

RFP Process for Selection of Master Developer for Orchard Downs Redevelopment  
From: deans, directors and department heads [DDDH-L@LISTSERV.UIUC.EDU] on behalf of  
Kemphues, Debbie A  
Sent: Tuesday, October 17, 2006 1:21 PM  
To: DDDH-L@LISTSERV.UIUC.EDU  
Subject: RFP Process for Selection of Master Developer for Orchard Downs  
Redevelopment

To: Deans, Directors and Department Heads  
From: Thomas W. Delanty, Director of Purchases  
Subject: RFP Process for Selection of Master Developer for Orchard Downs  
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Dear Colleagues:

Please share this communication with faculty and staff members who might be contacted for information or assistance by the developer candidates regarding the Request for Proposals currently being solicited for redevelopment of the Orchard Downs area of campus.

As you may know, the Orchard Downs redevelopment project is very important to the University's strategic master plan and is a high profile initiative. A critical objective is to redevelop Orchard Downs to become the site of a model community, drawing on Illinois' programmatic, design, and construction strengths to distinguish the community as a showcase for excellence in all of the University's missions. We are currently entering the second phase of the RFP process for the selection of a master developer. In the first phase, five developer candidates were selected to continue to the second phase. In this second phase they will each submit final proposals to the University.

Although the University has chosen to solicit widespread community input for this project, and there will be a highly visible public element to the selection process, the process must nevertheless conform in all respects with the requirements of the Illinois Procurement Code. It is therefore extremely important that all communications to and from the developer candidates be coordinated in such a way that we maintain a level playing field among all of the competing firms. We all need to make certain that we do not furnish information to one firm that might give the appearance of an advantage, or favorable treatment, as compared to the other firms. We must also not share information received from one firm with the other firms. This also means that University units and staff may not participate in the development of any firm's proposal.

For these reasons, it is highly recommended that all communications to and from the developer candidates be coordinated through Dr. Fred Coleman, Suite 320 C IL Union Bookstore Building, 807 South Wright St., MC 316, 217-244-1001, sekou@uiuc.edu. Dr. Coleman is coordinating the RFP process, and he will make certain that any essential information is communicated to all of the developer candidates equally, so that we can avoid any potential criticism or protest that might delay the project.

We also will share this information with the developer candidates.

Again, please direct all inquiries through Dr. Coleman.