



UNIVERSITY OF ARKANSAS

Request for Qualifications – Architects **BROUGH COMMONS RETAIL SHOPS RENOVATION**

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from qualified architects for the *Brough Commons retail shops renovation*.

PROJECT DESCRIPTION

Brough Commons is a two-story dining hall built in 1958 to serve students living in nearby residence halls. University growth since that time has added to the McIlroy Hill district a series of academic buildings that bring diners from across campus, so the dining hall on the upper floor has been expanded within the existing footprint several times. This work included enclosing the building’s original screened porches and planting ledges. The lower level—originally a screened outdoor service area—was also eventually enclosed for needed back-of-house operations, a small convenience store, and several retail food shops. In 2013, Founders Hall was built next door, which allowed for the significant enlargement of the dining hall space onto its second floor and for additional ground floor retail shops to serve the increasing number of students who attend class in the area.

This project will include the renovation of several ground floor retail spaces in Brough Commons and one in Founders Hall to respond to changing student needs and expectations. Currently, the lower level of Brough Commons is anchored by Starbucks, which was redesigned and expanded in 2015 to create a significant presence on the corner of Dickson Street and McIlroy Avenue. The other retail spaces in Brough, which include Club Red, Quiznos, and Sushi with Gusto, lack the same visual engagement with the streetscape—one of the issues that will be addressed by the new design. Club Red will expand and move to a more visible location facing Dickson Street as a new “marketplace” concept. Slim Chickens, which is one of the campus’s most popular eating places, will expand and move from Founders Hall into the current Club Red space. And finally, the resulting vacant space in Founders Hall will be renovated for a new food concept to be created as a collaboration between University Dining and students in the Hospitality and Business programs. These changes will improve the variety of food offerings on campus, improve speed of service, increase seating, and will expand the time-saving “grab and go” program for students with meal plans.

Because the project will inevitably affect the service infrastructure of the building, the design team will be expected to study possible energy-saving improvements to lighting, exhaust hoods, mechanical system, etc. during design. In addition, the project may require improvements to the surrounding landscape, particularly with regard to outdoor seating, so the design team should be prepared to thoughtfully engage the surrounding campus context.

The total project cost is currently estimated at \$5.5 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>October 25</i>
<i>Statement of Qualification (SOQ) due</i>	<i>November 12</i>
<i>interviews of shortlisted firms</i>	<i>December 17</i>
<i>Board of Trustees selection announced</i>	<i>January 30</i>
<i>contract negotiations</i>	<i>February 2020</i>
<i>design starts</i>	<i>February 2020</i>
<i>construction starts</i>	<i>September 2020</i>
<i>project complete</i>	<i>July 2021</i>

SUBMISSION

The deadline for responses is 1:00 PM local time on Tuesday, November 12, 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 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 food service venues, with a particular focus on high-quality interior design, food preparation and serving area design and layout, as well as current food service trends
4. **Specific project experience** (within the past five years) with small retail renovations, including working within an existing shell, creating compelling storefronts, integrating outdoor dining spaces, etc.
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, SITE PLANNING, CIVIL ENGINEERING, LANDSCAPE DESIGN, INTERIOR DESIGN, COST EVALUATION, SCHEMATIC DESIGN, DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS, CONSTRUCTION ADMINISTRATION, AND PROJECT CLOSEOUT.

LOCATION

Brough Commons is located in the McIlroy Hill district facing Dickson Street.

