

CDB PROJECT NO. 818-020-006
Western Illinois University
Construct Riverfront Campus - Phase III
Quad Cities Campus
Moline, Rock Island County

CDB PROJECT MANAGER: Tim Dietz

APPROPRIATED AMOUNT: \$50,000
ESTIMATED TOTAL PROJECT COST: \$34,600,000

PROFESSIONAL LIABILITY INSURANCE REQUIRED: \$5,000,000 (\$100,000 initially)

PROJECT FEE CLASSIFICATION: Group II N

Architect-Engineer Services for Phase III of Western Illinois University. Initial contract will be limited to a programming study for Phase III Development of Western Illinois University Riverfront Campus.

Background:

In 2006, Western Illinois University (WIU) completed a master plan for its new riverfront campus on a 20 acre site along the Mississippi River in Moline, Illinois. Entitled *Vision 2020*, it can be found on WIU's website. The design and construction of the first 60,000 square foot building for the new campus has been completed and operational since January 2012. The Capital Development Board (CDB) Project No. 818-020-005, Riverfront Phase II, has commenced construction and has an anticipated completion date in the Fall of 2014.

The WIU is presently requesting proposals from design professionals to provide architect-engineer (A/E) design and construction services with the initial services limited to basic programming and site development for Phase III of the riverfront campus. This Phase III will allow for the continued growth of the Quad Cities campus and has a total anticipated capital budget of \$34.6 million. Phase III consists of a classroom/office building and site improvements.

Description of Initial Scope:

The intent of WIU for Phase III is to accomplish basic programming for campus facilities, as well as site development using the existing Quad Cities Campus Master Plan (*Vision 2020*), along with recent Phase II development as a guide (also available on the WIU website). The firm selected to accomplish this programming study will work directly with the WIU, the CDB and local community representatives in an inclusive committee environment. Meetings may be conducted both on site and off, utilizing shared technologies.

Anticipated services include the following tasks:

1. Initial Fact Finding:
 - a: Collect documentation of existing site/conditions and relevant strategic and academic planning, including tour of Quad City facilities.
 - b: Interview pertinent WIU administration, faculty and staff regarding programmatic needs.
 - c: Interview facilities staff regarding campus design standards and operations and maintenance requirements.
2. Follow-up Visit:
 - a: Ensure firm has all relevant information pertaining to completion of the study.
 - b: Reaffirm scope and expected deliverables.
 - c: Meet with Steering Committee for further discussions and clarifications of programmatic needs.
3. 50 Percent Progress Reporting:
 - a: Informal presentation to the Steering Committee and selective staff regarding preliminary findings and costs, including implementation strategies for design and construction.
 - b: Meet with individual committee personnel/operations staff as needed for refinements to programming requirements and clarifications in the facility scope.
4. 95 Percent Completion Presentation:
 - a: Formal presentation of completed programming study and deliverables.

An additional presentation on site may be requested by the WIU for making a formal presentation to campus constituents or administrative officers not previously involved in the programming study.

Programming Deliverables:

1. 25 Professional Project booklets containing all completed deliverables, including appropriate color renditions of the Phase III site and facilities.
2. Executive summary discussing project requirements and solutions offered in the programming study.
3. Detailed cost estimate including breakouts for anticipated design services, site work, construction activities and related FFE.
4. Single line floor plans and site plans showing conceptual layout strategies for the facilities, including classrooms, offices, support spaces, miscellaneous program spaces and space allocated for infrastructure.
5. A spreadsheet showing net assignable space allocated to major building components noted above in item 4. Also include gross space, ratio of net to gross in each category and cost estimate per gross and net square foot.

Budget:

Total budget for this study is \$50,000, including reimbursables.

Additional Information:

The initial design consists of the programming study described above. Upon approval of the programming study, the WIU, along with the CDB, may elect upon satisfactory performance and approved deliverables, to proceed with further design development and construction documents.

These additional contracted services may include but may not be limited to:

1. Design and contract document preparation of one or more of the facilities from the programming study.
2. In collaboration with the WIU and the CDB, to provide design overview services and cost optimization of other firms selected to provide design services of one or more of the facilities from the study.
3. All or a portion of construction management services, commissioning and LEED overview in collaboration with the WIU project managers and the CDB.

Neither the WIU, the CDB nor the firm contracted to conduct the programming study is obligated to enter into additional related contracts as noted above. The selected programming study firm may also elect to compete for additional services contracts for which they are qualified should the WIU or the CDB not request that the firm enter into additional negotiations after the programming study is complete.

The initial appropriation is intended for the selected A/E to perform a programming study. When additional funding is appropriated, upon satisfactory performance and approved deliverables, the selected A/E may be requested to provide design and construction administration services via modifications to the contract.

Submittal of Qualifications Must Include:

1. One page summary of why your firm should be considered for selection on this particular project.
2. Standard CDB Form 255, Financial Disclosures and Certifications.
3. Minimum of three relevant recent references.
4. Examples of projects of a similar nature, including project estimates and actual construction costs. Provide an owner contact person for each example.
5. Additional information you feel may be useful.

Interested design professionals should submit team compositions for the current programming study as well as any potential design and/or construction services identified above. Please note that any contracts for this work will be contingent upon all members of the selected team being prequalified with the CDB prior to signature of contract.

Six copies of the complete Submittal of Qualifications should be sent to:

Mr. William Brewer
Q.B.S. Committee Chair
Western Illinois University- Quad Cities
3300 River Drive
Moline, Illinois 61265

Submittals must be received by 11:00 a.m. on ~~August 23, 2013~~ **September 4, 2013**.

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| Apprenticeship and Training for on-site material testers and drillers is applicable to this project: YES |
| Prevailing wage for on-site material testers and drillers is applicable to this project: NO |
| The selected firm will be notified of the time and place for the orientation meeting by the contract executive or the project manager. The meeting shall be attended by the firm's project manager, consultants and a person authorized to make scheduling and financial commitments for the firm. |
| ALL SUBMITTING FIRMS SHOULD INCLUDE ON THEIR TEAMS STAFF AND/OR CONSULTANTS WITH THE NECESSARY EXPERTISE TO PERFORM THE SCOPE OF SERVICES. |