



UNIVERSITY OF ARKANSAS

Request for Qualifications – Architects **GLOBAL CAMPUS FIRST 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 *Global Campus first floor renovation*.

PROJECT DESCRIPTION

Global Campus is a collection of academic and administrative units that manage the university's distance and online educational initiatives. Its current home on the northeast corner of the Fayetteville town square was built in 1981, and was designed by well-known local architect Warren D. Segraves & Associates. Global Campus was originally called the Center for Continuing Education, but was renamed in 2008 as its mission expanded to include support for new teaching technologies and online instruction, including the university's new online degree programs.

This is the fourth in a series of intermittent projects to address the building's dated original system, finishes, room layouts, etc. Three previous projects renovated all of the second, fourth, and fifth floors, as well as some space on the third floor. These renovations variously updated office space, created new studios for recording online class content, and repurposed an underused auditorium as a black box theater for the Department of Theatre.

The current project will involve the total renovation of the first floor to better accommodate Global Campus's mission: A seldom-used auditorium will be reconfigured as a multi-use space for classes, workshops, and faculty training; former office space will be reconfigured to house the Learning Technology Support team, which assists faculty in using and developing teaching technologies; and the oversized lobby will be renovated and reconfigured to better support the other uses in the building. Additionally, a computer lab on the third floor will be updated as an IT training room and space for the Online Student Liaison Office (OSLO). The project will include asbestos removal throughout the first floor, renovation of the restrooms, and upgrades to the mechanical system.

The total project cost is currently estimated at \$2.9 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>September 7</i>
<i>Statement of Qualification (SOQ) due</i>	<i>September 23</i>
<i>interviews of shortlisted firms</i>	<i>October 15</i>
<i>Board of Trustees selection announced</i>	<i>November 22</i>
<i>contract negotiations</i>	<i>December 2019</i>
<i>design starts</i>	<i>December 2019</i>
<i>construction starts</i>	<i>July 2020</i>
<i>project complete</i>	<i>March 2021</i>

SUBMISSION

The deadline for responses is 1:00 PM local time on Monday, September 23, 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**, fully recyclable (i.e. no plastic binding, covers, or 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 classrooms and IT-focused office workspaces and their spatial, acoustical, and technological requirements
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:

PROGRAMMING, FEASIBILITY ASSESSMENTS, COST ESTIMATING, SCHEMATIC DESIGN, GRAPHIC PRESENTATION, DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS, BIDDING, CONSTRUCTION ADMINISTRATION, AND PROJECT CLOSEOUT.

LOCATION

Global Campus is located at Center Street and East Avenue on the northeast corner of the Fayetteville town square.

