UNIVERSITY OF ARKANSAS

Request for Qualifications – General Contractors
Glover Family Event Center

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 *Glover Family Event Center.*

PROJECT DESCRIPTION

Garvan Woodland Gardens, located in Hot Springs along the shore of Lake Hamilton, is the University of Arkansas's botanical garden, operating under the direction of the Fay Jones School of Architecture and Design. Its mission is to preserve and enhance a unique part of the Ouachita Mountains while providing visitors with opportunities for learning, research, cultural enrichment, and reflection. Through a generous gift from the Glover family, the proposed Glover Family Event Center will further this mission by enhancing the Gardens' ability to serve visitors, families, community members, and University stakeholders through a distinctive new gathering venue. The project will create an architecturally significant destination that supports meaningful celebrations, memorials, cultural programs, educational activities, and community engagement while strengthening Garvan's role as one of Arkansas's premier public gardens.

The Garvan Woodland Gardens campus is distinguished by architectural excellence, enduring quality, and craftsmanship that complements the landmark status of the Jennings and McKee-designed Anthony Chapel, originally made possible through the generosity of John Ed and Isabel Anthony. Consistent with the Gardens' tradition of architecturally significant buildings, the Event Center will be designed to establish its own identity while contributing to the broader architectural ensemble. The project will emphasize durable, thoughtfully detailed materials characteristic of the Gardens while responding sensitively to the site's topography, woodland character, and natural setting.

The event venue will support wedding receptions, memorial gatherings, concerts, educational programs, community events, and other private and public functions while complementing the existing Chapel experience. Thoughtfully integrated into the surrounding woodland landscape, the building will capitalize on views of Lake Hamilton and create seamless connections between indoor and outdoor environments, reinforcing the Garden's commitment to exceptional architecture in harmony with nature.

Designed to accommodate up to 200 guests, the facility will include the support spaces necessary for efficient event operations, including catering, storage, restrooms, loading, and building service areas. Exceptional acoustics and integrated audiovisual technologies will support a wide range of events, while outdoor event spaces and landscaped gathering areas will extend the venue into the surrounding garden setting.

Together, these features will create a flexible event destination capable of hosting both intimate and large-scale gatherings while enhancing the visitor experience at Garvan Woodland Gardens.

Beyond meeting an important facility need, the Glover Family Event Center will strengthen the University of Arkansas's land-grant mission by supporting educational programming, community engagement, and cultural activities. As an outreach venue for the Fay Jones School of Architecture and Design and Garvan Woodland Gardens, the facility will provide opportunities for conferences, public programs, and community partnerships. The Event Center will also serve as a significant revenue-generating asset, expanding Garvan's event capabilities and supporting the long-term sustainability, stewardship, and operation of both the facility and the Gardens as a whole.

PROJECT COST

The project cost is currently estimated at a maximum of $5.1 million. Total project cost includes the construction cost and soft costs like design fees. General contractors and design 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	*November 6*
Statement of Qualification (SOQ) due	*November 24*
interviews of shortlisted firms	*January 6*
Board of Trustees selection announced	*February 19*
contract negotiations	*February 2027*
construction starts	*September 2027*
project complete	*June 2029*

SUBMISSION

The deadline for responses is 1:00pm local time on Tuesday, November 24, 2026.
All respondents will be notified of the results by EMAIL, so please provide accurate contact information.

Address 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 *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 implementation of demonstrated experience constructing architecturally distinctive, destination-oriented facilities where quality of craftsmanship, coordination of specialty systems, and integration with the surrounding landscape were critical to project success.
7. **Specific project experience** (within the past five years) with scheduling and coordination of work within an operational environment
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

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, CLOSEOUT, AND WARRANTY.

LOCATION

The Gover Family Event Center will be located east of the existing Anthony Chapel.

