



UNIVERSITY OF ARKANSAS

Request for Qualifications – Architects

HEALTH, PHYSICAL EDUCATION, AND RECREATION BUILDING SECOND FLOOR RENOVATION

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from qualified architects for the *Health, Physical Education, and Recreation Building second floor renovation*.

PROJECT DESCRIPTION

The Health, Physical Education, and Recreation Building (HPER) is a four-story multipurpose building housing health science, kinesiology, and dance programs, the university's main fitness center, and space for the Razorback Athletics Swimming and Diving team. The office of the Department of University Recreation (UREC) is located in HPER, where it runs the daily operations of the facility. The building, which was built in 1984, has undergone a series of unrelated interior renovations over the years to try to keep pace with growing student enrollment and to respond to changes in student preferences and expectations. Although these individual renovations have helped improve certain amenities, they have not addressed the overall use of the building, particularly regarding purpose-built spaces (such as racquetball) that are underused. In addition, the building's large floorplates, numerous entrances, lack of natural light, and lack of visual connectivity between spaces continue to make the building difficult to navigate.

This renovation will focus on the second floor of HPER. The project will provide new opportunities for student health and wellness through improved group fitness spaces, strength and cardio spaces, along with study, social, and administrative spaces by decreasing the footprint of the locker rooms and other underused areas. The Donna Axum Fitness Center, which was last renovated in 2003 (when the student body numbered 16,000 students) will be significantly expanded to provide a broader range of free weights, and selectorized and cardio equipment per current demand. Because the fitness center is now HPER's main destination, this renovation will also create a better visual connection to the main lobby and central gathering space.

As part of improving wayfinding through the building, the front entrance bridge—which takes students to the lesser used third floor—will be demolished. The new entrance will bring students to a clear point of arrival on the main floor of the building at a new welcome area that includes a more secure central check-in desk and visibility to several key destinations. Removal of the bridge will require a thoughtful landscape design solution to provide access from Stadium Drive and Meadow Street down to the new entrance, so teams should include a landscape architect.

The total project cost is currently estimated at \$7 to \$9 million. Architects and consultants will work with a university building committee, 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>.

ANTICIPATED PROJECT SCHEDULE

<i>Request for Qualifications (RFQ) issued</i>	<i>December 13, 2019</i>
<i>Statement of Qualification (SOQ) due</i>	<i>January 8, 2020</i>
<i>interviews of shortlisted firms</i>	<i>January 31</i>
<i>Board of Trustees selection announced</i>	<i>March 19</i>
<i>contract negotiations</i>	<i>March 2020</i>
<i>design starts</i>	<i>April 2020</i>
<i>construction starts</i>	<i>January 2021</i>
<i>project complete</i>	<i>December 2021</i>

SUBMISSION

The deadline for responses is 1:00pm local time on Wednesday, January 8, 2020.

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 be bound, limited to **50 sheets maximum (100 pages)**, fully recyclable (i.e. no plastic binding, plastic covers, or plastic tabs), and 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 university recreation and wellness centers, with a particular focus on the firm's understanding of relevant programmatic, technical, and social considerations
4. **Specific project experience** (within the past five years) with significant interior renovations, including seamlessly integrating systems into an existing building shell, high-quality interior design and environmental graphics, etc.
5. **Specific project experience** (within the past five years) with high-quality landscape designs, including those that skillfully integrate accessible routes into challenging sites
6. Current office size, personnel description, and workload
7. Proof of current professional liability insurance coverage (\$1,000,000 minimum required)
8. Prior experience constructing projects under nationally-recognized sustainable rating systems
9. Prior experience with fully commissioned projects
10. Projects currently under contract with state agencies or educational facilities
11. Statement of diversity in the workforce, if applicable
12. Certificate of women-owned or minority-owned business, if applicable

Professional Services Required:

PROGRAMMING, FEASIBILITY ASSESSMENTS, GRAPHIC PRESENTATION, SITE PLANNING, CIVIL ENGINEERING, LANDSCAPE DESIGN, INTERIOR DESIGN, COST EVALUATION, SCHEMATIC DESIGN, DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS, CONSTRUCTION ADMINISTRATION, AND PROJECT CLOSEOUT.

LOCATION

The building is located in the Athletic Valley district facing Stadium Drive.

