UNIVERSITY OF ARKANSAS

Request for Qualifications – General Contractors
IIIR Biomedical Research Laboratory Fit-out

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 to complete the fit-out of first-floor shell space for the Biomedical Research Laboratory at the Institute for Integrative and Innovative Research (IIIR).

PROJECT DESCRIPTION

The IIIR Biomedical Research Laboratory Fit-out will create a state-of-the-art center for biomedical research by developing approximately 15,600 square feet of dedicated research space within the first floor of the Institute for Integrative and Innovative Research (IIIR). The project will advance the university's research mission by providing modern laboratory environments that support scientific discovery, interdisciplinary collaboration, workforce development, and innovation in areas of strategic importance. By consolidating faculty laboratories, core research facilities, and student support spaces within a purpose-built environment, the project will strengthen the institution's capacity for transformative biomedical research while enhancing its ability to recruit, retain, and support high-performing faculty researchers.

Located within the existing IIIR facility, the fit-out will establish a comprehensive biomedical research center designed to accommodate at least 15 principal investigators and their research teams. The facility will house advanced Bioenergetics and Imaging Core facilities, three BSL-2 cell culture suites containing six Class II A2 Biological Safety Cabinets, student office and collaboration space, and the specialized storage infrastructure necessary to support complex research operations. The project will provide a flexible and efficient research environment that supports a broad range of biomedical and translational research activities.

The new research space will feature highly functional laboratory environments, advanced scientific infrastructure, and a design that encourages collaboration and innovation. Consistent with IIIR's mission, the facility will foster partnerships across academic disciplines while providing the specialized equipment, laboratory systems, and support spaces needed for cutting-edge biomedical research. The project will create a modern research setting that can adapt to evolving scientific needs, particularly in strategic research areas such as metabolic health and related biomedical sciences.

Beyond addressing a critical space and infrastructure need, the IIIR Biomedical Research Laboratory Fit-out project will serve as a catalyst for research growth and economic development. The expanded facility will enhance research productivity, strengthen competitiveness in securing external funding, and support the university's objective of expanding its research enterprise. Through its contributions to scientific

advancement, workforce development, and innovation, the center will strengthen the university's position as a leader in research excellence while generating lasting benefits for the institution, the region, and the broader scientific community.

The Institute for Integrative & Innovative Research (IIIR) is a state-of-the-art, approximately 142,000-square-foot mass timber facility located on the University of Arkansas campus in Fayetteville. Designed to foster cross-disciplinary research and innovation, the building accommodates a broad range of scientific and technological research activities, many of which involve sensitive equipment, controlled environments, and ongoing experiments. Respondents should recognize that all Work will occur within an active research environment that will remain fully operational throughout design and construction. The selected team must demonstrate experience planning and executing projects in occupied environments, with particular emphasis on maintaining building operations, protecting ongoing research activities, minimizing disruption to occupants, and coordinating construction activities to ensure safety, continuity of operations, and uninterrupted access to critical building systems.

PROJECT COST

The project cost is currently estimated at a maximum of $15.5 million. Total project cost includes the construction cost and soft costs like design fees. Architects and consultants will work with a university building committee, an independent third-party commissioning agent, and Facilities Management to advance campus design principles and sustainability requirements.

ANTICIPATED PROJECT SCHEDULE

Request for Qualifications (RFQ) issued	*October 10*
Statement of Qualification (SOQ) due	*October 27*
interviews of shortlisted firms	*November 12*
Board of Trustees selection announced	*December 2*
contract negotiations	*March 2027*
construction starts	*Spring 2028*
project complete	*Fall 2029*

SUBMISSION

The deadline for responses is 1:00 pm local time on Tuesday, October 27, 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
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. 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 *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 research laboratories relevant to the innovation clusters *listed above*, and their programmatic, spatial, and technological requirements
7. **Specific project experience** (within the past five years) within an occupied building in a campus environment.
8. Demonstrate experience with federally funded construction projects, including NIH-funded research facilities, federal grant compliance, project documentation, audit support, cost eligibility tracking, reporting requirements, and coordination with owner grant administration personnel.
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

PROFESSIONAL SERVICES REQUIRED

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

LOCATION

First-floor shell space at the Institute for Integrative and Innovative Research (IIIR), located at the corner of W. Dickson St. and N. Duncan Ave.