

NOTICE OF INTENT TO ADVERTISE
For
CDB Design Build Services

The Capital Development Board (“CDB”) intends to issue (on or before April 25, 2012) a Request for Proposal (RFP) for the following Design Build project:

CDB #102-777-015

Various Improvements – Rend Lake Resort
Wayne Fitzgerald State Park
Illinois Department of Natural Resources
Whittington, Jefferson County, Illinois

Project Budget (Design and Construction) - \$4,688,000.00

The Capital Development Board is pleased to announce that a formal advertisement of and Request for Proposals (RFP) for the above project which will utilize the Design Build project delivery method is forthcoming.

In general terms the project consists of upgrading and expanding the current facility to enhance the true potential of the resort. Such enhancements include renovations to existing buildings while adding new additions to improve the function and appearance of the resort.

Rend Lake Resort was initially developed in the 1980’s and has been expanded over the years to consist of three boatels, 11 duplex cabins, 48 room hotel, conference center with a great room, restaurant with lounge, swimming pool, tennis court, and courtesy boat slips. The current facility is in need of updating on several aspects while adding new additions to attract more tourists.

The project consists of renovating and or upgrading six existing buildings with the addition of five new structures, new signage throughout the resort and a new internet tower. The project scope will identify the priority of all items thus allowing the project to achieve the maximum potential based upon a budget of \$4,688,000.00.

Priority of work shall be as follows including but not limited to:

1. Construct new pier outdoor restaurant with waterfront dining.
2. Upgrades to existing duplex cabins to include new siding, wood posts, wood decks, replacement of kitchenette and ceramic floors.
3. Upgrades to the existing Conference Center including new finishes to conference rooms, lobby, great room, including upgrades to the HVAC system.
4. Upgrade existing restrooms within the Windows restaurant and lounge.
5. Construct new Outdoor Events Center with large circular pavilion to include restrooms, and landscaping elements.
6. Construct new outdoor lounge and dining area adjacent to the existing Windows Restaurant.
7. Construct new Laundry Facility adjacent and/or connected to the existing hotel building.
8. Upgrade existing Pool Bathhouse with new doors and frames.
9. Upgrade existing Gift Shop to provide for preparation and serving of cold cut sub sandwiches.

10. Provide new identification signage for all new structures, including but not limited to replacement of the existing monumental sign, addition of decorative flags, and other enhancement signage.
11. Install new internet tower to provide better service to the facility and patrons.
12. Construct new one or two story hotel with a covered, single loaded, exterior corridor to accommodate 18 units.
13. Upgrades to Gift Shop to accommodate the new facilities including but not limited to replacement/new gas pump at the current gas dock.

All information regarding the project and requirements for submitting on this forthcoming RFP will be posted in the Procurement Section of the CDB website. www.cdb.state.il.us

NOTE: The designers and all major contractors/subcontractors performing any of the General, Plumbing, Heating, Ventilation, Electrical work must be prequalified with CDB, as an A/E or contractor, before the Phase 1 submittal deadline. CDB does not prequalify the Design/Build entity separately.

Prequalification Forms and instructions are available in the Reference Library at www.cdb.state.il.us -- Allow a minimum of 45 days after submission of the prequalification application for the prequalification process to be completed.

Contact for Design Build Questions: Mr. Tim Patrick @ CDB.DesignBuild@Illinois.Gov