



Request for Qualifications – Architects **TRACK OPERATIONS CENTER**

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from qualified architects for the *Track Operations Center*.

PROJECT DESCRIPTION

John McDonnell Field serves as the outdoor home of the most successful program in NCAA history, and is one of the top men's and women's outdoor track and field facilities in the nation. The field was significantly renovated and enlarged in 2005, and the result is a state-of-the-art competition venue that includes a nine-lane Mondo track, a grass infield, as well as a full hammer cage and multiple throw areas. The pole vault and jumping pits are reversible and contain two sets of runways to accommodate multiple events. The renovation enlarged the seating capacity to 7,000.

Recently, the university decided to revisit the condition and function of the support spaces that are used daily by the student-athletes, coaches, and staff. The study found a series of needs that are not met by the existing spaces under the east stands. The immediate needs include improved and enlarged team locker rooms, an expanded training room, a dedicated weight room, a team room, and an equipment storage space. The purpose of the new *Track Operations Center* is to combine these day-to-day operations in an efficient space that serves the men's and women's programs, which have a combined count of over 100 student-athletes.

This program is expected to fit within a footprint of around 17,000sf to 20,000sf. The building will be located south of the existing field, with one face overlooking the track, while the other fronts onto (and creates an edge for) the west forecourt of Bud Walton Area. The geometry and grading of the site is challenging, so the selected team should be prepared to skillfully integrate pedestrian movements, ADA access, grade changes, and landscape into the design of the site.

The total project cost is currently estimated between \$8 and \$10 million. 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 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>.

PREFERRED EXPERIENCE

1. Respondents should be familiar with and sensitive to NCAA and SEC rules and regulations, and mindful of the partnerships established by each association.



2. Respondents should be able to communicate and associate with University of Arkansas partners (food service, technology, management, etc.)
3. Respondents should have experience with technology in relation to NCAA Division I Athletics in areas such as recruiting, building management, student-athlete academic development, and coaching staff assistance and efficiency.
4. In addition, respondents should have:
 - Recent, direct experience with projects of a similar scope and budget;
 - Demonstrated athletic facility planning at Division 1 level;
 - Qualifications and experience with similar institutional athletics projects; and
 - Experience with intercollegiate athletic training and student athlete development at the Division 1 level.
5. Respondents should demonstrate the capability to undertake and effectively manage a project of this size and complexity, including the availability of adequate resources (staff and facilities), including:
 - The ability to plan, cost, schedule, and manage a project of similar scope and budget;
 - Evidence of experience and qualifications for providing services to a public entity; and
 - Ability to collect, organize, synthesize, and communicate complex information in a timely manner.
6. Respondents should also show sensitivity to the goals and objectives of the strategic and physical master plans of the University of Arkansas, and an understanding of the University's planning processes and development initiatives.¹

ANTICIPATED PROJECT SCHEDULE

Project schedule is currently under review. Interviews of shortlisted firms will take place early to mid-October.

SUBMISSION

The deadline for responses is 1:00pm local time on Tuesday, September 18, 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>.

¹ These documents are available for download at http://planning.uark.edu/campus_planning/master_plan_documents.html.



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 major collegiate athletic venues (see preferred experience, above)
4. **Specific project experience** (within the past five years) with using site design and landscape to integrate buildings into challenging sites
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 Track Operations Center will be placed at the south end of McDonnell Field, fronting onto the west forecourt of Bud Walton Arena.

