

UNIVERSITY OF ILLINOIS
AT URBANA-CHAMPAIGN

Purchasing Division

Office of Business and Financial Services
212 Tech Plaza, MC-364
616 East Green Street
Champaign, IL 61820-5752



January 8, 2007

AMENDMENT 3: To Request for Proposal (RFP) 1TWD705 Orchard Downs Redevelopment Phase II, currently scheduled to be received by 3:00 PM Local Time on February 16, 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 RFP response submittals

- The Amendment #2 issued on December 4, 2006 for Phase II RFP currently requires that Master Developer candidates prepare and return (see page 8 and 9 of the RFP) 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 16, 2007.

This due date for return of Phase II RFP response submittals 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, April 20, 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, Amendment #2 issued on December 4, 2006 for the RFP and associated PSA (see Attachment 1 of Amendment #2 issued December 4, 2006) indicate that the Master Developer candidate's proposal presentation will be March 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 May 2007 (tentatively scheduled for May 1, 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 (see also Attachment 1 – Revised Orchard Downs Development RFP Schedule dated 01/08/2007).

Additional Master Developer clarifications

- Currently, the RFP (see page 5) indicates that the Master Developer candidate's consider "active retiree housing".

This requirement is being clarified and changed as noted below:

In consideration of there being active retiree housing units in the redeveloped Orchard Downs, the University clarifies this to include single family homes and condominiums that will allow residents to age in place, including apartment-style units for independent living. The University strongly encourages candidate developers to partner with individuals and/or firms with substantial expertise and experience in the design, market analysis, finance, and operations of senior retiree housing.

The University does not anticipate assisted living space or units in the initial phase of the Orchard Downs re-development. However, in subsequent phases it is anticipated there may be a need for assisted living units that are transparent in their functional and aesthetic integration as part of active retiree housing.

Cordially,



Thomas Delanty
Director of Purchases

TWD:jh

Attachment 1
Revised Orchard Downs Development RFP Schedule

cc: F. Coleman III
M. Rotunda
J. Hubbart

Revised Orchard Downs Development RFP Schedule—ATTACHMENT #1

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 	April 20, 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 	May 1, 2007 (Tue) Location: Alice Campbell Alumni Center Ballroom
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. 	May 16, 2007 (Wed) or May 17, 2007 (Thu) 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 	June 6/7, 2007 (Wed/Thu) 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. 	June 26-29, 2007
Master Candidate Developer Decision	<ul style="list-style-type: none"> ▪ Chancellor forwards his recommendation to President and Board of Trustees. 	July 2007