

UNIVERSITY OF ILLINOIS
AT URBANA - CHAMPAIGN

Purchasing Division
Office of Business Affairs
212 Tech Plaza, MC-364
616 East Green Street
Champaign, IL 61820-5752



December 4, 2006

**AMENDMENT 2: To Request for Proposal (RFP) 1TWD705 Orchard Downs
Redevelopment Phase II, currently scheduled to be received by 3:00
PM Local Central Time on February 13, 2007.**

GENTLEMEN/LADIES:

Potential respondents to Phase II of RFP 1TWD705 for the Orchard Downs Redevelopment are advised of the following additional information and clarifications related to the details on the Professional Service Agreement (PSA) and other matters of clarification regarding the Master Developer candidate's response.

Change in due date for return of Phase II Request for Proposal

- The Phase II RFP currently requires (see page 1 of the RFP) that Master Developer candidates prepare and return (see page 8 and 9) twenty copies of the Technical Proposal and Financial Proposal, to the University of Illinois at Urbana-Champaign Purchasing Division by 3:00 PM local time on February 13, 2007.

This requirement is being changed as noted below:

- In consideration of the other changes noted below, the revised date for submittal of the required twenty copies of the Technical Proposal and Financial Proposal will be by **3:00 PM local time on Friday, February 16, 2007**. The delivery location for submittal of these Technical Proposal and Financial Proposal copies will remain as stated in the RFP, namely: University of Illinois at Urbana-Champaign, Purchasing Division, 616 E. Green Street, Suite 212, MC-364, Champaign, IL 61820.

Change in due date for proposal presentation to the public

- Currently, the RFP and associated PSA (see Attachment Six of the RFP and Attachment C of the PSA) indicate that the Master Developer candidate's proposal presentation will be February 2007.

This requirement is being clarified and changed as noted below:

- The revised date for the Master Developer candidate's proposal presentation to the public will be March 2007 (tentatively scheduled for March 6, 2007).

These changes are reflected in a revised Orchard Downs Public Input Schedule and Project Timeline for Selecting a Master Developer posted on the Orchard Downs Redevelopment website at www.orcharddowns.uiuc.edu

Additional Master Developer clarifications

- Currently, the RFP (see page 5) indicates that the Master Developer candidate's consider "multi-family housing" and the RFP (see page 6) also makes reference to a "community gathering center".

This requirement is being clarified and changed as noted below:

- In consideration of there being graduate and family housing units in the redeveloped Orchard Downs, the University has identified a range between 200 to 400 units. The University anticipates development plans that incorporate a volume within or near this range that works within Master Candidate Developer's financial plans for the re-development of Orchard Downs. This volume range is provided for the purpose of a working reference.
- In consideration of there being a community gathering center in the redeveloped Orchard Downs, programming needs that suggest physical uses and space utilization as a working reference are posted on the Orchard Downs Redevelopment website at www.orcharddowns.uiuc.edu

Cordially,



Thomas Delanty
Director of Purchases

TWD:jh

- c: F. Coleman III
M. Rotunda
J. Hubbart

Revised Orchard Downs Development RFP Schedule

Board of Trustees Action on Phase I respondents	Board of Trustees will approve professional services contracts with all five respondents	September 7, 2006
RFP Phase II publicly posted	Not Applicable	September 2006
Orchard Downs Advisory Committee	<ul style="list-style-type: none"> ▪ Developer teams hear input from representatives of Advisory Committee ▪ Advisory Committee provides Developer teams with additional contacts 	October 10, 2006 (Tue) 10:30 am—Noon IL Union
Public Open House #1	<ul style="list-style-type: none"> ▪ University introduction to project ▪ Designed as a public and stakeholder forum for Developer teams to receive input on the public's goals/expectations for the redevelopment project. 	October 25, 2006 (Wed) Forum at Carle The Pollard Auditorium
Developers Submit RFP Phase II	<ul style="list-style-type: none"> ▪ All deliverable materials consisting of technical and financial proposal as well as renderings, etc are submitted to OD Selection Committee 	February 16, 2007 (Fri) Location: Posted in RFP
Public Open House #2	<ul style="list-style-type: none"> ▪ Developers will present concepts on design boards to the public. ▪ Public has opportunity to express preferences for elements of Developers' designs, ("not voting") through comment cards 	February 22, 2007 (Thu) Location: Ballroom, Alice Campbell Alumni Ctr
Final Public Presentation	<ul style="list-style-type: none"> ▪ Developers present final presentations in public forum in a large venue. ▪ Orchard Downs Advisory Committee provides pros and cons of each presentation and development team to University Selection Committee. 	March 6, 2007 (Tue) Location: TBD
OD Advisory Cmte gives feedback to Selection Committee	<ul style="list-style-type: none"> ▪ OD Advisory Committee shares their perceptions of strengths/weaknesses on each candidate developer to OD Selection Committee 	March 8/9, 2007 (Thu/Fri) Location: TBD
OD Selection Cmte makes recomm on Master Developer	<ul style="list-style-type: none"> ▪ Recommendation on sole Master Developer is forwarded to Chancellor. 	March 14, 2007 (Wed)
Master Candidate Developer Decision	<ul style="list-style-type: none"> ▪ Chancellor forwards his recommendation to President and Board of Trustees. 	April 2007

Note: Known potential conflicts or activities that may interfere with public stakeholder input activity attendance such as U of I athletic events were considered and avoided based on known posted information on the University's Dept. of Intercollegiate Athletics website as of 8/31/06.