



UNIVERSITY OF
ARKANSAS

Request for Qualifications – Architects

NEW RESIDENCE HALLS IN THE MAPLE HILL DISTRICT – CENTRAL AND NORTH SITES

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from qualified architects for *new residence halls in the Maple Hill district – central and north sites*.

PROJECT DESCRIPTION

Background.

In August 2023, the university hired a consultant team to conduct a needs assessment for student housing on campus. The *University Housing Growth Study*, completed in February 2024¹, is intended to help the university better position its student life offerings in the face of enrollment growth that has outpaced the university's ability to accommodate students in on-campus housing. Among its other conclusions, the study identified a current undergraduate demand for over 2200 additional beds, with an immediate need to build over 1200 beds for freshmen. Based on market-tested room rates and a survey of student preferences, the study recommended the new beds be configured as traditional double rooms with communal baths. In concert with university staff, the consultant team studied several sites to see how these initial beds could be accommodated within the existing scale and character of campus. Two sites in the Maple Hill district were selected that can *potentially* hold up to 1400 beds, depending on building configuration, height, amount of common space, student amenities, etc.

Two projects.

In order to effectively manage the scale and complexity of design and construction, as well as respond to the differing challenges of the two sites, the university will select two design and construction teams for separate projects—one project at **Maple Hill central site** and another at **Maple Hill north site**. Based on site characteristics and funding constraints, the university will develop up to 1400 beds across the two sites. While the two are separate projects, the design and construction of both will run roughly in parallel so that the university can determine the best balance of student rooms and amenities between the two projects.

The sites.

The Maple Hill district sits at the northwest corner of central campus, and holds several academic buildings, the university health center, a dining hall, and nine residence halls totaling 2557 beds.

¹ The final report is currently being formatted, and will be provided to shortlisted firms before the interviews.

Maple Hill central site is located centrally within the district, bordered on the north and east by a series of four-story residence halls, and on the south by the John W. Tyson Building, a large academic building that faces away from the residence halls. The project site slopes steeply down from northeast to southwest, where it meets the upper reach of Mullins Creek, an ephemeral stream that leads down into Athletic Valley. Depending on the layout of the buildings, some part of the project may have a view down the valley to Reynolds Stadium and a glimpse of the Boston Mountains beyond. The design team selected for this site must carefully integrate the buildings into the hillside, resolve the incongruent edge conditions created by the surrounding buildings, make useable outdoor space for student recreation, accommodate service traffic while improving pedestrian connections, take advantage of views, and generally create a new sense of place at the heart of Maple Hill.

Maple Hill north site is located at the north edge of the district, fronting onto Cleveland Street—a clear town-gown edge that separates campus from the neighborhood to the north. The project site is flat and square, bordered on the west by a four-story residence hall, on the south by a nine-story 1960s high-rise residence hall, and on the east by a parking lot that will someday be redeveloped for academic use. The design team selected for this site must accommodate the desired number of beds without creating an abrupt change in scale from campus to neighborhood, improve the site’s pedestrian environment while still accommodating existing service access, and create a lively campus edge along Cleveland Street.

Dining.

Maple Hill currently has two dining options: Fulbright Dining Hall—a traditional dining hall that serves most of the district’s demand—and a small retail venue. It is likely that another retail dining venue will be needed to accommodate the increase in demand. The location and size of the new venue will be determined during the design process.

PROJECT TEAM

The two projects require clear experience with university residence halls and campus student life in general. It is not expected that the university will revisit the decision for traditional double rooms, so note that the programming process will focus more heavily on how the design of the buildings, common spaces, and landscapes can shape a place that supports the academic success and personal well-being of the students who live there. Respondents should craft a consultant team that can thoughtfully address all aspects of campus placemaking.

DUAL SELECTION PROCESS

The university will select two design teams via a single selection process. Respondents should prepare a single Statement of Qualifications, from which the university will shortlist five teams. Based on interviews of those teams, the selection committee will make two separate recommendations to the Board of Trustees—one for the central site, and one for the north site. Site assignment will be made by the

committee based on project insights demonstrated by each team during their interview presentation.

PROJECT COST

Estimates for the total project costs for both projects, shown below, were developed as part of the *University Housing Growth Study*, and represent a potential range based on the number of beds, to be vetted during the design process:

Maple Hill central site: \$127-135 million

Maple Hill north site: \$117-129 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.

ANTICIPATED PROJECT SCHEDULE

<i>Request for Qualifications (RFQ) issued</i>	<i>March 1</i>
<i>Statement of Qualification (SOQ) due</i>	<i>March 19</i>
<i>interviews of shortlisted firms</i>	<i>April 11</i>
<i>Board of Trustees selection announced</i>	<i>May 23</i>
<i>contract negotiations</i>	<i>June-July 2024</i>
<i>design starts</i>	<i>August 2024</i>
<i>construction starts</i>	<i>August 2025</i>
<i>project complete</i>	<i>June 2027</i>

SUBMISSION

The deadline for responses is 1:00pm local time on Tuesday, March 19, 2024.

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

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. **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 faculty or staff 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 university residence halls and other relevant student life projects
4. **Specific project experience** (within the past five years) with creating compelling campus-like or urban environments through building arrangement, building design, and high-quality landscape design
5. Current office size, personnel description, and workload
6. Experience constructing projects under nationally-recognized sustainable rating systems
7. Experience with fully commissioned projects
8. Proof of current professional liability insurance coverage (\$1,000,000 minimum required)
9. List of projects currently under contract with state agencies or educational facilities
10. Statement of diversity in the workforce, if applicable
11. 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.

LOCATIONS

