



UNIVERSITY OF
ARKANSAS

Request for Qualifications – General Contractors 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 firms to provide general contractor construction management services 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.

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.

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.

DUAL SELECTION PROCESS

The university will select two construction manager/general contractors 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

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.

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 9</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>May 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:

Kristen Knight, Associate Director, Contracted Services
University of Arkansas
Facilities Management Engineering and Construction
521 S. Razorback Road
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. **Responses that do not meet these requirements will be disqualified.**

Please send a digital copy of the response via email to kristenk@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 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 university residence halls and other relevant student life projects
7. **Specific project experience** (within the past five years) with scheduling and coordination of work within an operational campus district while maintaining access and student safety
8. **Specific project experience** (within the past five years) with collegiate district-wide landscape implementation, including a variety of site wall and hardscape materials, plantings, etc.
9. Prior experience constructing projects under nationally-recognized sustainable rating systems
10. Prior experience with fully-commissioned projects
11. Owner verification and contact information for previous similar projects
12. Statement of diversity in the workforce, if applicable
13. 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

