

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



April 4, 2007

AMENDMENT 4: To Request for Proposal (RFP) 1TWD705 Orchard Downs Redevelopment Phase II, currently scheduled to be received by 3:00 PM Local Time on Friday April 20, 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 Master Developer candidate development proposal presentation to the public

- The Amendment #3 issued on January 8, 2007 for the RFP and associated PSA (see Attachment 1 of Amendment #3 issued January 8, 2007) indicate that the Master Developer candidate's proposal presentation will be May 16, 2007 or May 17, 2007

This requirement is being clarified and changed as noted below:

- The revised date for the Master Developer candidate's development proposal presentation to the public will be May 2, 2007 in the Beckman Institute Auditorium, 5:30 pm to 8:00pm.
- Powerpoint and/or Digital Video Disc (DVD) electronic media is the preferred medium to be utilized by each respective Master Candidate Developer in communicating their development plan to the public.
- Examples of graphic and pictorial representations of respective Master Developer candidate development plans in this presentation are to include, but not limited to flyovers, walk-throughs, animations, still photographs, sketches, etc.

Change in due date for Public Open House #2


- Currently, Amendment #3 issued on January 8, 2007 for the RFP and associated PSA (see Attachment 1 of Amendment #3 issued January 8, 2007) indicate that the Master Developer candidate's participation in Public Open House #2 will be May 1, 2007.

This requirement is being clarified and changed as noted below:

- The revised date for the Master Developer candidate's participation in Public Open House #2 will be May 16, 2007 in the Alice Campbell Alumni Center Ballroom, 5:30 pm to 8:00 pm.
- The event name is changed to **“Public Review of Master Developer Candidate Development Proposal Plans”**.
- Exhibits of Master Developer Candidate Development Proposal Plans are for the public to obtain a close inspection of proposed development plans and engage attending team members in discussions on respective proposed development plans.
- Exhibits are to include:
 - Renderings
 - Sketches, housing unit floor plans
 - Models of various housing units
 - Mock-ups
 - Other physical displays and
 - Printed take-away materials
- The explicit purpose of the exhibits are to share the layout, positioning, character and placement of design features, all housing units, retail facilities, community center, amenities and landscape elements to approximate their physical location and proximity to each other in the project site.

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 04/04/2007).

Cordially,



Thomas Delanty
Director of Purchases

Attachment
Revised Orchard Downs Development RFP Schedule

c: Fred Coleman III
Marcia Rotunda
Joyce 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 Presentation of Master Candidate Developer Development Plans	<ul style="list-style-type: none"> ▪ Developers present final presentations in public forum in a large venue. ▪ Public has opportunity to express preferences for elements of Developers' designs, ("not overall development plan voting") through online survey, starts May 2. 	May 2, 2007 (Wed) Location: Beckman Institute Auditorium 5:30 pm—8:00pm
Public Review of Master Candidate Developer Development Plans	<ul style="list-style-type: none"> ▪ Developers will present concepts on design boards to the public in exhibit-style format. ▪ Public has opportunity to express preferences for elements of Developers' designs, ("not overall development plan voting") through online survey, closes May 18. 	May 16, 2007 (Wed) Location: Alice Campbell Alumni Center Ballroom 5:30pm—8:00pm
OD Advisory Cmte gives feedback to Selection Committee	<ul style="list-style-type: none"> ▪ Orchard Downs Advisory Committee shares their perceptions of each candidate developer presentation and the strengths/weaknesses of each development plan to OD Selection Committee. 	June 6/7, 2007 (Wed/Thu) (May move closer to Public Review of Proposed Plans) 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 (tentative)
Master Candidate Developer Decision	<ul style="list-style-type: none"> ▪ Chancellor forwards his recommendation to President and Board of Trustees. 	July 2007 (tentative)