK                   |
|  | DENOTES CONCRETE PAVEMENT (ACCESS DRIVE) |
|  | DENOTES CONCRETE SLAB                    |



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| NO. | DESCRIPTION:   | DATE:    |
|-----|----------------|----------|
| 1   | ADDENDUM NO. 1 | 04/28/26 |
| 2   | ADDENDUM NO. 3 | 05/08/26 |
|     |                |          |
|     |                |          |
|     |                |          |
|     |                |          |

SHEET TITLE:  
**SITE & UTILITY PLAN**

SHEET NUMBER:  
**C-03**