

DATE: December 18, 2025

State of Illinois
CAPITAL DEVELOPMENT BOARD

TO: PROSPECTIVE OFFERORS

SUBJECT: AMENDMENT NO. 4 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: \$15,716,368. These funds are provided by the Capital Development Board / Build Illinois Bond fund (0971)”.

INSERT in Section 00 21 16 .16

- a. **FF&E Purchasing:** NIU will purchase the FF&E using the allotted \$404,016 FF&E allowance. The Design-Build team should not include the purchasing of FF&E in the pricing schedule. The Design-Build team is responsible for design, selection, and specification of FF&E, coordinating with NIU. Illinois Public Higher Education Cooperative (IPHEC) pricing is preferred but not required. The Design-Build team is responsible for the design, coordination, installation of FF&E utility hook-ups and connections, and installation of FF&E. The Design-Build team must include the utility hook-ups and installation in the Design-Build Pricing Schedule. IPHEC manufacturer and vendor information can be found at <https://www.iphec.org/about-us>. This amendment supersedes the responses to Phase 2 RFIs #26 published on 11/25/2025 and Phase 2 RFIs #6 published on 12/05/2025 regarding the purchasing of FF&E.

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: \$10,429.82.”

ATTACHMENTS TO REQUEST FOR PROPOSAL:

1. **03.Design-Build Pricing Schedule-1.** Remove this attachment in its entirety and replace with **“03.Design-Build Pricing Schedule-2”**.

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-2”** noting the changes to the doors.
 - b. REPLACE the High Bay Space Room Layout drawing in its entirety with the attached revised **“ASK-10 High Bay Space Layout”**. Changes are clouded.
2. Appendix
 - a. REPLACE X. Appendix Table of Contents page with attached **“X. Appendix Table of Contents Page”**.
 - b. REPLACE the Lab Equipment Schedule with the attached revised **“Appendix 9- Lab Equipment Schedule”**. Changes are clouded.
 - i. Note that the Food Lab equipment is owner-provided and contractor-installed. The contractor is responsible for the utility hookups.
 - c. ADD the gantry crane drawing **“Appendix 9 – Gantry Crane drawing 1015-9AC.”**
 - d. ADD the **“Appendix 9 – Chain hoist with geared trolley catalog pages”**.
 - e. REPLACE the Dishwasher cutsheet with the attached **“Appendix 9 – Dishwasher cut sheet”**.
 - f. REPLACE the Induction Cooktop cutsheet with the attached **“Appendix 9 – Induction Range cut sheet”**.
 - g. ADD **“Appendix 14 – Fire hydrant flow test report”**.
 - h. ADD **“Appendix 15- ESA Phase 1”**.

Very truly yours,

CAPITAL DEVELOPMENT BOARD

This amendment consists of 3 total pages including the following attachments.

Attachments: 03.Design-Build Pricing Schedule-2
High Bay Space Data Sheet-2
ASK 10 – High Bay Space Layout
X. Appendix Table of Contents Page
Appendix 9 – Lab Equipment Schedule
Appendix 9 – Gantry Crane drawing 1015-9AC
Appendix 9 – Chain hoist with geared trolley catalog pages
Appendix 9 – Dishwasher cut sheet
Appendix 9 – Induction Range cut sheet
Appendix 14 – Fire hydrant flow test report
Appendix 15- ESA Phase 1