WAUBONSEE COMMUNITY COLLEGE

ADDENDUM 1

Date: 11/12/2026
Pages: 18 Pages

PROJECT NUMBER: 11-26-007
PROJECT: Bookstore Management & Food Service(s) Operations
DUE: Tuesday, December 1, 2026 at 2:30 p.m.

This addendum does not change the bid due date or time.

Respondent must acknowledge receipt of this addendum with their submittal.

QUESTIONS

Would it be possible for interested vendors to visit campus and tour the current bookstore operation?

Answer:

Thank you for your interest in the opportunity and for your thoughtful review of the RFP.

As noted in the RFP, the bookstore and food service operation contemplated under this solicitation will be located in a **newly renovated facility within the Student Center at the Sugar Grove Campus**, with the anticipated opening targeted for spring 2027. The current bookstore location is not representative of the future operating environment being proposed under this RFP.

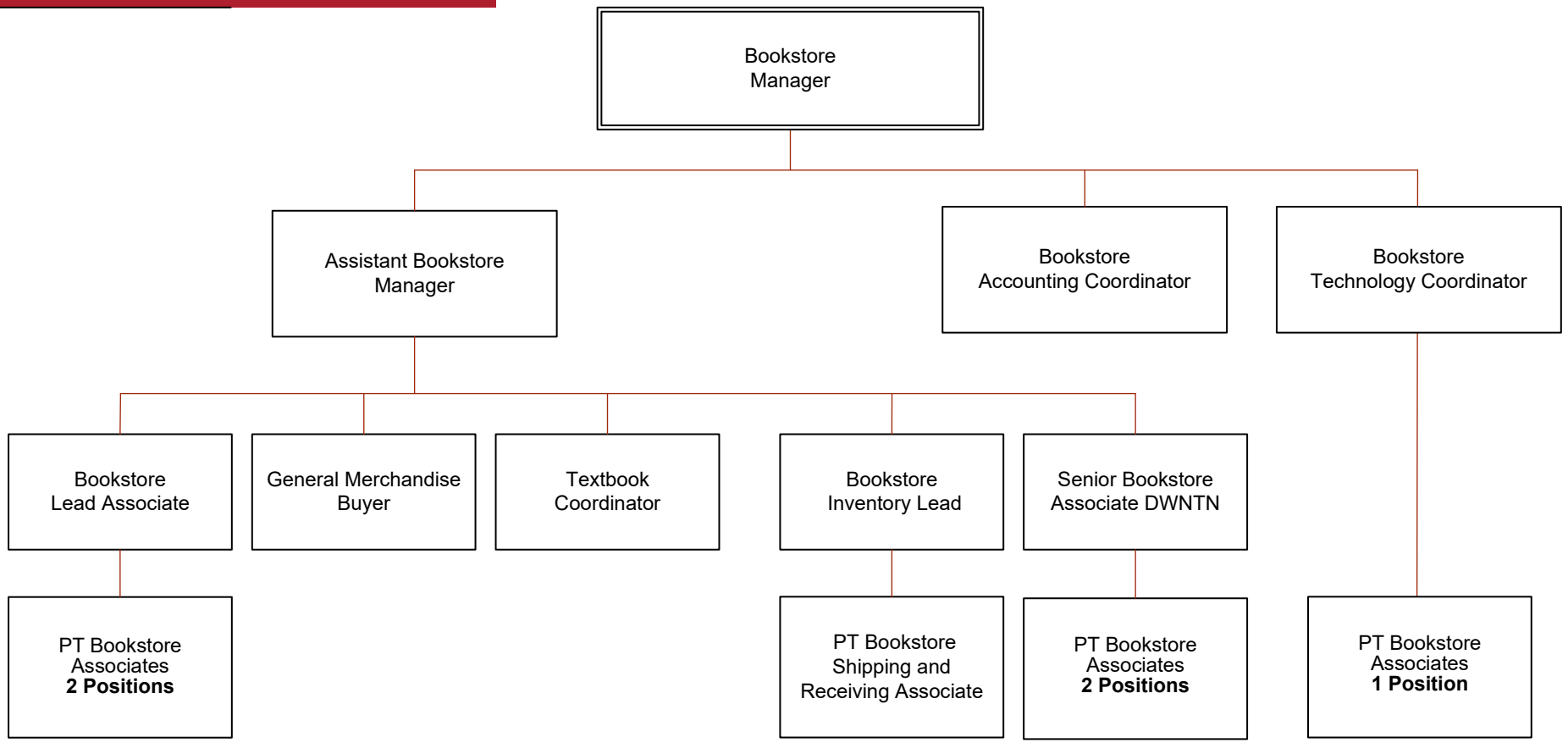
To assist respondents with their evaluation, we have provided additional materials, including facility relocation and concept plans, renderings, organizational information, and other supporting documents that outline the future bookstore and food service operation. These materials were added to provide greater insight into the new space, operational footprint, and overall campus context.

