

ARCHITECT'S ADDENDUM

Addendum Number: 001

Date: February 11, 2026

RE: EASD 2026 Site Improvements

Prepared By: Ana Contreras
Cordogan Clark

CC Project No.: 251057

To: Prospective Bidders

Subject: Addendum No. 001 to the Construction Documents for the EASD 2026 Site Improvements Project.

This Addendum forms a part of the Construction Documents and modifies the original Construction Documents, dated 02.06.2026. Acknowledge receipt of this Addendum in space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

THE FOLLOWING ITEMS ARE TO BE INCLUDED IN THE PROPOSAL.

General Clarifications:

1. The mandatory pre-bid meeting attendance requirement has been lifted. All prospective bidders are still required to visit the site by appointment. Contact Luca Muench to coordinate access (contact information provided in attached pre-bid meeting agenda).
2. Pre-bid sign in sheet is included in this addendum.

Clarifications to the Specifications:

1. None

Attachments:

1. Pre-Bid Agenda
2. Pre-Bid Meeting Sign-In Sheet

End Of Addendum No. 001

PRE BID CONFERENCE AGENDA

DATE: 02.09.2026

RE: EASD 2026 Site Improvement

CC Project No.: 251057

TIME: 10:00 am

LOCATION: Via Teams Meeting

AGENDA NO.: PRE-BID Conference

Introductions:

Michael Perez	CC Associate
Rhonda Mont	CC Office Administration Manager
Ana Contreras	CC Architect

A. East Aurora School District (hereinafter referred to as the Owner) will receive bids for the following projects until 10:00 A.M., local time, on February 20, 2026 at the District Office of East Aurora School District #131, 310 Seminary Avenue, Aurora, IL 60506. Any bids received after this time may be rejected. Proposals shall be addressed to:

East Aurora School District #131
310 Seminary Avenue
Aurora, IL 60505
Attention: Andy Allen, EASD Assistant Superintendent for Operations
Do Not Open

B. Bids will be publicly opened and read at 10:00 am at the location noted above.

C. Bids will be accepted as a Bid Build Contract, based on Lump Sum bid format. Proposal award will be issued to a single Bidder for all or select buildings depending upon the lowest aggregate responsive and responsible Bid(s) from qualified Bidders.

D. Contract Documents may be obtained by Bidding Contractors from Vesco Reprographics 630-896-2115 or <http://www.cordoganclarkplanroom.com>, on or after, February 6, 2026.

E. All bids must be accompanied by a Bid Security in the form of Bid Bond in the amount of 10% of the Base Bid (plus additive alternates) made payable to the Owner.

F. Optional Pre-bid conference will be via teams meeting. Attendance is advisable. **MAKE SURE YOU have followed specification 002513 Prebid Meeting requirements.** The role call will be recorded by CC and distributed as a record for attendance.

G. All bidders are required to visit the site. The project site is available for inspection on a limited basis after the pre-bid meeting. We highly recommend that your team utilizes this time to review all existing conditions impacting the project. 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 72 hours prior to bid due date, notify Cordogan and Clark, who will, if necessary, send written

addendum to all bidders. The EASD #131 nor Cordogan and Clark shall not be responsible for any oral instructions.

- H. The Contractor shall pay, if applicable, not less than the prevailing rate of wages as established, to all laborers, workmen and mechanics in the performance of Work under this Contract in accordance with "An Act regulating wages of laborers, mechanics and other employed under contracts of Public Works." 820 ILCS 130/1 et seq.
- I. The Owner reserves the right to reject any and all bids, to waive any informality in bidding, or accept the bid that, in his opinion, will serve his best interests.
- J. This Project is exempt from Taxes.
- K. Insurance Requirements are as noted in the Specifications Section 003500-5 1.6
- L. Contractor Qualifications – AIA A-305 Contractor Qualification Form must be filled out in its entirety and duly executed.
- M. The Contractor is required to perform their work within the following Preliminary Construction Schedule. The schedule implies an aggressive construction operation. By submitting a bid, the Contractor guarantees they can meet the proposed Construction Schedule. The Contractor shall assume multiple mobilizations may be required to perform the scope of work.
 - 1. Notice to Proceed: March 17, 2026
 - 2. Site Access: June 1, 2026
 - 3. Substantial Completion: August 3, 2026
- N. Background Checks - EASD #131 requires finger printing and background checks for all Contractors working in the School District. It is the Contractors responsibility for all associated costs for the finger printing and background checks.
- O. QUESTIONS AND ANSWERS
- P. SITE WALK THROUGHS
 - a. Pre-bid walk-throughs will be held by appointment only, between the dates of February 9-12, 2026, following the pre-bid conference.

Contact information:

Luca Muench lmuench@cordoganclark.com 612-226-6529



PRE BID MEETING SIGN IN SHEET

RE: EASD 2026 SITE IMPROVEMENTS

Date: 02.09.2026

Time: 10:00 AM

CC Project No.: 251057