

DATE: November 25, 2025

State of Illinois
CAPITAL DEVELOPMENT BOARD

TO: PROSPECTIVE OFFERORS

SUBJECT: AMENDMENT NO. 3 TO THE RFP FOR

CDB Project 822-010-135

Construct Northern Illinois Center for Community Sustainability
Northern Illinois University
DeKalb, DeKalb County, Illinois

This amendment forms a part of the RFP and contract documents and modifies the original RFP posted July 22, 2025. Acknowledge receipt of this amendment in the space provided on the Proposal Transmittal Form. FAILURE TO DO SO MAY SUBJECT BIDDER TO DISQUALIFICATION.

REQUEST FOR PROPOSAL:

REVISE Section 00 21 16 .6:

- a. REVISE to read: “Funds available for design and construction: \$17,500,000.00. These funds are provided by the Capital Development Board / Build Illinois Bond fund (0971)”.

REVISE Section 00 42 10 .3.A.4):

- a. REVISE to read: “CDB will pay a stipend to each unsuccessful shortlisted firm that provides a responsive/responsible Phase II Proposal and completes the interview process. Firms shortlisted to participate in Phase II will be required to enter into a contract with the Capital Development Board before submitting their Phase II proposals. The purpose of this contract is to facilitate disbursement of the predetermined stipend after a Design-Build Contract has been executed between the successful firm and CDB for delivery of the project. The stipend amount for this project will be: \$11,500.00.”

INSERT in Section 00 42 10 .1.A

6) **Instruction to Offerors:** Effective immediately, all references to “Alternate Bids” within this Request for Proposals (RFP) shall be interpreted as requirements to be included within the Base Bid Proposal. Offerors shall:

- a. Roll all previously identified alternates into their base bid pricing and scope of work.
- b. Provide a single, comprehensive proposal that reflects the full scope of work, inclusive of all alternates.

- c. Ensure that no separate line items, breakout pricing, or conditional proposals for alternates are submitted.
- d. Revise any affected schedules, narratives, or pricing forms to reflect this consolidated approach. Failure to incorporate alternates into the base bid proposal may result in the proposal being deemed non-responsive.

Clarification: This amendment supersedes any prior instructions in the RFP regarding alternates. The Owner's intent is to receive one unified proposal that represents the complete project scope without optional or additive alternates.

INSERT Section 01 23 00 1.0.A

1) Instruction to Offerors: All references to "Alternate Bids" within this Request for Proposals (RFP) shall be interpreted as requirements to be included within the Base Bid Proposal. In the event that it becomes necessary to reduce the overall costs of the project to ensure compliance with the RFP requirements for the proposal amount to be within 10% of the published budget offerors may eliminate work that was originally identified as alternate bids. When doing so work must be removed in the following order:

1. Work originally identified as Alternate Bid 7.
2. Work originally identified as Alternate Bid 6.
3. Work originally identified as Alternate Bid 5.
4. Work originally identified as Alternate Bid 4.
5. Work originally identified as Alternate Bid 3.
6. Work originally identified as Alternate Bid 2.
7. Work originally identified as Alternate Bid 1.

2) When eliminating work from the base bid the offeror must identify the removed work as a deviation on the Design-Build Pricing Schedule. Work must be removed in a cumulative manner (ie., in order to remove work associated with work originally identified as Alternate Bid 4 you must first remove work associated with Alternate Bids 7, 6, and 5).

ATTACHMENTS TO REQUEST FOR PROPOSAL:

- 1. 03.Design-Build Pricing Schedule.** Remove this attachment in its entirety and replace with "**03.Design-Build Pricing Schedule-1**".

BRIDGING DOCUMENTS:

1. Program Data and Room Layouts:
 - a. REPLACE the High Bay Space Data Sheet in its entirety with the attached revised "**High Bay Space Data Sheet**."
 - b. REPLACE the Research Lab: Food Systems Data Sheet and Room Layout in its entirety with the attached revised "**Research Lab- Food Systems Data Sheet and Room Layout**."
 - c. ADD to the Remarks section of Lab: Plastics, "Provide HEPA filters for air handling unit serving Plastics Lab."

- d. ADD the attached “**Research Lab- Building Energy Systems Data Sheet and Room Layout.**”
- 3. Section VIII. Heating/Ventilation/Electrical/Plumbing:
 - a. ADD item k) to Section VIII.5 Heating and Ventilation Systems Summary. Point k) to read, “Lab and storage spaces shall be held at 72°F (adjustable) ±2°F. ASHRAE 62.1 requires humidity to be kept below 65%; maintain laboratory humidity levels between 25% and 60%.”
- 4. Appendix
 - a. REPLACE X. Appendix Table of Contents page with attached “**X. Appendix Table of Contents Page.**”
 - b. REPLACE in its entirety “Specification Section 27 0000 Communications” in Appendix 11 - NIU Construction Standards with the attached revised “**Specification Section 27 0000 Communications.**”
 - c. ADD as Appendix 13 the “**NIU Campus Interior Signage Program: Planning and Purchasing Guide.**”

Very truly yours,

CAPITAL DEVELOPMENT BOARD

This amendment consists of 3 pages plus the following attachments.

Attachments: 03.Design-Build Pricing Schedule-1
High Bay Space Data Sheet
Research Lab- Food Systems Data Sheet and Room Layout
Research Lab- Building Energy Systems Data Sheet and Room Layout
X. Appendix Table of Contents Page
Specification Section 27 0000 Communications
NIU Campus Interior Signage Program: Planning and Purchasing Guide