



## **Request for Qualifications – General Contractors BASEBALL CLUBHOUSE**

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 *Baseball Clubhouse*.

### **PROJECT DESCRIPTION**

Baum Stadium opened in 1996 and remains one of the premier baseball facilities in the country for hosting games. Updates over the years have generally included enhancements for fans and the game experience, including a suite expansion and the replacement of video boards and sound systems. While additional improvements to fan amenities are desired for the future, the main improvements needed now are expanded and enhanced spaces dedicated to the baseball student-athletes.

In February 2018, a consultant was hired to study the team areas within the stadium that are used daily by the student-athletes, coaches, and support staff. The immediate needs identified by the study are: improved and expanded locker rooms, team room, weight room, equipment room, training room, meeting rooms, nutrition space, player development spaces, in-venue batting cages and pitching development spaces, and coaches' offices. There is also a pressing need for additional facility and equipment storage spaces.

The new *Baseball Clubhouse* may range in size from 40,000sf to 45,000sf. The total project cost is currently estimated between \$20 and \$25 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 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;
  - Recent, direct experience with projects of similar scope and budget;
  - Qualifications and experience with similar institutional athletics projects;



## 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:** Vel Moses, 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 *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 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 major collegiate athletic venues (see preferred experience, above)
7. Records of previous similar projects: owner verification and contact information
8. Prior experience with construction projects under nationally-recognized sustainable rating systems
9. Prior experience with fully-commissioned projects
10. Statement of diversity in the workforce, if applicable
11. 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

The Baseball Clubhouse will be placed at the southwest corner of Baum Stadium, beyond the right field fence and behind the right field bullpen, fronting onto Fifteenth Street.