At this time, we are not scheduling individual tours of the current bookstore operation. We encourage all interested vendors to review the supplemental materials and submit any questions through the RFP process. As a reminder, all correspondence and questions regarding the RFP should be directed to the designated purchasing email address identified in the solicitation.

We appreciate your interest and look forward to your participation.

ATTACHMENTS

Bookstore
Organization Chart



WAUBONSEE COMMUNITY COLLEGE

November 2026

Waubonsee Community College

Bookstore/Foodservice Relocation

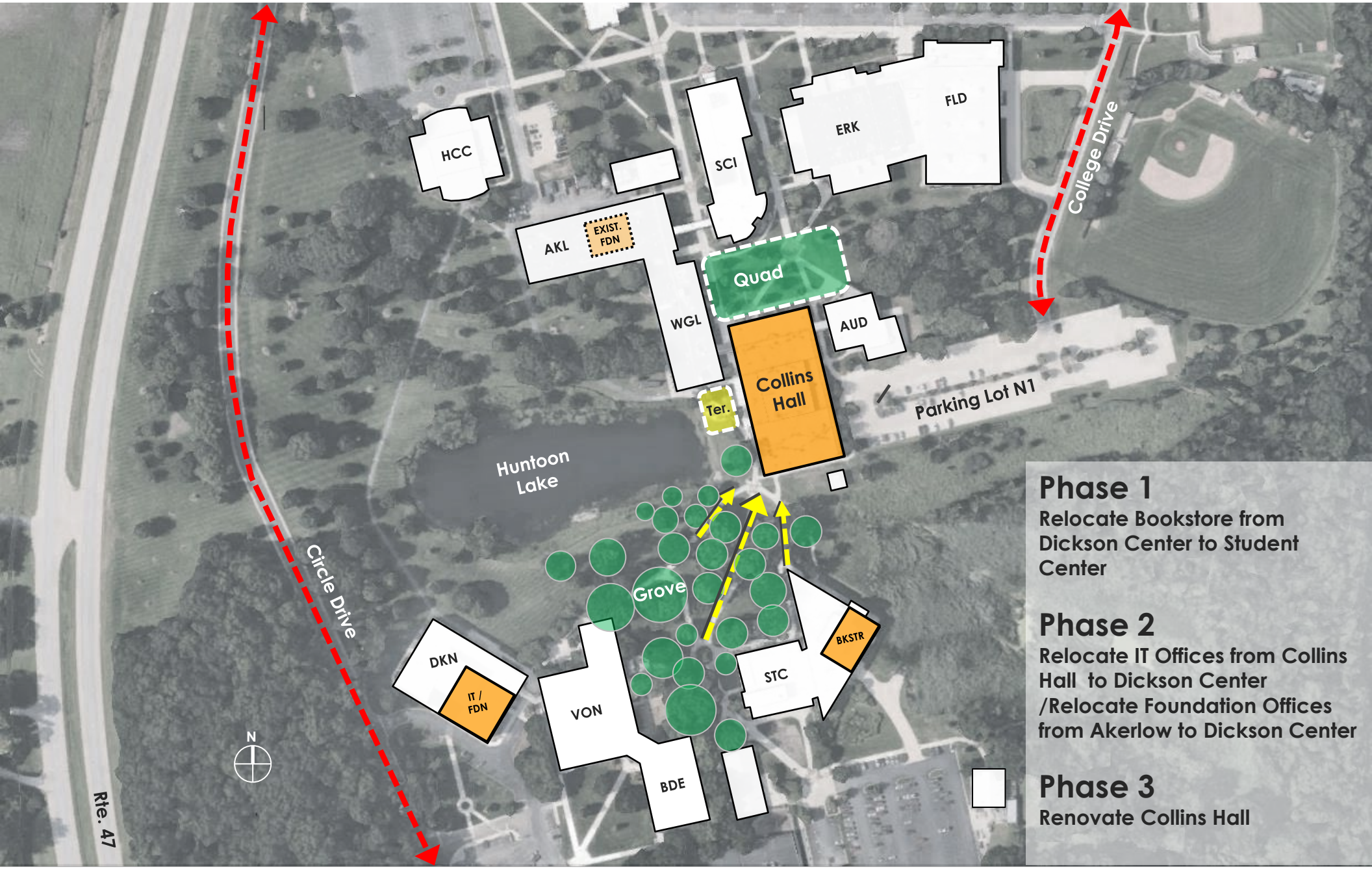
September 16, 2026



Waubonsee Community College

Bookstore / IT / Foundation / Collins Hall

Phasing Plan



Phase 1

Relocate Bookstore from Dickson Center to Student Center

Phase 2

Relocate IT Offices from Collins Hall to Dickson Center /Relocate Foundation Offices from Akerlow to Dickson Center

