August 2, 2019

University of Northern Iowa
Cedar Falls, Iowa

Request for Qualifications: UNI-Dome Renovation Study

The University of Northern Iowa (UNI) is seeking qualification statements from design firms for a feasibility study for the renovation of the UNI-Dome located on the institution’s main campus in Cedar Falls, IA. Goals of the proposed project include:

1. Provide a first-class multi-purpose facility for UNI student-athletes, students, staff, fans and the larger community through the renovation of the UNI-Dome.

2. Raise the profile of Panther Athletics in the Cedar Valley, state and nation, and ensure the long-term viability of the UNI-Dome.

3. Improve amenities and infrastructure to achieve the desired program outcomes.

Due to the high visibility and importance of this project, the selected firm will be expected to provide a high level of creativity, technical ability, and design expertise with similar large-capacity athletic venues such as stadia, domes etc. This solicitation for qualifications is open to all qualified firms eligible to do business in the State of Iowa.

Project Overview
The UNI-Dome, a structure synonymous with the University of Northern Iowa and the Cedar Valley, has served as a high-capacity multi-purpose venue for the university and the community for more than 40 years. Playing host to some of the most celebrated moments in the history of Panther Athletics, it is difficult to imagine Cedar Falls without the UNI-Dome’s iconic presence. The Cedar Valley Sports Commission estimates the UNI-Dome contributes millions of dollars to the local economy each year.

The 78,000 square foot facility is located on the west side of campus and has a capacity of approximately 16,300 spectators. In addition to football, it also hosts wrestling, soccer, track & field and softball competitions as well as several community events including trade shows, concerts and other expos.

In order to continue the UNI-Dome’s legacy, significant aesthetic and functional improvements are needed including offices, general and premium seating, restrooms, concessions and other amenities. The proposed upgrades will be the most comprehensive renovation within the UNI-Dome since it was constructed in 1976.

The project scope includes the connector between the UNI-Dome and McLeod Center that presently houses the UNI Athletics Hall of Fame. The renovation and/or expansion of this area will be part of the overall UNI-Dome programming and planning effort.

Additional Information on the facility, uses and anticipated needs is attached to this solicitation.
**Scope of Services**

Services to be provided by the selected firm are expected to include planning, programming, conceptual design and cost-estimating as outlined below.

**Project Start-Up**
- Review existing documentation to be provided by UNI including facility condition assessments, floor plans, etc.
- Review and assess existing facilities in terms of understanding programmatic and space needs.

**Programming**
- Lead a comprehensive process to define institutional program priorities and desired-outcomes.
- Benchmark needed and recommended improvements against similar collegiate and other large capacity venues.

**Design**
- Provide design options for implementation of desired program priorities.
- Define range of options for consideration.
- Assist UNI in vetting of options including cost and phasing.

**Final Report**
- Develop a report summarizing findings and recommendations based on analysis and implementation of desired-outcomes and preferred option(s).
- Provide estimate of construction costs for preferred option(s).
- Provide phasing plan of preferred option(s).

**Selection Process and Schedule**

The university will select a firm to complete the proposed scope of services by way of the following evaluation process:

1. A statement of qualifications from design firms (prime consultant) - identification of consultant teams is not required for this submission of qualifications.
2. The selection process will culminate with in-person interviews of selected firms on the University of Northern Iowa campus. UNI anticipates interviewing no more than four selected firms.
3. A site tour for selected finalists will be scheduled; attendance will not be mandatory.
4. Finalists may be asked to provide additional information in advance of their interviews.
5. Floor plans of the UNI-Dome will be posted for reference on the UNI Facilities Management website at fm.uni.edu.

**Preliminary Selection Schedule**

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
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<tbody>
<tr>
<td>RFQ Issued</td>
<td>Friday August 2, 2019</td>
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<tr>
<td>Written Questions Due</td>
<td>Wednesday August 14, 2019</td>
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<tr>
<td>Written Reponses Posted</td>
<td>Monday August 19, 2019</td>
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<tr>
<td>RFQ Responses Due</td>
<td>Friday August 23, 2019</td>
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<tr>
<td>Dome tour w/ Finalists</td>
<td>Friday September 6, 2019</td>
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<tr>
<td>Interviews for Selected Firms</td>
<td>Friday September 20, 2019</td>
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The selected firm is expected to be available to begin work immediately upon selection.

Submission Requirements
Responses should contain the following:

- Cover letter
- Qualifications and projects in support of why your firm is best qualified to assist with this effort
- Proposed team members, with resumes of project leads, and identification of point of contact. Please identify any Iowa-licensed team members.

