

RFI's with Responses

Updated December 4, 2025

1. Access to Revit Model - Could we obtain access to the Revit model, particularly for the laboratory areas referenced in the bridging document? Page 4 of 35 of the Request for Proposal indicates they will make this available for the Phase II teams in section 002116.5D. See below.
D. The RFP has been developed based on the specific criteria as defined by and in accordance with CDB's Rules and Regulations and the Standard Documents for Design-Build Projects dated July 2007 (SD-DB). The design is developed to approximately 35%. This will include the following conceptual plans showing approximate dimensions; existing and proposed site and utility plans, electrical site plan, floor plan, elevations, and occupancy loads. Also included is a bridging document which contains technical specifications, a topographic survey, a geotechnical report, a boundary survey (when appropriate), and CDB requirements. In addition to these documents the REVIT BIM model will be made available to the selected offerors as part of the Phase II RFP process.
A. <i>There is not a Revit model to share.</i>
2. Additional Gantry Question (From ACG RFI #2) - Please clarify the requirements for the gantry—including its intended purpose, approximate size, and whether it needs to operate or move in a specific direction?
A. <i>This has been addressed in Amendment 3.</i>
3. Please provide clarification as to what is the site boundary.
A. <i>As stated on page 17, the site is the 6.5-acre site bounded by East West Road to the north, Convocation Drive to the south, President's Boulevard to the east, and extending 400 feet west.</i>
4. Storm Shelter – The RFP bridging document page 28 specifies that a designated storm shelter is to be provided. Please clarify if this shelter needs to be designed (architecturally, structurally, MEP etc.) as per the requirements of IBC and ICC 500 or advise that the Storm Shelter area is more of an area of refuse and no design as per ICC500 is required.
A. <i>There is no code requirement to provide a storm shelter a laboratory building. Compliance with ICC 500 is not required.</i>
5. Are there requirements that the building be provided with an automatic sprinkler system? ie would the University consider a non-sprinklered building?
A. <i>IBC 2021 section 428.3.9 requires buildings containing laboratory suites to be fully sprinklered in accordance with Section 903.3.1.1.</i>
6. Should we include the FFE in our estimate?
A. <i>FF&E should be included in the estimate.</i>
7. Should we include the technology for the Immersive Learning Classroom, (screens and computers)?
A. <i>AV equipment such as screens and computers should be included in the estimate.</i>
8. Do you have flow test data for the hydrant on Presidents Blvd. or recreation Drive?
A. <i>A flow test will be performed (weather conditions permitting) and the results shared with the shortlisted teams.</i>
9. Setback and Zoning Information - We are unable to access the NIU zoning guideline website. Please provide the setback and zoning requirements or share any relevant reference documents.
A. <i>NIU does not have specific setback requirements but follows the City of DeKalb's requirements.</i>