



UNIVERSITY OF ARKANSAS

Request for Qualifications – Architects BUD WALTON ARENA RENOVATION

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from qualified architects for the *Bud Walton Arena renovation*.

PROJECT DESCRIPTION

Bud Walton Arena opened in November 1993 thanks to the vision of Athletic Director Frank Broyles and the generous support of Walmart co-founder Bud Walton, both of whom wanted to ensure that Arkansas Basketball would be competitive in the Southeastern Conference and nationally. Since then, it has served as the home to men’s and women’s basketball, as well as university commencements, regional events, and the Walmart Annual Shareholders’ Meeting. The arena has a capacity of over 19,000 seats, and is the fifth largest on-campus arena in the United States.

The arena today remains largely as it was when first constructed. An intermittent series of small renovations have focused on individual team spaces like training and locker rooms, and on the fans’ game experience. These include an improved scoreboard, expanded suites, and additional courtside seating. However, beyond these targeted changes, most of the arena’s fixtures, finishes, and building systems are original and have reached the end of their lifespan.

In 2011, the Department of Athletics commissioned a facility master plan to identify opportunities for improvements over the following 10-20 years. This study identified opportunities to address deferred maintenance, renovate existing spaces, and introduce new premium seating and clubs in the arena. With the construction of the Martin Family Basketball Performance Center in 2015, a number of spaces within Bud Walton Arena became available for other uses. An updated study in 2019¹, which included a market analysis, further evaluated opportunities to address deferred maintenance and upgrade the building, and considered new premium seating options.

This project will involve a two-phase process. First, the project team—including a professional design consultant and construction manager/general contractor—will work with Athletics and administration to evaluate three possible scenarios through a *scope, budget, and phasing study*:

1. Baseline scenario: Address all of Bud Walton Arena’s aging systems, finishes, and deferred maintenance needs. This includes the seats, seating bowl, bleachers, concessions, restrooms, basketball floor, video board, ribbon boards, roof, as well as the life-safety, mechanical, electrical, plumbing, and technology systems.

¹ More information will be given to shortlisted teams.



2. New student seating and premium spaces: In addition to the improvements listed above, this scenario would improve student seating and create new premium venue options. These premium spaces include club level, club seats, loge boxes, and suites.
3. Back-of-house renovation and expansion: In addition to the improvements listed in the two scenarios above, this scenario would accommodate multi-use events. Back-of-house improvements for staging, storage, loading, and security would better facilitate existing external events, such as local high school and university graduations and the annual Walmart Shareholders' Meeting, and would also better accommodate new public events such as concerts.

Once the *scope, budget, and phasing study* is complete and has been reviewed by the Board of Trustees, the selected professional design consultant and construction manager/general contractor will continue into the design and construction phase.

The total project cost is currently estimated between \$50 and \$100 million. Architects and consultants will work with a university building committee, an independent third-party commissioning agent, and Facilities Management to advance campus master planning and design principles, as well as sustainability requirements.

PREFERRED EXPERIENCE

1. Respondents should be familiar with and sensitive to NCAA and SEC rules and regulations, and mindful of the partnerships established by each association.
2. Respondents should be able to communicate and associate with University of Arkansas partners (food service, technology, management, etc.)
3. Respondents should have experience with technology in relation to NCAA Division I Athletics in areas such as recruiting, building management, student-athlete academic development, and coaching staff assistance and efficiency.
4. In addition, respondents should have:
 - Recent, direct experience with projects of a similar scope and budget;
 - Demonstrated athletic facility planning at Division 1 level;
 - Qualifications and experience with similar institutional athletics projects; and
 - Experience with intercollegiate athletic training and student athlete development at the Division 1 level.
5. Respondents should demonstrate the capability to undertake and effectively manage a project of this size and complexity, including the availability of adequate resources (staff and facilities), including:
 - The ability to plan, cost, schedule, and manage a project of similar scope and budget;
 - Evidence of experience and qualifications for providing services to a public entity; and
 - Ability to collect, organize, synthesize, and communicate complex information in a timely manner.



6. Respondents should also show sensitivity to the goals and objectives of the strategic and physical master plans of the University of Arkansas, and an understanding of the university's planning processes and development initiatives.

ANTICIPATED PROJECT SCHEDULE

<i>Request for Qualifications (RFQ) issued</i>	<i>March 17</i>
<i>Statement of Qualification (SOQ) due</i>	<i>April 6</i>
<i>interviews of shortlisted firms</i>	<i>May 4</i>
<i>Board of Trustees selection announced</i>	<i>summer meeting TBD</i>
<i>contract negotiations</i>	<i>after selection announcement TBD</i>
<i>scope, budget, and phasing study starts</i>	<i>August 2023</i>
<i>Board of Trustees review of study results</i>	<i>January 2024</i>
<i>design starts</i>	<i>February 2024</i>
<i>construction starts</i>	<i>March 2025</i>
<i>project complete</i>	<i>November 2026</i>

SUBMISSION

The deadline for responses is 1:00pm local time on Thursday, April 6, 2023.

