



UNIVERSITY OF
ARKANSAS

Request for Qualifications – General Contractors

ANTHONY TIMBERLANDS CENTER FOR DESIGN AND MATERIALS INNOVATION

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 *Anthony Timberlands Center for Design and Materials Innovation*.

PROJECT DESCRIPTION

The Anthony Timberlands Center for Design and Materials Innovation Center is envisioned as an important extension of the Fay Jones School of Architecture + Design, and a key part of the university's Windgate Art and Design District on Martin Luther King Jr. Boulevard in Fayetteville. The district is situated along a busy transportation corridor that frames the southern edge of the nearby main campus and connects to the city's Mill District, Cultural Arts Corridor, and trail system. The new building will occupy a prominent corner site facing the Mill District and downtown Fayetteville, and will—in its role as an urban project—strengthen the university's presence and contribute to the developing urban density and character of MLK Jr. Boulevard as it transitions from a suburban-style highway to an urban street. As a beacon for the district and a complementary neighbor to the School of Art's studios and the Library Annex, the Anthony Timberlands Center will serve several purposes: It will serve as home to the Fay Jones School's graduate program in timber and wood design and serve as the epicenter for the school's multiple timber and wood initiatives. It will also house the school's existing design-build program and digital fabrication laboratory, as well as a new applied research center. Given the State of Arkansas's role as one of the nation's leading producers of timber and forest products, the focus of the applied design research center will, in large part, be in wood design and innovation, although other material types will be included.

Funding for the project includes a significant private gift. The ambition of the donor, shared by the university, is to create a *building of the highest quality that will showcase Arkansas's resources, build innovation for Arkansas wood products, bring distinction to the university and the state, and win design, engineering, and construction awards*. To that end, the building will be a showcase for *both* design and construction innovation, allied with the highest ambitions for sustainability. This will advance the standard established by the Fay Jones School's home, Vol Walker Hall and the Steven L. Anderson Design Center. This facility set an outstanding example in design and sustainability, having been recognized with AIA National Honor Award for its design and earning LEED Gold certification. The Anthony Timberlands Center will continue this legacy of design excellence and will further the approach to sustainability—achieving a minimum of LEED Gold, but also exploring the potential to demonstrate more advanced sustainability strategies and practices in Arkansas. Along with these concerns, the project is an opportunity to illustrate and promote diversity. Women and minority-owned firms are strongly encouraged to apply, and all applicants should describe the diversity of their firm.

PROGRAM

The project is expected to demonstrate mass timber and wood product construction to the fullest extent possible, sourced primarily from Arkansas forests and mills, and to create a distinct and innovative identity for the school and the district. **The contractor should demonstrate an understanding of a variety of contemporary timber systems either through specific experience or through ongoing research and evaluation, and show preparedness to assess various timber systems and assemblies as a part of preconstruction services, including use of three-dimensional modeling and visualization tools for evaluating the constructability of complex geometries or assemblies.**

The building will house classrooms, studios, seminar spaces, conferences areas, faculty offices, and visiting faculty living quarters, all situated atop a high-bay fabrication and design-build shop floor. The building may be up to four or five stories and may include up to 50,000 square feet. Final size, occupancy, and the nature of the learning components will be determined during the programming process, and applicants must be well-versed in current best practices for education and fabrication facilities. The way in which this building and its surrounding spaces are integrated within the district will be determined in collaboration with the design team of the School of Art's ongoing project next door, specifically to consider issues of context, adjacencies, shared public space programs, shared landscape architecture, and shared spaces which are essential for reasons of facility and overall cost efficiencies. This shared landscape will be critical for both the Fay Jones School and the School of Art as a place of collaboration, for working on large scale assemblies, and for taking deliveries of significant materials and components.

SELECTION PROCESS

The selection for the Anthony Center design and construction team has been organized into an initial selection of the design team, and a subsequent selection of the general contractor. The RFQ for designers was released on October 4, 2019. Out of 69 respondents, six firms were invited to enter a design competition funded by a grant from the US Forest Service and the US Endowment for Forestry and Communities. The presentations of the six finalists are available for view on the Fay Jones School's YouTube channel.¹ The final selection will be announced at the University of Arkansas Board of Trustees meeting on March 19. The design team will play an advisory role as the university shortlists and interviews general contractors.

OTHER INFORMATION

The project budget (total project cost) is \$16 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 initiatives. For general campus planning and standards information, visit <http://planning.uark.edu>.

¹ See the six presentations here:
<https://www.youtube.com/channel/UCIXGVRbQ6U-zWS70UPJ3-gw>

ANTICIPATED PROJECT SCHEDULE

<i>Request for Qualifications (RFQ) issued</i>	<i>February 28</i>
<i>Statement of Qualification (SOQ) due</i>	<i>March 17</i>
<i>Board of Trustees announces architect selection</i>	<i>March 19</i>
<i>interviews of shortlisted firms</i>	<i>April 23</i>
<i>Board of Trustees selection announced</i>	<i>May 21</i>
<i>contract negotiations</i>	<i>June 2020</i>
<i>design starts</i>	<i>April 2020</i>
<i>construction starts</i>	<i>May 2021</i>
<i>project complete</i>	<i>December 2022</i>

SUBMISSION

The deadline for responses is 1:00pm local time on Tuesday, March 17, 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 Planning and Design
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>.

Format requirements:

Printed responses should be no larger than 8.5in x 11in, limited to **50 sheets maximum (100 pages)**. Binding should be either **perfect bound** or **saddle stitched** (with thread or staples) and booklets should be fully recyclable (i.e. no plastic covers, plastic tabs, or other non-paper materials). **Responses that do not meet these requirements will be disqualified.**

Please include a digital copy of the response via email to jrr003@uark.edu or on a flash drive delivered with the printed booklets.

Content requirements:

Include the information below and organize it in an easily accessible manner. You do not need to divide the response into chapters exactly matching the descriptions below. **Responses that do not include the required licensure information will be disqualified.**

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 advanced timber technologies—including any experience beyond cross-laminated timber—used as both structural and envelope systems
7. **Specific project experience** (within the past five years) with fabrication facilities and their technological requirements
8. **Specific project experience** (within the past five years) with a range of university instructional spaces and their technological requirements
9. **Specific project experience** (within the past five years) with sustainable practices beyond LEED certification such as net zero, *Passivhaus*, Living Building Challenge, etc.
10. Prior experience with fully-commissioned projects
11. Owner verification and contact information for previous similar projects
12. Statement of diversity in the workforce, if applicable
13. 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 Anthony Timberlands Center will be located at the northeast corner of the Art and Design District, a campus district that houses existing and proposed buildings for the School of Art and University Libraries.

