

**UNIVERSITY OF NORTHERN IOWA
Redeker Expansion – Phase I**

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 new REDEKER Expansion – Phase I project on the UNI Campus in Cedar Falls, Iowa. Proposals are due no later than the close of business (5:00 p.m.) on November 7, 2011.

Program Description

The University of Northern Iowa is in the process of building additional housing adjacent to the Redeker Center a major dining facility. A study was undertaken to determine the impact of the additional residents on the dining area. This study will be made available to the successful firm.

The Redeker Center Expansion project would expand an existing convenience store, add seating to the dining facility, expand production in the central bakery/commissary, and provide additional office support space by constructing an addition to the south end and infilling of the northeast and west corners of Redeker Center. The University envisions the project being completed in two phases, with the first phase adding space to the convenience store with a modest increase in seating capacity in the dining area above. The second phase south expansion provides additional seating in the dining area, increases the bakery/commissary, and provide additional office support space. The total project estimated cost is \$5 million, of which \$950,000 is the estimated cost of Phase 1.

Phase I will provide schematic design services for the total project and will provide design development, construction documents and construction administration services for the expansion and renovation to the convenience store and the associated additional square footage on the second floor above the convenience store. Adherence to LEED principals will be a part of this project.

Request for Proposals Due	-----Nov. 7, 2011
Interviews	-----Nov. 18, 2011
Notify of Board Consultant Selection	-----Nov. 22, 2011
Kick-Off Meeting	-----Dec 6, 2011
Program Verification	-----Dec. 9, 2011
Complete Schematics / Submit to BOR	-----Dec. 20, 2011
Design Development Phase 1	-----Feb. 2012
Construction Documents Phase 1	-----Mar. 2012
Bids	-----Apr. 2012
Start Construction	-----May 15 2012
End of Construction	-----Dec. 2012

Furnishings -----Aug. 2012

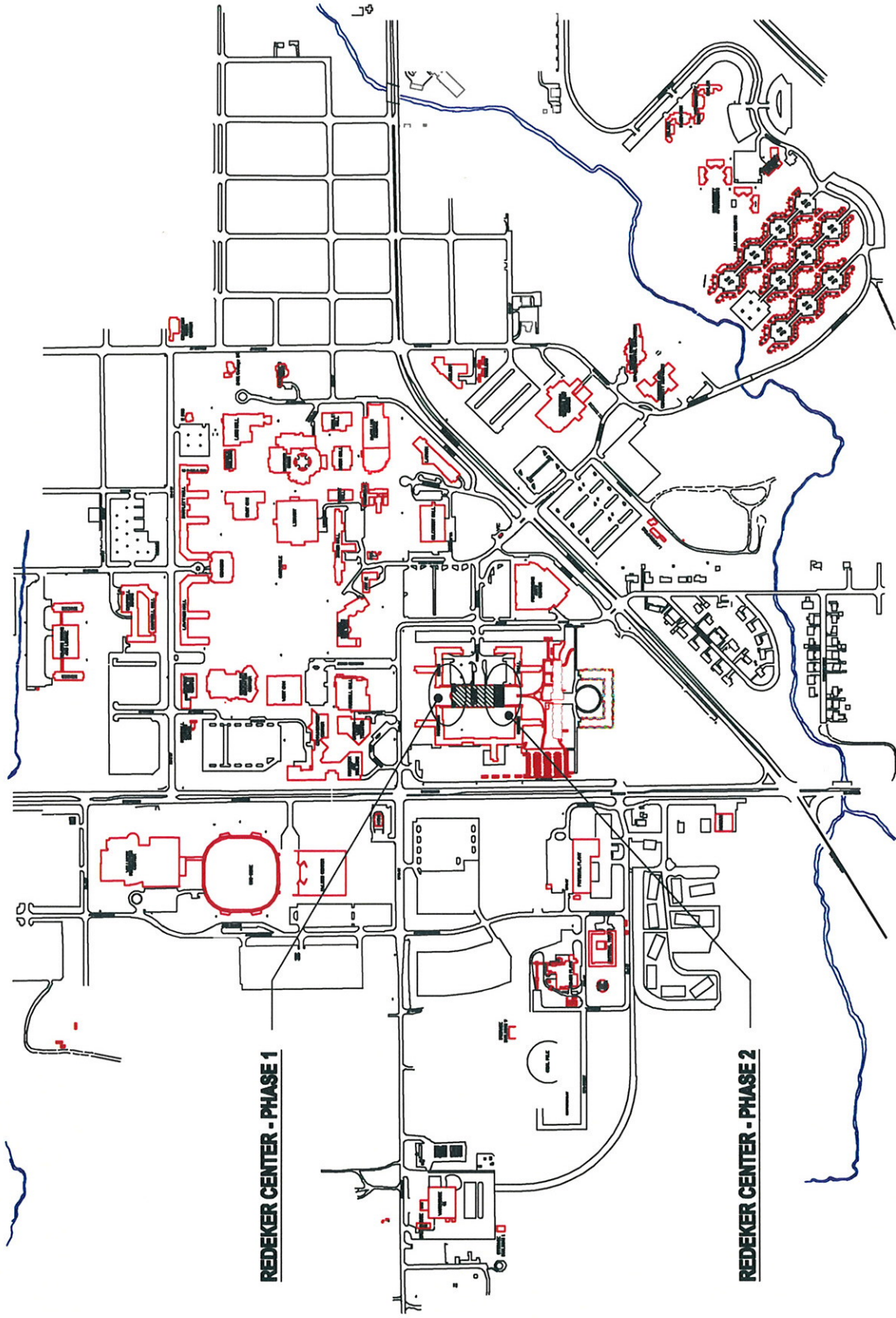
Occupancy -----Sept. 2012

Please provide the following information in your qualification document:

1. The qualifications and expertise that your firm has for providing services for a project of this nature.
2. The services that your firm provides and information on the specific firm personnel and consultants that you plan to use as a part of your design team.
3. The methods of project cost control utilized in your firm.
4. Information on three projects of a similar nature for which your firm has provided services. Include the Owner's name, address, and phone number.
5. Provide information on your firm's sustainable design experience.
6. For the last three projects your firm completed with a budget of over two million dollars, provide the Owner's name, address and phone number.
7. For the projects noted in Item #6 above, list the following: The initial project budget; the final project cost; the number and dollar amount of change orders that were processed; and the number and dollar amount of change orders that were owner-initiated.
8. If selected as the Consultant, comment on your ability to promptly start the work and provide services to meet the anticipated schedule.
9. Two paper copies of the qualification document are required and one electronic copy. Limit the size to a maximum of twenty sheets printed on both sides. Submit qualifications to UNI Facilities Planning, 2601 Campus Street, Cedar Falls, Iowa 50614-0530, Attention: Glenn Swanson. Proposals are due no later than the close of business (5:00 p.m.) on Monday, November 7, 2011. Proposals received late will not be considered.

For information, 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.



REDEKER CENTER - PHASE 1

REDEKER CENTER - PHASE 2

LOCATION MAP

**UNIVERSITY OF NORTHERN IOWA
CEDAR FALLS, IOWA**