All respondents will be notified of the results by EMAIL, so please provide accurate contact information.

Address ten (10) copies of responses to: Todd Furgason, Senior Campus Planner
University of Arkansas
Facilities Management Planning and Design
521 S. Razorback Road, FAMA C-100
Fayetteville, AR 72701

Statements of Qualification will be reviewed by a selection committee using a standardized *Design Services Shortlist Evaluation* form. This form is available for download at <http://planning.uark.edu/rfq>.

Notice to design teams:

The University of Arkansas Board of Trustees has expressed a clear preference for design teams that include an Arkansas architect. Please note that this will be considered during the selection process.

Format requirements:

Printed responses should be no larger than 8.5in x 11in, limited to **50 sheets maximum (100 pages)**, fully recyclable (i.e. no plastic covers, plastic tabs, etc.) and bound with glue, staples, or thread (i.e. perfect



bound, saddle stitching, etc.). No metal or plastic coils allowed. No loose pages or folders. **Responses that do not meet these requirements will be disqualified.**

Please send a digital copy of the response via email to toddf@uark.edu in addition to the printed booklets.

To avoid potential conflicts of interest, respondents should not communicate with university staff or faculty about this project. This document provides the relevant information for assembling a Statement of Qualifications. If you have questions about the selection process or the project scope, you can send them via email to toddf@uark.edu.

Content requirements:

Include the information below and organize it in an easily accessible manner. You do not need to divide the response into chapters exactly matching the descriptions below. **Responses that do not include the required licensure information will be disqualified.**

1. Proof of licensure or eligibility:

Architects: All firms shall be licensed, or eligible for licensure, in the State of Arkansas. Eligible firms not currently licensed in Arkansas must send a letter to the Arkansas State Board of Architects (501-682-3171/501-682-3172 fax) stating their intent to respond to an RFQ issued by the University of Arkansas. Please include project name, submittal date, and proof of valid NCARB certification in the letter. Consulting and joint venture firms are also required to be licensed by the Arkansas State Board of Architects. Notification to the State Board must be made PRIOR to responding to this solicitation, and **A COPY OF EITHER A VALID ARKANSAS LICENSE OR THE LETTER OF INTENT TO THE STATE BOARD DESCRIBED ABOVE FOR ALL TEAM MEMBER FIRMS MUST BE INCLUDED WITH THE RESPONSE.** The final selected firm(s) will have 30 days to make application for corporate licensure after they are awarded the contract.

Landscape Architects: All firms shall be licensed by the Arkansas State Board of Architects, Landscape Architects, and Interior Designers. **A COPY OF A VALID ARKANSAS LICENSE MUST BE INCLUDED WITH THE SUBMITTAL.**

Civil Engineers: All engineers shall hold individual licenses in the State of Arkansas, and all engineering firms shall hold a valid Certificate of Authorization (COA) issued by the Arkansas State Board of Licensure for Professional Engineers and Professional Surveyors. Joint venture firms are also required to hold a COA. **A COPY OF A VALID ARKANSAS CERTIFICATE OF AUTHORIZATION MUST BE INCLUDED WITH THE SUBMITTAL.**

2. Organizational chart for design team and all consultants



3. **Specific project experience** (within the past five years) with the expansion of major collegiate athletic venues (see preferred experience, above)
4. **Specific project experience** (within the past five years) with the design of major multi-use venues and their programmatic, spatial, and technological requirements
5. **Specific project experience** (within the past five years) with using site design and landscape to integrate buildings into challenging sites, with a particular emphasis on loading docks/yards fronting public ways
6. Current office size, personnel description, and workload
7. Experience constructing projects under nationally-recognized sustainable rating systems
8. Experience with fully commissioned projects
9. Proof of current professional liability insurance coverage (\$1,000,000 minimum required)
10. List of projects currently under contract with state agencies or educational facilities
11. Statement of diversity in the workforce, if applicable
12. Certificate of women-owned or minority-owned business, if applicable

PROFESSIONAL SERVICES REQUIRED

PROGRAMMING, FEASIBILITY ASSESSMENTS, GRAPHIC PRESENTATION, SITE PLANNING, CIVIL ENGINEERING, LANDSCAPE DESIGN, INTERIOR DESIGN, COST EVALUATION, SCHEMATIC DESIGN, DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS, CONSTRUCTION ADMINISTRATION, AND PROJECT CLOSEOUT.



LOCATION

The building is located in Athletic Valley, fronting onto Razorback Road and Nolan Richardson Drive.

