



UNIVERSITY OF ARKANSAS

Request for Qualifications – General Contractors BUD WALTON ARENA RENOVATION

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from qualified firms to provide general contractor construction management services 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,

¹ More information will be given to shortlisted teams.



plumbing, and technology systems.

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. General contractors and design 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 demonstrate the capability to undertake and effectively manage a project of this size and complexity, including the availability of adequate resources 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.
 - Recent, direct experience with projects of similar scope and budget.
 - Qualifications and experience with similar collegiate athletic projects.

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 5</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>



design starts
construction starts
project complete

February 2024
March 2025
November 2026

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:

Kristen Knight, Associate Director, Contract Services
University of Arkansas
Facilities Management Planning and Design
521 S. Razorback Road, FAMA C-100
Fayetteville, AR 72701

Notice to construction teams:

The University of Arkansas Board of Trustees has expressed a clear preference for construction teams that include an Arkansas contractor. 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 acarrell@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 kristenk@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 in the State of Arkansas
2. Experience of key personnel in Guaranteed Maximum Price (GMP) and fast-track projects
3. Records of management teams on similar projects with timely completion, and with high quality workmanship
4. Current maximum bonding capacity and rate
5. Current and projected workload
6. **Specific project experience** (within the past five years) with major collegiate athletic venues (see preferred experience, above)
7. **Specific project experience** (within the past five years) with major multi-use venues
8. Prior experience constructing projects under nationally-recognized sustainable rating systems
9. Prior experience with fully-commissioned projects
10. Owner verification and contact information for previous similar projects
11. Statement of diversity in the workforce, if applicable
12. Certificate of women-owned or minority-owned business, if applicable

PROFESSIONAL SERVICES REQUIRED

GUARANTEED MAXIMUM PRICE/FAST-TRACK MANAGEMENT, ESTIMATING, SUBCONTRACTOR SELECTION, PROJECT AND CHANGE ORDER PRICING, DEMOLITION, SCHEDULE CONTROL, COST REDUCTION AND CONTROL, PROJECT COORDINATION, BUILDING INFORMATION MODELING (BIM), CLOSEOUT, AND WARRANTY.



LOCATION

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

