



## UNIVERSITY OF ARKANSAS

### **Request for Qualifications – Architects** **ARKANSAS UNION TENANT INFILL**

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from qualified architects for the *Arkansas Union tenant infill*.

#### **PROJECT DESCRIPTION**

The former Razorback Shop on the second floor of Arkansas Union is a space of around 3500sf facing a busy corridor that leads to Union Station—the main transit hub for campus. This project presents the Arkansas Union with a unique opportunity to create additional area in the building by inserting a floor into what is currently a double-height volume, while helping to showcase services in a location that is easily accessible to students. The university has confirmed through a study conducted by on-call architectural, structural, and mechanical consultants, that the double-height shell can be effectively subdivided into two floors of usable space.

The *Arkansas Union tenant infill* project will create space for four student-focused uses: community engagement, student services, recreation space, and retail. The Center for Community Engagement is currently scattered in four small offices throughout the Union. The project will assemble the program into a single new home with enough space for faculty, staff, and—for the first time—community gatherings. The Campus Card Office, which issues ID cards to all students, faculty, and staff, will be moved and expanded to allow for better traffic flow during New Student Orientation. The new recreation space will help draw students to and enliven the area. It may be developed as an eSports Arena managed by IT Services, a traditional gaming room with arcade games and a pool table, or a yoga studio, etc. as determined by student demand. Finally, a retail space that faces outward toward the entrance from the Stadium Drive Garage will provide small-scale retail that complements other retail in the Union. On both levels, the hallways that connect to Union Station will be reimagined to encourage informal meetings, provide campus-wide information, allow additional recreation space, etc.

The usable area will be expanded from 3500 gross square feet to almost 12,000 gross square feet (including reallocation of oversized corridor space). The total project cost is currently estimated at \$2.2 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>March 8</i>
<i>Statement of Qualification (SOQ) due</i>	<i>March 25</i>
<i>interviews of shortlisted firms</i>	<i>April 16</i>
<i>Board of Trustees selection announced</i>	<i>May 23</i>
<i>contract negotiations</i>	<i>May/June 2019</i>
<i>design starts</i>	<i>June 2019</i>
<i>construction starts</i>	<i>February 2020</i>
<i>project complete</i>	<i>November 2020</i>

## SUBMISSION

**The deadline for responses is 1:00pm local time on Monday, March 25, 2019.**

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 limited to **50 pages maximum**, 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.

2. Organizational chart for design team and all consultants

3. **Specific project experience** (within the past five years) with significant interior renovations, with a particular focus on seamlessly integrating systems into an existing building shell.
4. Current office size, personnel description, and workload
5. Proof of current professional liability insurance coverage (\$1,000,000 minimum required)
6. Prior experience constructing projects under nationally-recognized sustainable rating systems
7. Prior experience with fully-commissioned projects
8. Projects currently under contract with state agencies or educational facilities
9. Statement of diversity in the workforce, if applicable
10. Certificate of women-owned or minority-owned business, if applicable

Professional Services Required:

COST ESTIMATING, SCHEMATIC DESIGN, GRAPHIC PRESENTATION, DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS, CONSTRUCTION ADMINISTRATION, AND PROJECT CLOSEOUT.

## LOCATION

Arkansas Union is situated at the center of campus, fronting onto Central Quad.

