



## Request for Qualifications – Architects CENTRAL UTILITY PLANT SHOP AND POWER CENTER

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from qualified architects for the *Central Utility Plant Shop and Power Center*.

### PROJECT DESCRIPTION

This project will address two distinct needs of the Campus Utilities division of Facilities Management within a single building.

The **maintenance shop** will provide a permanent workspace to stage and conduct maintenance operations for the campus district energy plants and their associated distribution infrastructure. Historically, maintenance staff worked from leftover areas within various plant buildings, and some critical maintenance materials were stored on the plant floor as space was available. The central cooling and heating plants have undergone significant modernization and expansion over the last fifteen years, and these improvements and equipment additions have eliminated any remaining floor space for these maintenance operations. Currently, Central Utility Plant staff are working out of two portable shipping containers located in an adjacent gravel lot. The new shop will provide staff with a permanent dedicated space for their work. The space will consist of a work area for pipe fitting equipment, welding machines, and workbenches for servicing mechanical equipment. The space will be fitted with a hoist for unloading heavy equipment and parts, and the floor will be rated for a small forklift and service vehicles. The shop will also include secure storage for maintenance materials and critical spare parts, as well as a small office and staff restroom.

The **power distribution center** will replace an existing switch station that has served campus for almost 25 years in a building that was not designed to withstand natural disasters. The new power center will be housed in a hardened shell that can withstand an EF-2 tornado (gusts to 135mph) in order to improve the resiliency of the campus power grid. The power center will be compartmentalized to isolate equipment into protected cubicles so that the potential loss of one section does not compromise the other. The switchgear spaces will be constructed in a way to allow one section to be completely de-energized for maintenance service and not disrupt campus power or operations. Protection from vandalism is also important, so the power center will include enhanced perimeter security, monitored access control, and video surveillance. Note that this project will create the space(s) needed for the power center, but the fit-out, including the electrical switchgear and other components, will be installed in a subsequent project that addresses a general upgrade of the campus electrical power grid. Based on the utility system capital renewal plan, this distribution grid upgrade project is scheduled to start within five years or so.

Aside from its functional aspects, this project represents an important design opportunity for both building and site. For many years, this area of campus was considered hidden and back-of-house. In recent years, however, as the university grew into what had been a small residential neighborhood, the area was surrounded by new buildings. These new buildings overlook it, creating a need to carefully consider roof design and screen views of equipment, and they generate pedestrian movements that must be accommodated along with service vehicle traffic. Recent projects, such as Champions Hall and the conversion of a service alley to a pedestrian walk, have begun to change the character of the site. The university has also studied possible improvements to the area's substantial stormwater infrastructure and to the layout of its fragmented parking lots. The new building will essentially form a south wing of the Physics Building, enclosing its small courtyard and negotiating the difference in grade between the site levels. The architecture of the building is expected to be simple, but applicants should not assume that it will be merely utilitarian. Teams should be prepared to achieve good design with careful consideration of program elements, materials, proportions, hardscape, landscape, etc.

The total project cost is currently estimated at around \$2.6 million. Architects and consultants will work with Facilities Management and an independent third-party commissioning agent to advance campus master planning and design 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 3</i>
<i>Statement of Qualification (SOQ) due</i>	<i>August 17</i>
<i>interviews of shortlisted firms</i>	<i>September 6</i>
<i>Board of Trustees selection announced</i>	<i>November 15</i>
<i>contract negotiations</i>	<i>November 2018</i>
<i>design starts</i>	<i>December 2018</i>
<i>construction starts</i>	<i>November 2019</i>
<i>project complete</i>	<i>November 2020</i>

#### **SUBMISSION**

**The deadline for responses is 1:00pm local time on Friday, August 17, 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 design of shop spaces (or similar industrial spaces) and the technical and spatial requirements of major electrical equipment
4. **Specific project experience** (within the past five years) with integrating utility infrastructure and service programming into the architectural and landscape context of an existing campus or urban environment
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, GRAPHIC PRESENTATION, INTERIOR DESIGN, LANDSCAPE DESIGN, COST ESTIMATING, SCHEMATIC DESIGN, DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS, BIDDING, CONSTRUCTION ADMINISTRATION, AND PROJECT CLOSEOUT.

## LOCATION

The Central Utility Plant Shop and Power Station will be housed in a building at the southwest corner of the Physics Building, situated just east of the Central Utility Plant.

