UNIVERSITY OF ARKANSAS

Request for Qualifications – General Contractors
GREEK MANAGED HOUSING HVAC REPLACEMENT & REPAIRS

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 Greek Managed Housing HVAC replacement and repairs.*

PROJECT DESCRIPTION

The Greek Managed Housing HVAC Replacement & Repairs project will modernize critical mechanical infrastructure serving the University of Arkansas fraternity facilities occupied by Pi Kappa Alpha (PKAF), Lambda Chi Alpha (LCAF), and Phi Delta Theta (PDTF). Existing HVAC systems serving these facilities have reached or are approaching the end of their useful lives, resulting in increased maintenance costs, reduced reliability, recurring service issues, and impacts to resident comfort. At PKAF and LCAF, aging Variable Refrigerant Flow (VRF) systems have become increasingly difficult to maintain and repair, while equipment and controls at PDTF have exceeded their expected service life and experienced communication failures that limit remote monitoring and operational control.

The project supports the University's ongoing investment in Greek-managed housing by replacing obsolete HVAC infrastructure with reliable, maintainable systems that improve the student experience, reduce operational risk, and align with long-term campus utility and facility renewal strategies. The new systems will improve energy efficiency, reduce utility consumption, and support sustainability objectives through modern HVAC technologies and enhanced operational control. Construction activities will be coordinated during summer occupancy breaks to minimize impacts on housing operations.

Project Scope

The Greek Managed Housing HVAC Replacement & Repairs project will modernize critical mechanical infrastructure serving the University of Arkansas fraternity facilities occupied by Pi Kappa Alpha (PKAF), Lambda Chi Alpha (LCAF), and Phi Delta Theta (PDTF). Existing HVAC systems serving these facilities have reached or are approaching the end of their useful lives, resulting in increased maintenance costs, reduced reliability, recurring service issues, and impacts to resident comfort. At PKAF and LCAF, aging Variable Refrigerant Flow (VRF) systems have become increasingly difficult to maintain and repair, while equipment and controls at PDTF have exceeded their expected service life and experienced communication failures that limit remote monitoring and operational control.

The project will replace existing VRF systems at PKAF and LCAF with four-pipe hydronic heating and cooling systems designed to improve reliability, maintainability, operational flexibility, and lifecycle performance. New fan coil units, hydronic piping, pumps, controls, and associated mechanical equipment

will be installed throughout both facilities. Existing ventilation and outside air systems will remain in operation and be integrated with the new HVAC equipment.

At LCAF, the preferred system configuration utilizes campus chilled water and campus steam, or future heating hot water infrastructure, to provide heating and cooling. The design includes redundant pumps, a steam-to-hot-water conversion system, and provisions for future conversion to campus heating hot water as the University continues transitioning away from steam-based utilities. New underground utility extensions may be required to connect the facility to campus utility networks.

At PKAF, due to the lack of nearby campus utility infrastructure, the preferred design utilizes a dedicated air-cooled chiller and high-efficiency natural gas condensing boilers to produce chilled water and heating hot water on-site. The system will include redundant pumps, variable frequency drives, glycol freeze protection, and direct digital controls capable of communicating with university central utility operations. The project will also create a dedicated mechanical room and provide enhanced system monitoring, alarm notification, and remote operational capabilities.

At PDTF, the existing four-pipe hydronic heating and cooling system will remain in service while aging equipment, including fan coil units, pumps, heat exchangers, domestic hot water generators, and condensate return equipment, are replaced with high-efficiency components. A new Direct Digital Control (DDC) building automation system will restore communication with university facilities systems and improve maintenance and operational oversight. The replacement infrastructure will also support future conversion to a campus-wide heating hot water distribution system.

Project Cost

The total project cost is currently estimated at $10 million.

ANTICIPATED PROJECT SCHEDULE

Request for Qualifications (RFQ) issued	*November 13*
Statement of Qualification (SOQ) due	*December 1*
interviews of shortlisted firms	*December 17*
Board of Trustees selection announced	*February 19*
contract negotiations	*March 2027*
construction starts	*Summer 2027*
project complete	*Fall 2028*

SUBMISSION

The deadline for responses is 1:00pm local time on Tuesday, December 1, 2026.
All respondents will be notified of the results by EMAIL, so please provide accurate contact information.

Deliver ten (10) copies of responses to:

Joshua Fox, Executive Assistant
University of Arkansas
Facilities Management
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 construction teams:

The University of Arkansas Board of Trustees has expressed a clear preference for construction teams that include a lead 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 *jfox@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 jfox@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 scheduling and coordination of work within operational buildings
7. Prior experience constructing projects under nationally-recognized sustainable rating systems
8. Prior experience with fully-commissioned projects
9. Owner verification and contact information for previous similar projects

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 project will occur within three Greek-managed housing facilities located on the University of Arkansas campus:

- Pi Kappa Alpha (PKAF) House
- Lambda Chi Alpha (LCAF) House
- Phi Delta Theta (PDTF) House

