



Request for Qualifications – Architects

ALPHA DELTA PI RENOVATION

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from qualified architects for the *Alpha Delta Pi renovation*.

PROJECT DESCRIPTION

Alpha Delta Pi's current home was built around 1930 in what was then a developing residential neighborhood directly across Maple Street from the University of Arkansas. The house is an excellent example of the Tudor Revival, and is one of only two such sorority houses on campus (Delta Delta Delta is the other). Its irregular plan and asymmetrical façade were meant to create a rambling, picturesque appearance characteristic of the style, and the chosen materials—a rich orange-brown brick trimmed with rough sandstone quoins, window surrounds, string courses, and voussoirs—further helps to create a subdued and informal appearance which is unique among the university's Greek houses. In the early 1960s, the house was significantly expanded when Alpha Delta Pi took up residence. The north addition was designed by Paul Young, Jr., a well-known Fayetteville architect. He was tasked with doubling the size of the house, which he did carefully by arranging the addition to not overwhelm the scale of the existing building. He also faithfully extended the existing architectural language, details, and materials to create a seamless image.

Since its expansion in the 1960s the Alpha Delta Pi house has received ongoing maintenance work, but has never been fully renovated. This project will address all of the major building systems, including new electrical, mechanical, and life safety systems, and will make the building fully code and ADA-compliant for the first time. The facade of the building, which was suggested as eligible for the National Register of Historic Places by the university's preservation master plan, will be restored in accordance with its intended appearance. This includes replacing the vinyl windows with those that closely match the appearance of the original steel windows, replacing the vinyl siding on the dormers with shingles per the original construction documents, and so on. Most of the project's scope will focus on improving the interior function of the house. In particular, the lowest level will be reconfigured and expanded (possibly under a new terrace) to allow for larger group meetings, the kitchen will be completely reworked, new study spaces will be created on each floor, and all interior finishes will be renewed. The anomalous open stair tower will be removed from the north facade, and a new fire stair and elevator will be inserted into, or added onto, the building to make all floors accessible.

The total project cost is currently estimated at \$9 million. The building area is currently 21,000sf, and around 4000sf may be added. The number of beds will remain unchanged at 68. Architects and consultants will work with a university building committee, a general contractor/construction manager, an independent third-party commissioning agent, and Facilities Management to advance overall site and

campus master planning principles, as well as sustainability initiatives. The proposed renovation and expansion will be fully commissioned and constructed to the equivalent of LEED Silver or Green Globes Two Globes. For general campus planning and standards information, visit <http://planning.uark.edu>.

ANTICIPATED PROJECT SCHEDULE

<i>Request for Qualifications (RFQ) issued</i>	<i>July 6</i>
<i>Statement of Qualification (SOQ) due</i>	<i>July 20</i>
<i>interviews of shortlisted firms</i>	<i>August 9</i>
<i>Board of Trustees selection announced</i>	<i>September 14</i>
<i>contract negotiations</i>	<i>September 2018</i>
<i>design starts</i>	<i>October 2018</i>
<i>construction starts</i>	<i>May or June 2019</i>
<i>project complete</i>	<i>August 2020</i>

SUBMISSION

The deadline for responses is 1:00 PM local time on Friday, July 20, 2018.

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

Address ten (10) copies of responses to: Todd Furgason, Senior Campus Planner
University of Arkansas
Facilities Management Planning and Design
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>.

Written responses should include:

1. Proof of licensure or eligibility:

Architects: All firms shall be licensed, or eligible for licensure, in the State of Arkansas. Eligible firms not currently licensed must send a letter to the Arkansas State Board of Architects (501-682-3171/501-682-3172 fax) stating their intent to respond to an RFQ issued by the University of Arkansas. Please include project name, submittal date, and proof of valid NCARB certification in the letter. Consulting and joint venture firms are also required to be licensed by the Arkansas State Board of Architects. Notification to the State Board must be made PRIOR to responding to this solicitation, and **A COPY OF EITHER A VALID ARKANSAS LICENSE OR THE QUALIFYING LETTER**

FOR ALL TEAM MEMBER FIRMS MUST BE INCLUDED WITH ALL SUBMITTALS. The final selected firm(s) will have 30 days to make application for corporate licensure after they are awarded the contract.

Landscape Architects: All firms shall be licensed by the Arkansas State Board of Architects, Landscape Architects, and Interior Designers. A COPY A VALID ARKANSAS LICENSE MUST BE INCLUDED WITH THE SUBMITTAL.

Civil Engineers: All engineers shall hold individual licenses in the State of Arkansas, and all engineering firms shall hold a valid Certificate of Authorization (COA) issued by the Arkansas State Board of Licensure for Professional Engineers and Professional Surveyors. Joint venture firms are also required to hold a COA. A COPY OF A VALID ARKANSAS CERTIFICATE OF AUTHORIZATION MUST BE INCLUDED WITH THE SUBMITTAL.

2. Organizational chart for design team and all consultants
3. **Specific project experience** (within the past five years) with residential buildings of a similar scale and program
4. **Specific project experience** (within the past five years) with new buildings or additions using traditional architectural languages (particularly Tudor Revival) and associated details, materials, and construction techniques
5. Current office size, personnel description, and workload
6. Proof of current professional liability insurance coverage (\$1,000,000 minimum required)
7. Prior experience constructing projects under nationally-recognized sustainable rating systems
8. Prior experience with fully commissioned projects
9. Projects currently under contract with state agencies or educational facilities
10. Statement of diversity in the workforce, if applicable
11. Certificate of women-owned or minority-owned business, if applicable

Professional Services Required:

PROGRAMMING, FEASIBILITY ASSESSMENTS, COST ESTIMATING, SCHEMATIC DESIGN, GRAPHIC PRESENTATION, DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS, BIDDING, CONSTRUCTION ADMINISTRATION, AND PROJECT CLOSEOUT.

LOCATION

The project is located on Oakland Avenue, north of Maple Street.