Phase 3

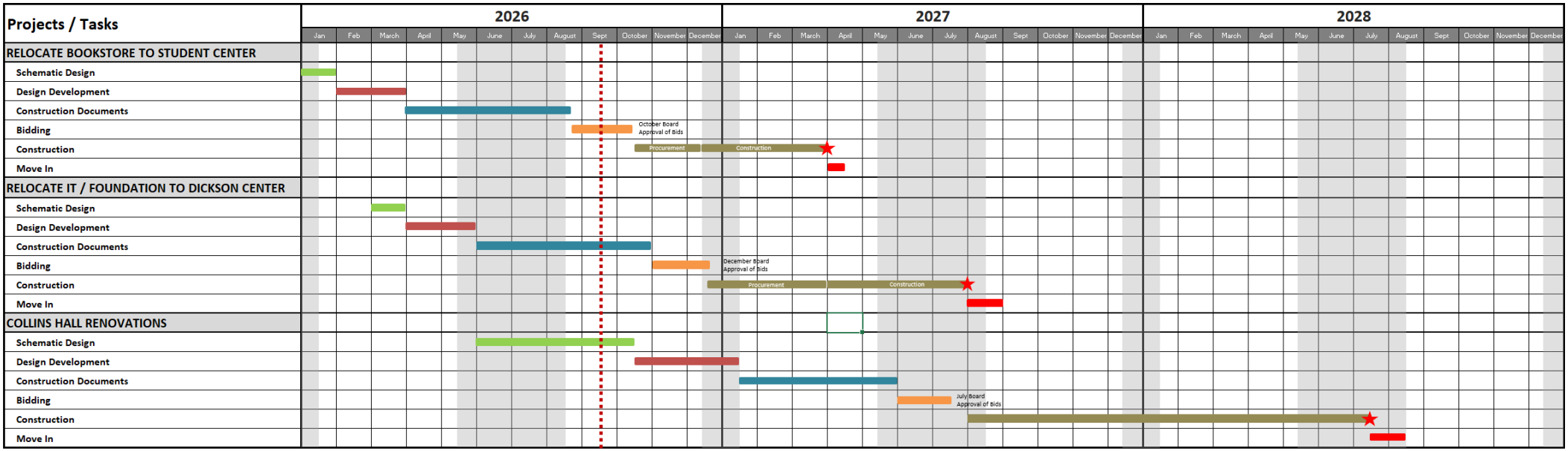
Renovate Collins Hall

DEMONICA KEMPER ARCHITECTS

WAUBONSEE COMMUNITY COLLEGE

Waubonsee Community College
Bookstore Relocation

Project Timeline

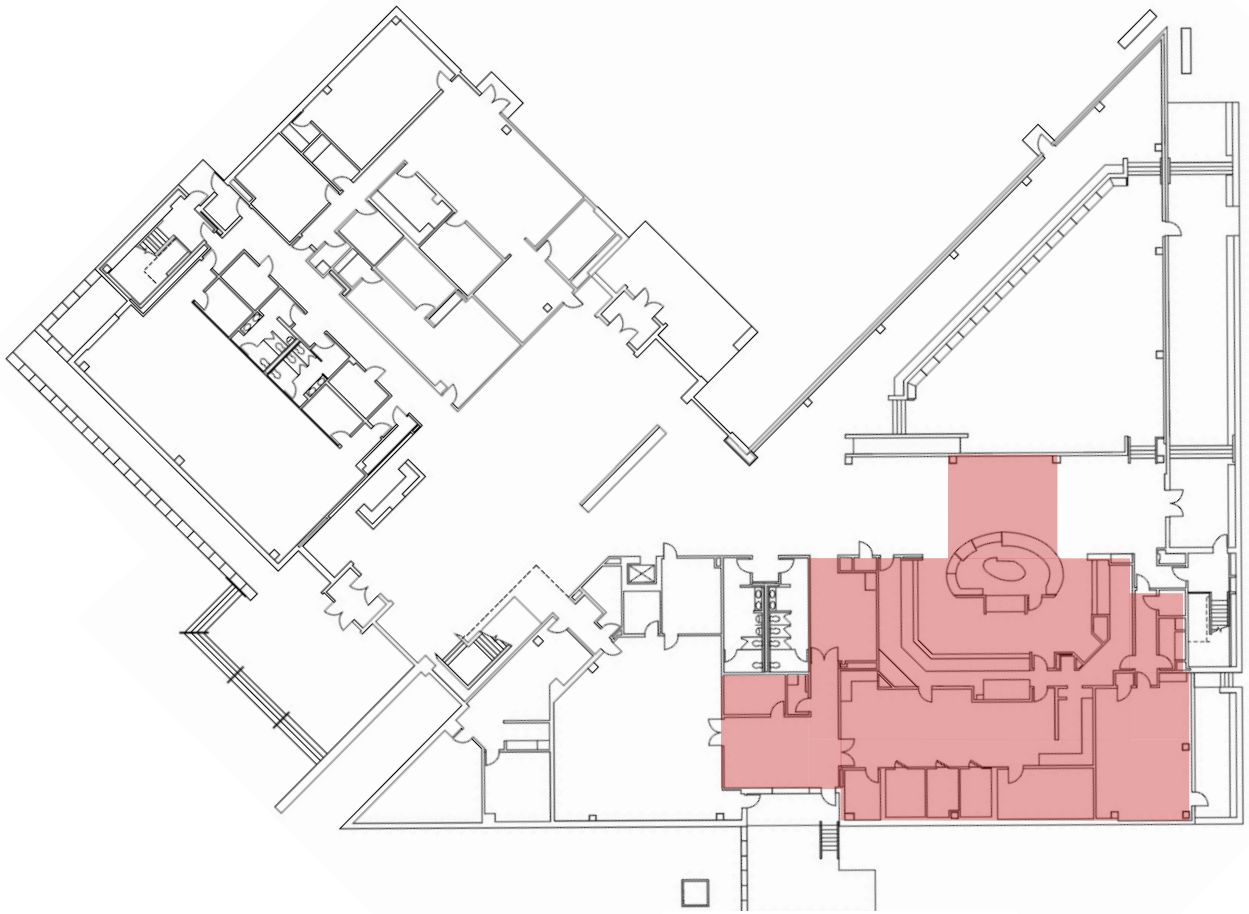


- Receipt of Bids: September 23, 2026
- Board Approval of Bids: October 14, 2026
- Begin Construction: December 17, 2026
- Substantial Completion: April 2, 2027
- Move-In / Occupancy: April 16, 2027

