UNIVERSITY OF NORTHERN IOWA  
Lawther Hall Renovation

Request for Qualifications

The University of Northern Iowa is seeking requests for qualifications to provide complete professional architectural and engineering services in conjunction with the proposed Lawther Hall Renovation project on the UNI Campus in Cedar Falls, Iowa. Proposals are due no later than 4:00 p.m. on May 19, 2015.

Program Description

The university has identified the need to create housing for sophomore and junior students by modernizing Lawther Hall. A market study has confirmed that sophomore and junior students desire to stay on campus, but in residence halls with additional privacy. Lawther Hall is the oldest residence hall on campus and was built in two phases in 1938 and 1950. It is comprised primarily of double and single student rooms as well as shared restrooms, lounges, laundry, etc. The renovation will take Lawther Hall’s existing student rooms (432 beds) and common spaces and modernize the building to create a residence hall of primarily semi-suites and private rooms. A minimum of 375 student beds is desired. In addition to the student rooms other spaces such as common rooms (lounges, study spaces, kitchens, laundry, etc.), office areas and maintenance spaces will be required.

In 2014, the university commissioned a Lawther Feasibility Study. This study will be made available to the successfully appointed architectural & engineering firm. This study identified 1) Goals, 2) Space programming, 3) Mechanical System Options and Life Cycle Costs, 4) Electrical System Possibilities, 5) Estimated probable cost and 6) Sustainable features.

The proposal will be for the schematic design, design development, construction documents and construction administration for the renovation of Lawther Hall. In addition, a minimum LEED Silver Certification is required.

The proposed total project budget for this project is $21 million dollars, including all construction, professional services, furniture, fixtures and equipment. The successful firm will provide all architectural and engineering services required for the project which is anticipated to be delivered using the design, bid, build delivery method.
Scope of Services

This request for qualifications is for architects with an emphasis in the design of residence hall facilities for higher education.

Please see the RFQ Information Packet for a description of the professional services required of the consultant team and form of submission.

Minimum Requirements

Qualified applicants will be determined as those that can meet the criteria that will be used for selection by a Screening Committee and the requirements of the Iowa Code. These criteria include: (1) Professional licensing or registration to do work in the State of Iowa; (2) Integrity and reliability of the firm and personnel; (3) Past performance relative to the quality and timeliness of service on similar projects and services provided to state agencies; (4) Quality and timeliness of the services provided; (5) The proposed terms of delivery; and (6) The best interests of the state. The successful applicant will demonstrate broad-based experience in all phases of project planning, construction and management. A strong construction management background is desirable, and familiarity with residence hall facilities is necessary. Those interested in providing these architectural services should submit one (1) electronic file and two (2) copies of a packet with a concise letter of interest bound in providing a summary of qualifications, and a description of the applicant or firm and its consultants including credentials, experience, and three current references. A Screening Committee will review the submittals and invite those firms felt to be most appropriate for undertaking this work to oral interviews on June 1, 2015.

Firms meeting the minimum requirements may obtain the RFQ documents by contacting:

By Internet: http://www.vpaf.uni.edu.fp/projects/consult_opp.shtml
By e-mail: amy.selzer@uni.edu
By picking up during work hours at Facilities Planning, 2601 Campus Drive, University of Northern Iowa, Cedar Falls, IA 50614

Pre-submittal Meeting

An information pre-submittal meeting will be held Monday, May 11 at 10:00 AM in the Lawther Hall main lounge, Room 118E on the UNI Main Campus. This is a non-mandatory meeting for interested parties to meet with members of the Lawther Renovation committee. A building tour will be conducted immediately afterward. A map to Lawther Hall can be found at: http://www.uni.edu/campusmap/
Qualifications Due

Date and Time: May 19, 2015, 4:00 PM

Address: Philip A. Simpson, AIA
Facilities Planning
2601 Campus Street
University of Northern Iowa
Cedar Falls, IA  50614-0530

Point of Contact:

Name: Amy Selzer
Agency: University of Northern Iowa
Phone: 319-273-6984
Fax: 319-273-2300
Email: amy.selzer@uni.edu

+In accordance with the Board of Regents intent, specific interest of the University during the design process will be directed to life-cycle costs, maintenance costs and energy conservation measures.

In accordance with Board of Regents, State of Iowa policy and the Iowa Code, preference shall be given to the selection of design professional firms either based in Iowa or with a permanent office in Iowa.