REQUEST FOR PROPOSALS
Remodel of Lindquist Student and Conference Center
Architectural Design

Gogebic Community College is requesting bids for architectural renderings and construction documents for a renovated Lindquist Student and Conference Center.

Scope:
The Lindquist Student and Conference Center is a 55,140 sq ft structure that houses a decommissioned pool, locker rooms, full gymnasium, elevated walking track, weight room, aerobics studio, restrooms, welcome desk, student lounge, full kitchen, and a dividable cafeteria/conference area.

Gogebic Community College is seeking a redesign of the decommissioned pool area and locker rooms as phase one to include:

- New locker rooms consisting of contemporary men’s and women’s team locker rooms and men’s and women’s community locker rooms.
- A wellness area
- A wellness office
- Academic programming space (large classroom)
- A large coaching office for multiple coaches.
- Athletic training room
- Redesign of upper walking track rooms (aerobics studio, weight room, and adjacent room)

Phase 2

- Replacement of air ducting system in the gym
- Update of gym bleacher seating to incorporate individual seats
- Redesign and update the student lounge area
- Redesign of welcome center desk area with two offices
- Creation of open concept at the front entrance and student lounge area
- Design of a campus store in the back of the student lounge where merchandise and food can be sold
- Update restrooms

Phase 3

- Design a modern conference center with integrated audio/visual elements and movable walls
- Design a separation from the kitchen to control sound but still able to access the conference area with a serving area for conference attendees
- Update restrooms
- Design an office area at the top of the stairs adjacent to the track

Phase 4

- Redesign exterior of building to remediate failing EFIS exterior

Design Considerations:
Gogebic Community College has engaged with many constituent groups and design professionals to gather data on design elements, and this is available for review by all bidders. While the scope of work defined in phases 1-4 provides framework, it is also important to note the College desires creativity and openness to reimaging the space utilization. The College envisions a modern facility with design elements that incorporate the exterior and flood the interior with natural light, natural flow, and create a sense of openness and excitement. Additionally, the College’s expectations for the pool area remodel would reflect ample room in the team locker rooms for college athletes and an area that will serve the students and community well with the forethought of changing health and wellness needs in a flexible format. Student engagement is of utmost importance, designing a space to promote student and community interaction, instructional delivery and year-round wellness is the goal of the project.

**Timeline and Bid Specifications:**
Gogebic Community College will set aside the week of September 20th - 24th for building walk-throughs and to answer any pre-bid questions.

The College will accept all bids on October 11, 2021 at 1:00 pm CST at the following address:

Gogebic Community College  
Attn. VP of Business Services  
LSCC RFP  
E4946 Jackson Rd  
Ironwood, MI 49938

Bidders will quote a price for a conceptual design for all phases. Additionally, bidders will quote a second price for construction documents and contract administration.

The project will be supported by internal funds and fundraising, which is projected to take no longer than three (3) years.

**ACCEPTANCE OR REJECTION OF PROPOSAL:**
The Owner reserves the right to reject any or all Proposals when such rejection is in the interest of the owner to reject submittal from any vendor who has not met the requirements of this RFP; who has previously failed to perform properly or complete on time design scopes of a similar nature; and to reject the proposal of a contractor who is, in the opinion of the owner, not in a position to perform the scope for this project. The owner also reserves the right to waive any information, informalities, and technicalities in a Proposal. However, the owner reserves the right to award this project to the vendor the owner believes will serve the owner’s best interests.

**GENERAL INFORMATION:**
The building can be viewed by calling the VP of Business Services office at 906-307-1204, where arrangements can be made.