Proposal responses will be evaluated based on relevant work in the last 10 years in the following areas:
1. Overall experience with university athletics programming and planning.
2. Overall experience of the proposed team with similar large-capacity venues.
3. Specific experience with renovations to large-capacity athletics venues including code and ADA upgrades.

Please limit your submission to twenty (20) pages or less. Electronic submissions in PDF format are due by 3:00 pm on the date indicated above.

Additional Consultants
This initial selection process is focused on the prime design consultant. The selected firm will be asked to submit specialized consulting firms such MEP, structural etc. for UNI review.

Questions
Any questions regarding this solicitation should be submitted in writing by the date noted above. Any clarifications or additional information, if needed, will be posted on the UNI website.

Communication
All questions, correspondence, responses, etc. associated with this Request for Qualifications should be forwarded to the attention of:

Jose Luis San Miguel, AIA
University of Northern Iowa
University Architect
joseluis.sanmiguel@uni.edu
Introduction
The UNI-Dome was built from 1974-76 and opened Feb. 7, 1976. It was the second domed competition facility built in the country- the Holt Arena at Idaho State was built in 1970. The UNI-Dome was ranked the fourth best Division I indoor stadium by Bleacher Report in 2012 (out of nine total). The 50th anniversary of the UNI-Dome coincides with the sesquicentennial of UNI.

Known for its iconic profile, for the first 20 years of operation the roof consisted of Teflon-coated fiberglass supported by air-pressure; in 1998 a steel and fabric roof was installed.

It remains the only domed stadium in the state of Iowa.

As the home-sports facility for track and field, softball and football, the UNI-Dome supports over 400 student-athletes. It hosted UNI men's basketball until the McLeod Center opened in November 2006. It has been the site of major tournaments such as the 1990 Mid-Continent Conference men's basketball tournament (UNI's former conference) and the 1997 Division I Wrestling Dual Championships. Artists such as The Grateful Dead, Luke Bryan, Nelly, Pink Floyd and the Rolling Stones have performed at the UNI-Dome.

Events have included:

- UNI football games and practice
- UNI track & field events
- Iowa high school football playoffs
- Special Olympics
- Various shows and expos
- USA wrestling events
- UNI wellness classes
- UNI strength & conditioning workouts
- UNI Army ROTC Training
- Intramural sports
- Soccer tournaments
- Softball tournaments
- Junior college football championships
- Youth Sports Foundation
- Metro Youth
- Shrine Bowl
- Recreational use for students/staff/facility/general public
- Concerts
- General community use
- Sports camps and clinics
With more than half a million annual users and hundreds of events each year, the UNI-Dome is an economic asset to the Cedar Valley. The Cedar Valley Sports Commission estimates the annual economic impact from UNI-Dome events to be nearly $12.5 million, not including special events that alone can generate $500,000 to $1 million. The annual local tax impact is estimated at $335,000 according to the commission. It is difficult to imagine what the Cedar Valley would be like without this important venue.

**Anticipated Capital Improvements**

Significant renovations are needed to provide a first-class facility for UNI’s student-athletes, fans and the Panther community. While various improvements have been made to the UNI-Dome since its construction, none have comprehensively addressed needed modernization and the visitor experience.

Past building improvements have included a new roof as well as the installation of a scoreboard, video board and turf. A suite of offices and other spaces were added near the North End Zone approximately 10 years ago. Updates are now required for seating, restrooms, concessions, concourses, sound and lighting— all will directly improve the fan experience.

A desired goal is that updated facilities will help raise the profile of Panther Athletics in the Cedar Valley, the state, the nation, and will directly contribute to the UNI’s recruitment efforts. An improved facility will also allow UNI to attract newer and more profitable events.

Based on current program requirements the improvements described below are anticipated; the selected design team will assist UNI in vetting this preliminary list, proposing design options and developing an implementation plan.

- Widen concourses to address issues with traffic flow
- Upgrade and add restrooms as necessary
- Restructure concession stands to improve the quality of service
- Install elevator to improve access to premium seating
- Create a central entrance for fan seating
- Relocate ticket office to improve accessibility
- Address associated infrastructure needs including lighting and sound system
- Resurface the 25+-year-old track
- Upgrade seating overall
- Establish additional premium seating to improve the visitor experience and create new revenue streams
- Address accessibility and back of house needs
- Renovate Hall of Fame connector to create a better display space
- Renovate coaches locker room to create a more suitable space for coaches’ needs
- Renovate press box
- Incorporate institutional branding

- End of Section 2 –
Partial UNI Site Plan with UNI-Dome Highlighted