6/12/2018

Noehren Hall Student Room Remodel – Phase 1

Request for Qualifications

The University of Northern Iowa is seeking Requests For Qualifications to provide full professional architectural and engineering services for remodeling of the north and west wings of Noehren Hall located on the UNI Campus at 2900 Hudson Road in Cedar Falls Iowa.

Noehren Hall History

Noehren Hall is a traditional residence hall built in 1967 and is sited on the south side of campus as part of the “Quads”. It is home to a mix of both first-year and upper-class students living within a total of 14 houses. Noehren is a mixed gender hall, where students live in double rooms with a roommate. The building structure is constructed mainly of masonry and concrete and is fully sprinkled.

Program Description

Noehren has not been significantly upgraded since is opening in 1967, however it has been well maintained, but not notably improved over the course of its life. Negative student feedback has continued to build within recent years over the general condition of the student rooms. The age and wear of the wardrobe cabinets and entry doors are a large part of this disgruntlement. The cabinets and doors in the facility have surpassed their useful life of service over the past 50 years of operation. Replacing these items will assist in producing pride in the community and improve student retention in these spaces.

This project will replace millwork cabinets which includes a sink. Replace old vinyl flooring with new luxury vinyl flooring, replace doors and hardware, upgrade power and data, as well as hallway and lounge finishes. Years ago, wall carpet had been applied to the corridor side of the existing metal stud and gypsum board walls. This wall carpet was removed several years ago and covered with Acrovyn panels. The gypsum board with the attached Acrovyn will be removed from the corridor side to allow for the wall cavity to be fully insulated and will be followed by the installation of new gypsum wall board. The consultant will in collaboration with the university, guide us on a new material to be installed to protect the gypsum board’s integrity. These changes will provide a drastic improvement to the appearance of the Noehren.

This project supports UNI’s mission and strategic plan by providing a safe and supportive living environment for students and will reduce the Department of Residence’s deferred maintenance while improving aesthetics. It supports the UNI Value; “Sustainability – an attractive, well maintained campus environment that enhances the living and learning experience with an emphasis on environmental stewardship.”
Project Scope

Construction is scheduled for several phases over multiple years. Phase one will close the north and west wings of the building for all stacked floors 1st through 5th. Concurrent but not a part of this project is the complete remodel of the rest room facilities located in the west wing. Although the project will be phased over several years, the university intends to proceed with full architecture and engineering services for the whole building during this initial Phase. Construction administration will be included as part of the services provided. We will also be including the additional stacked rest room facilities located in the south wing as a part of this design project. Please review the attached floor plans.

Schedule

A non-mandatory pre-submittal site visit will be held in the main lobby of Noehren Hall at 10:00 Thursday June 21, 2018.

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<thead>
<tr>
<th>Event</th>
<th>Time</th>
<th>Date</th>
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<tbody>
<tr>
<td>Site visit</td>
<td>10:00 a.m.</td>
<td>6/21/2018</td>
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<tr>
<td>RFQ Submission</td>
<td>12:00 p.m.</td>
<td>6/28/2018</td>
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<td>Oral Interviews</td>
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<td>7/11/2018</td>
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<td>RFP Submission</td>
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<td>7/16/2018</td>
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<td>Project Kickoff</td>
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<td>7/30/2018</td>
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<td>SD, DD, CD completed</td>
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<td>10/5/2018</td>
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<tr>
<td>Bid</td>
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<td>10/23/2018</td>
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<tr>
<td>Construction</td>
<td>11/2018</td>
<td>7/31/2019</td>
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Submission Requirements

Your RFQ package is to be submitted electronically to glenn.swanson@uni.edu
This packet is to be limited to 10 sheets 8 ½”x11” double side and one single sided cover letter. Your submitted RFQ is not to include proposed fees.

The following questions and format are to be answered and followed:

1. Iowa based office.
   a. Identify the principle architect and demonstration that he/she is licensed in Iowa.
2. Integrity and reliability of the firm.
   a. Provide an overview of the firm and key personnel that will be involved in the project. An introduction of consultant firms and key personnel that will be working on the project. Each consultant is to select a recognized firm in the area of University housing to provide consulting services.
3. Past Performance on Residence Halls
   a. Experience, quality, and timeliness of similar projects for higher education institution.
      b. Include similar work completed in Iowa.
c. Provide a minimum of three examples which identifies the initial budget, the number and dollar amount of change orders and whether the project met the owner’s timeline requirements.

d. Owner references and contact information is to be provided.

4. Methodologies

a. Methodology behind design work, cost estimating, sustainability, scheduling,

b. Commitment to the project, and working with the university’s design process.

c. This project should support sustainable practices but will not be a LEED project.

5. Display an understanding of the Noehren Hall Renovation.

6. If selected as the Consultant, comment on your ability to promptly start the work and provide services to meet the anticipated schedule.

After review of the submitted RFQs a short list of firms will be determined by the University and invited for oral presentations of approximately 1 hour duration. The selected firm will then be asked to provide a Request for Proposal which will include fees.

Addendums will be posted to the UNI website.