



UNIVERSITY OF ARKANSAS

Request for Qualifications – Engineers

EPLEY CENTER FOR HEALTH PROFESSIONS MECHANICAL SYSTEM REPLACEMENT

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from qualified engineers for the *Epley Center for Health Professions Mechanical System Replacement*.

PROJECT DESCRIPTION

The Epley Center for Health Professions opened in 2011 as the home to the Eleanor Mann School of Nursing and the Speech and Hearing Clinic. At the time of its construction, the building was fitted with a variable refrigerant flow (VRF) HVAC system. This technology was relatively new to the US market, and this was the first instance of its use on campus. VRF promised lower life-cycle cost through energy savings and maintenance expenses. After nearly a decade of system use, that promise has not been fulfilled. The VRF system's operational reliability is unacceptable to support building operations and the academic mission of the departments. Furthermore, the maintenance costs have far exceeded the expected range for a building of this type. The mechanical system needs to be replaced to address these systemic issues.

Mechanical System

The proposed solution is to replace the existing VRF system with a hydronic-based four pipe chilled and hot water system with terminal units for interior zoning. The chilled water will be generated by an air-cooled water chiller with a high turn-down ratio to support a phased HVAC replacement approach. The hot water will be generated by two natural gas fired condensing-style boilers. Chilled and hot water piping will be distributed through the building to the terminal units by a new piping system. Both the chilled and hot water system will have variable speed pumping.

All indoor variable refrigerant units will be replaced with new zone level terminal units such as fan coil units, sensible cooling terminal units, or active chilled beam units. The final system configuration will be determined through the engineering design process. While the dedicated outside air duct system will be reused, existing outside air units will be replaced with units having better humidity control capabilities. The new HVAC system will be completely integrated with the campus direct digital control (DDC) system, including remote monitoring, alarming, and scheduling capabilities.

Because the building will remain occupied during the system replacement, a detailed constructability analysis will be required during design that specifies an executable, phased replacement plan that minimizes down time, takes advantage of mild temperatures during swing seasons, and minimizes the amount of time the entire building—or portions thereof—are without heating and cooling.

Interior Architecture

Because the project will disturb a large number of walls, ceilings, finishes, and fixtures throughout the entire building, the project team must include an architect with a strong interior design staff. While the main task of the project is to replace the mechanical systems, the integration of the new system must be seamless, and the building returned to a state of completion.

ANTICIPATED PROJECT SCHEDULE

<i>Request for Qualifications (RFQ) issued</i>	<i>May 24</i>
<i>Statement of Qualification (SOQ) due</i>	<i>June 10</i>
<i>interviews of shortlisted firms</i>	<i>July 2</i>
<i>Board of Trustees selection announced</i>	<i>September 13</i>
<i>contract negotiations</i>	<i>September 2019</i>
<i>design starts</i>	<i>October 2019</i>
<i>construction starts</i>	<i>July 2020</i>
<i>project complete</i>	<i>July 2021</i>

SUBMISSION

The deadline for responses is 1:00 PM local time on Monday, June 10, 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 Group
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 include, at minimum:

1. Proof of licensure or eligibility:

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.**

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 integrating mechanical systems into existing buildings.
4. **Specific project experience** (within the past five years) with institutional-quality interior architecture, with particular emphasis on integrating mechanical systems into existing spaces
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:

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

LOCATION

The Epley Center for Health Professions is located on Razorback Road, near the northwest boundary of campus.

