

UNIVERSITY OF NORTHERN IOWA PROPOSED APARTMENT HOUSING – PHASE 1

Request for Proposals

The University of Northern Iowa is requesting proposals to provide complete professional architectural and engineering services in conjunction with a proposed new Apartment Housing - Phase 1 project on the UNI Campus in Cedar Falls, Iowa. Proposals are due no later than the close of business (5:00 p.m.) on September 17, 2009.

Program Description

The University of Northern Iowa has identified the need for additional housing on campus to accommodate junior and senior students. Market studies confirm upperclass students desire to live on campus but in apartment style housing. The University intends to construct an apartment complex that will eventually house approximately 800 students. The first phase of the complex will accommodate approximately 180 – 200 students. The units will consist of single occupancy bedrooms in four bedroom and two bedroom units, with a limited number of single occupancy bedrooms units. In addition to bedrooms, each apartment will have a kitchen, living room, and a full bathroom for every two residents. Also, there will be some common areas such as a clubhouse or meeting area, offices, and maintenance space. The University plans to build the complex in phases.

In 2008, the University commissioned a housing study. This study will be made available to the successfully appointed architectural & engineering firm. This study identified 1) Goals & objectives, 2) Space programming elements, 3) Site selection, 4) Preferred site plan development, 5) Estimated probable cost and 6) Sustainable features.

The proposal will be for the schematic design for the entire 800 bed apartment complex with complete architectural and engineering documentation for the first phase, in addition, it is the University's desire to obtain at a minimum LEED Silver Certification.

The anticipated construction cost for the first phase of the project is \$12,000,000 and the tentative project schedule is as follows:

Request for Proposals Due	-----	September 17, 2009
Interviews	-----	November 3, 2009 & November 4, 2009
Board Approves Consultant Selection	-----	December 10, 2009
Kick-Off Meeting	-----	December 15, 2009
Complete Programming	-----	February 10, 2010
Complete Schematics / Submit to BOR	-----	April 1, 2010

Design Development Phase 1 ----- June 15, 2010

Construction Documents Phase 1 ----- August 17, 2010

Bids ----- October 5, 2010

Contract Awarded – Start Construction ----- November 2, 2010 – (2010 – 2012)

End of Construction ----- April 27, 2012

LEED Commissioning ----- April 15, 2012 – May 15, 2012

Furnishings ----- May & June 2012

Occupancy ----- July – August. 2012

Please provide the following information in your proposal:

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. Twenty copies of the proposal are required. Submit proposals 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 September 17, 2009. 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.

