



Request for Qualifications – General Contractors **RANDAL TYSON TRACK CENTER INTERIOR RENOVATION AND ADDITION**

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 *Randal Tyson Track Center interior renovation and addition*.

PROJECT DESCRIPTION

The *Randal Tyson Track Center* opened in 2000 as a world class indoor track competition venue, and has since hosted twelve indoor NCAA national championships, as well as eight Southeastern Conference (SEC) championships. In 2015, the Fowler Family Training Center, adjacent to the Tyson Center, was built as a first step toward enhancing the competition and practice needs of Men's and Women's Indoor Track.

In February 2018, a consultant was hired to study the building, with a focus on improvements that will ensure the Tyson Center remains the premier indoor track facility in the country. The primary areas identified by the study for renovation are: reconfigured seating and enhanced circulation throughout the building for both patrons and participants, new concession and restrooms for enhanced fan experience, satellite locker rooms and training rooms that are exclusive to student-athletes during events, expanded and enhance television and media spaces, improved interior lighting (to include additional natural lighting), an assessment of possible enhancements to the track surface, video board, sound system, and new hospitality and meet hosting areas.

The total project cost is currently estimated between \$15 and \$20 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 the renovation and expansion of 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 Randal Tyson Track Center is located south of the central campus, just west of Baum Stadium.

