



UNIVERSITY OF ARKANSAS

Request for Qualifications – General Contractors

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 firms to provide general contractor construction management services 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 include rework of the landscape along the Stadium Drive frontage.

The total project cost is currently estimated at \$7 to \$9 million. General contractors and design 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 28</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: John Ross, 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 *Construction 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 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 significant interior renovations, with a particular focus on integrating systems into an existing building shell
7. **Specific project experience** (within the past five years) with scheduling and coordination of work within an operational building
8. Records of previous similar projects: owner verification and contact information

9. Prior experience constructing projects under nationally-recognized sustainable rating systems
10. Prior experience with fully-commissioned projects
11. Statement of diversity in the workforce, if applicable
12. 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 building is located in the Athletic Valley district facing Stadium Drive.

