



UNIVERSITY OF ARKANSAS

Request for Qualifications – General Contractors FINE ARTS CENTER RESTORATION

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 *Fine Arts Center restoration*.

PROJECT DESCRIPTION

When the Fine Arts Center was completed in 1951, it was the first multidisciplinary academic arts building in the country. It brought together fine and applied arts, architecture, dance, music, sculpture, painting, and drama into a single home, emphasizing the belief in their innate connection. The center was the first Modernist academic building on the university campus, and was designed by well-known New York architect Edward Durell Stone. Stone grew up in Fayetteville, and his family's strong ties to the region and other prominent local families like the Fulbrights led him to a series of projects on campus which include Sigma Nu, the Fine Arts Center, and Carlson Terrace (now demolished). Stone enlisted his colleague at the Yale University School of Architecture, Christopher Tunnard, to design the center's landscape, which was conceived as integral to the design and function of the building. The building was arranged as a series of blocks connected by a glassy lobby that allowed views between the various outdoor spaces. The building and the landscape together form a characteristic expression of the International Style, and both are now listed on the National Register of Historic Places.

Project Scope

The project scope includes full renewal of the exterior and the interior of the building, as well reconstruction of some lost site elements. The building envelope—including the original steel windows—will be restored according to its original design. In the interior, important public spaces like the lobby will be restored based on their original design, while other spaces will be sensitively renovated to better support their new uses. The lobby, which was subdivided some years ago to create a secure exhibition space, will be reopened and restored to its role as a pre-event space for the Stella Boyle Smith Concert Hall and the University Theater. The classroom wing, which now houses studios for the School of Art, will be reorganized for general-use classrooms as the studios are moved out of the center of campus to the Art and Design District. The concert hall and theater blocks will be renovated to address major acoustical, lighting, and mechanical problems, lack of back-of-house space, and other issues identified in a 2017 study¹ in order to bring them in line with contemporary best practices. The landscape will be restored based on Tunnard's original design, while making sensitive improvements for maintainability and ADA access. Finally, while many of the building's original artworks, such as the Alexander Calder mobiles, have

¹ The 2017 scope study is available at http://planning.uark.edu/campus_planning/building_renovation_studies.html

been moved to secure gallery space elsewhere, the wall sculptures created by Gwen Lux for the University Theatre remain, and the project team should be prepared to manage their conservation.

Other Considerations

The Fine Arts Library, a branch of University Libraries, has long since outgrown its original space, and has expanded several times into the classroom wing, taking over what had been a series of art studios. In 2016, as part of a larger library programming effort, projections were made for its continued growth.² The study shows that the library will need additional space in the classroom wing if it remains in its current location, and also shows an alternate for a new library building that allows the first floor of the classroom wing to be reclaimed for instructional use. Although the library will remain in the Fine Arts Center for now, the selected design team will be asked to consider how its space can be thoughtfully (and straightforwardly) reused when the library eventually leaves the building.

The design and construction team will conduct a programming and scope exercise to validate all elements of the project scope before moving on to schematic design. The total project cost is currently estimated at \$38 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>June 12</i>
<i>Statement of Qualification (SOQ) due</i>	<i>July 1</i>
<i>interviews of shortlisted firms</i>	<i>July 30</i>
<i>Board of Trustees selection announced</i>	<i>September 18</i>
<i>contract negotiations</i>	<i>September 2020</i>
<i>design starts</i>	<i>October 2020</i>
<i>construction starts</i>	<i>September 2021</i>
<i>project complete</i>	<i>June 2023</i>

² The 2016 fine arts library programming study, which shows growth in the current space, and in a proposed new building, is available starting on page 49 at https://planning.uark.edu/campus_planning/content/mullins_library_programming_study.pdf

SUBMISSION

The deadline for responses is 1:00pm local time on Wednesday, July 1, 2020.

All respondents will be notified of the results by EMAIL, so please provide accurate contact information.

Address ten (10) printed responses to: John Ross, 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>.

Format requirements:

Printed responses should be no larger than 8.5in x 11in, limited to **50 sheets maximum (100 pages)**, fully recyclable (i.e. no plastic covers, plastic tabs, etc.) and bound with glue, staples, or thread (i.e. perfect bound, saddle stitching, etc.). No metal or plastic coils allowed. **Responses that do not meet these requirements will be disqualified.**

Please send a **digital version** of the response via email to jrr003@uark.edu along with a shipping receipt for 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 university instructional spaces and professional-quality venues for theatre and instrumental music, and relevant specialized construction techniques and materials
7. **Specific project experience** (within the past five years) with restoration of existing higher-education buildings, with a particular focus on integrating systems into mid-Twentieth Century modernist buildings

8. **Specific project experience** (within the past five years) with construction of high-quality landscape and hardscape
9. Prior experience constructing projects under nationally-recognized sustainable rating systems
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 Fine Arts Center is situated near the center of campus, between the Central Quad and the Chi Omega Greek Theatre.