Waubonsee Community College

Bookstore Relocation

Existing Plan – Student Center

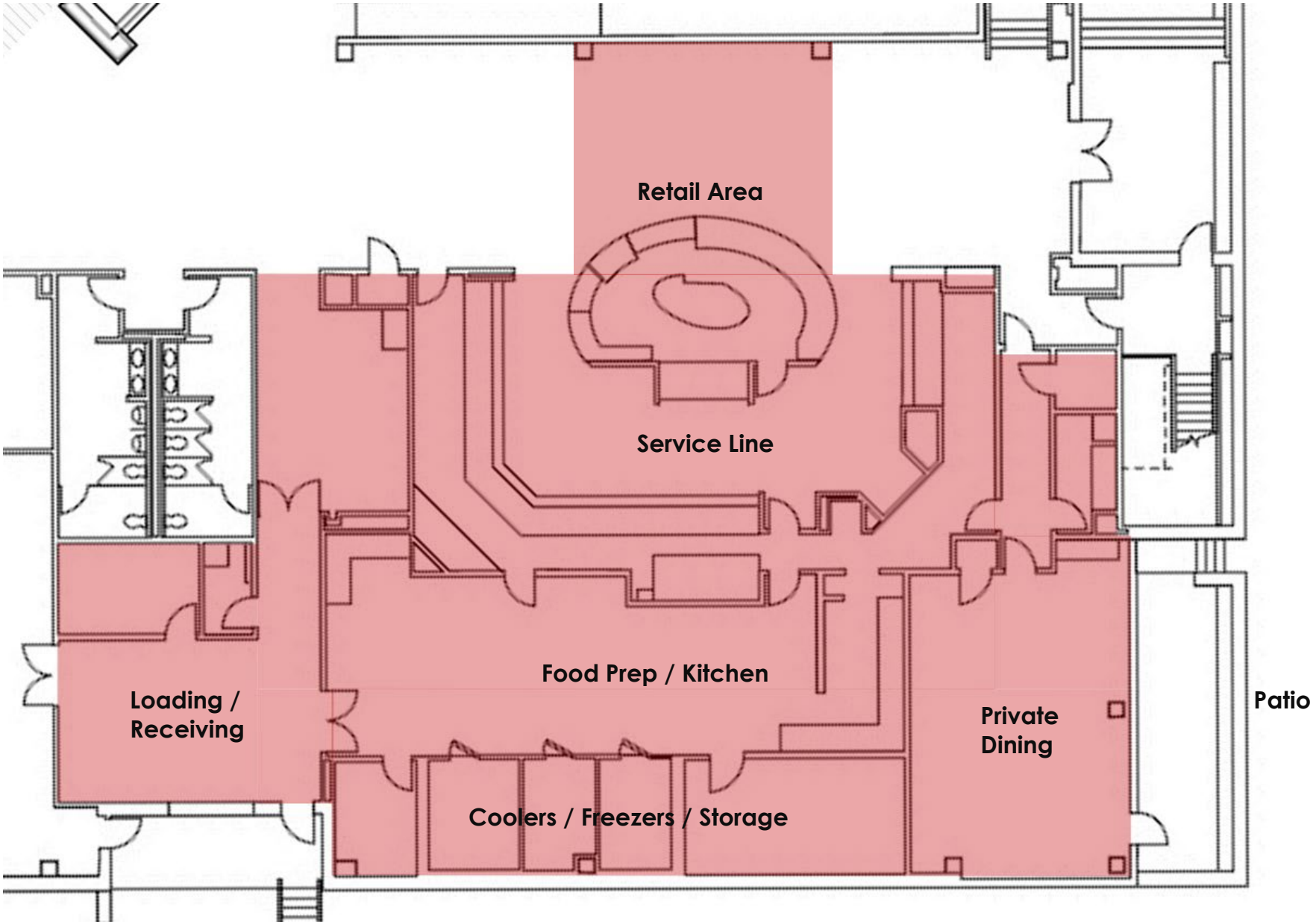


Convert Existing Foodservice Area in the Student Center to Bookstore / Foodservice Area (5,900 sf)

Waubonsee Community College

Bookstore Relocation

Existing Plan – Student Center



Waubonsee Community College

Bookstore Relocation

Proposed Floor Plan



DEMONICA KEMPER ARCHITECTS

WAUBONSEE COMMUNITY COLLEGE

Waubonsee Community College
Bookstore Relocation

Existing Foodservice Entrance



Waubonsee Community College
Bookstore Relocation

Bookstore / Cafe Entrance



Waubonsee Community College
Bookstore Relocation

Bookstore / Cafe Entrance



Waubonsee Community College
Bookstore Relocation

Bookstore / Cafe Entrance



Waubonsee Community College
Bookstore Relocation

View Toward Check Out Desk



Waubonsee Community College
Bookstore Relocation

Foodservice / Cafe Area



Waubonsee Community College
Bookstore Relocation

Foodservice / Cafe Area



Waubonsee Community College
Bookstore Relocation

Foodservice / Cafe Area



Waubonsee Community College
Bookstore Relocation

View Toward Coffee Bar



Waubonsee Community College
Bookstore Relocation

Preliminary Cost Projections

• Trade Costs:	$1,983,000
• CM Costs / General Conditions:	$ 375,691
• Contingency:	$ 198,300
• Furnishings & Equipment:	$ 90,000
• A/E Fees:	$ 275,000
TOTAL ESTIMATED PROJECT COST:	**$2,921,990**