



UNIVERSITY OF ARKANSAS

Request for Qualifications – General Contractors MULLINS LIBRARY RENOVATION

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from interested firms to provide general contractor construction management services for the *Mullins Library renovation*.

PROJECT DESCRIPTION

Mullins Library opened in 1968 as the new home of the university's main library collection, replacing Vol Walker Library, which was later adapted for the School of Architecture. The building was designed to accommodate all of the spaces typically associated at the time with an academic library. This means, in particular, that rather than the closed stacks of the previous building, it was designed for a browsable collection in open stacks, and more informal—though still quiet—study spaces. Aside from the main book collection and a variety of public study areas, the building housed Special Collections, the Audiovisual Department, Maps, staff offices, private study carrels, and back-of-house functions. The building represented a major campus shift to the west away from Old Main, and toward the newly-created Central Quad. The architecture of the building was resolutely Modernist, with minimally-articulated facades and a simple interior language that relied on repetition of a few careful details like beveled walnut door frames, flush walnut paneling, etc.¹ The building served the campus community for many years in its original configuration, but due to continued growth of the collection and need for more study space, it was expanded significantly in 1997. The expansion included two large formal reading rooms and space for around ten years' growth of the collection.

As the library again reached full capacity in 2008, the university engaged an academic library specialist to evaluate the future of the building, particularly in light of the emergence of digital media and associated changes in academic culture. The plan completed in 2009² envisioned a fully reorganized interior that would de-emphasize the physical collection, and instead create a collaborative and interdisciplinary learning space focused on student and faculty engagement. To do this, the plan showed most of the collection moved to an on-site high-density automatic retrieval system. This allowed the center of the plan to be opened up to create more intuitive wayfinding throughout the building, and allowed the rearrangement of all of the departments to create more intentional programmatic relationships, while still providing patrons on-site access to the entire collection. The 2009 plan was not implemented, but it did lead to further study of a remote storage building to house the infrequently-accessed portion of the collection. The university moved forward with design of the Library Storage Building in 2015, and construction will be complete in mid-2018. During design of the storage building—in anticipation of most of the stacks in Mullins being emptied—the program for the library was updated to reflect a more modest approach to a full interior renovation that would still achieve many of the learning spaces first envisioned in the 2009 plan.²

¹ The original library dedication brochure from 1968 is available at http://planning.uark.edu/campus_planning/building_renovation_studies.html

² The study completed in 2009 and the follow-up study completed in 2016 are available at http://planning.uark.edu/campus_planning/building_renovation_studies.html

This project is a targeted renovation of the former stacks on the third and fourth levels. Designers will be tasked with distilling ideas from the 2009 and 2016 studies into a relatively limited area in the center of the building. The renovation is intended primarily to create spaces for student study and engagement, but may also include some staff spaces. Because the floors, ceilings, and interstitial spaces contain asbestos, the renovation will remove all existing finishes, electrical fixtures, and mechanical systems, leaving an empty shell that can be reconfigured as necessary with permanent walls, moveable partitions, furniture systems, or some combination of all three.

Construction will take place across several semesters, so contractors should be prepared to work within a building that remains fully operational on the lower levels and on part of the two floors being renovated. Careful coordination of jobsite activity with the academic calendar will be required, particularly with important study periods leading up to finals, etc. Laydown space and site access will be limited since the building is located in the center of campus, and is surrounded on all sides by academic buildings and busy sidewalks.

The total project cost is currently estimated between \$16.5 and \$17.5 million. General Contractors and design consultants will work with a university building committee, an independent third-party commissioning agent, and Facilities Management to advance overall site and campus master planning principles, as well as sustainability requirements (LEED Silver is baseline). For general campus planning and standards information, visit <http://planning.uark.edu>.

ANTICIPATED PROJECT SCHEDULE

<i>Request for Qualifications (RFQ) issued</i>	<i>August 18</i>
<i>Statements of Qualification (SOQ) due</i>	<i>September 6</i>
<i>interviews of shortlisted firms</i>	<i>September 28</i>
<i>Board of Trustees selection announced</i>	<i>November 9</i>
<i>contract negotiations</i>	<i>November 2017</i>
<i>design starts</i>	<i>December 2017</i>
<i>construction starts</i>	<i>Fall 2018 (after stacks are emptied)</i>
<i>project complete</i>	<i>Winter 2019</i>

SUBMISSION

The deadline for responses is 1:00pm local time on Wednesday, September 6, 2017.

All respondents will be notified of the results by EMAIL, so please provide accurate contact information.

Address twelve (12) copies of responses to: John Ross, Construction Coordinator
University of Arkansas
Facilities Management Engineering and Construction
521 S. Razorback Road
Fayetteville, AR 72701

Statements of Qualification will be reviewed by a selection committee using a standardized *Construction Services Shortlist Evaluation* form. This form is available for download at <http://planning.uark.edu/rfq>.

Written responses should include:

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 (please list this clearly in an easy-to-find location)
5. Current and projected workload
6. **Specific project experience** (within the past five years) with significant interior renovations, with a particular focus on integrating systems into an existing building shell
7. **Specific project experience** (within the past five years) with scheduling and coordination of work within an operational building
8. Records of previous similar projects: owner verification and contact information
9. Prior experience constructing projects under nationally-recognized sustainable rating systems
10. Prior experience with fully-commissioned projects
11. Statement of diversity in the workforce, if applicable
12. 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

Mullins Library is situated at the center of campus, fronting onto Central Quad.

