



UNIVERSITY OF ARKANSAS

Request for Qualifications – General Contractors 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 firms to provide general contractor construction management services 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 team will study possible energy-saving improvements to lighting, exhaust hoods, mechanical system, etc. during design, which *may* lead to MEP scope beyond the boundary of the spaces under renovation. In addition, the project may include some improvements to the surrounding hardscape and landscape.

The total project cost is currently estimated at \$5.5 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>October 25</i>
<i>Statement of Qualification (SOQ) due</i>	<i>November 12</i>
<i>interviews of shortlisted firms</i>	<i>December 16</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: Jonathan Tanner, Construction Coordinator
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 *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 food service venues, with a particular focus on high-quality interior finishes, food preparation and serving areas, etc.
7. **Specific project experience** (within the past five years) with small retail renovations, with a particular focus on seamlessly integrating systems into an existing building shell
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

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

