



UNIVERSITY OF ARKANSAS

Request for Qualifications – General Contractors INSTITUTE FOR INTEGRATIVE AND INNOVATIVE RESEARCH

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 a *planning, scope, and budget study* for the *Institute for Integrative and Innovative Research*.

PROJECT DESCRIPTION

The *Institute for Integrative and Innovative Research* will fulfill a key University of Arkansas goal¹ to create a distinctive research institute that drives discovery while meeting a significant need for additional laboratory capacity. This building (or group of buildings) will create a flexible, state-of-the-art, collaborative home that facilitates integration of research across disciplinary boundaries. In conjunction with a study of the Northwest Arkansas region² funded by the Walton Family Foundation³, the university has identified five innovation clusters that build on existing strengths and funding: *material science, data science, bioscience and bioengineering research and education in metabolism, food and technology, and integrative systems neuroscience*.

The design, location, and technological attributes of the building will support these groups by bringing researchers, visiting faculty, and industry experts together to collaborate, conduct research, and access suitable technology and equipment. This interdisciplinary environment will also help faculty to compete for funding from government agencies, national foundations, industry partners, and other external sources. Integration of research across these five strategic research themes will ultimately enhance the university's national reputation.

Because the scope of the project has not yet been determined, the university will engage in a **two-step process**: First, a project team including a professional design consultant and a construction manager/general contractor will study and validate program, scope, cost, and location. Based on the result of that study, the university may decide that the selected professional design consultant and construction manager/general contractor are suitable for continuation into design and construction of the project, or may choose to begin a new selection process for either or both of the teams.

¹ See the Chancellor's goals here:
<https://chancellor.uark.edu/focus-on-the-future/index.php>

² See the executive summary and full report prepared by the IC² Institute at:
<https://ic2.utexas.edu/pubs/northwest-arkansas-edge-final-report/>
<https://repositories.lib.utexas.edu/handle/2152/78349>

³ See the Walton Family Foundation's role in leading the study here:
<https://www.waltonfamilyfoundation.org/learning/northwest-arkansas-edge-report-innovate-again-innovate-here>

The construction manager/general contractor will be required to create a detailed cost estimate from the limited information developed by the full team during initial programming and site selection. The CM/GC is expected to have relevant knowledge of the project type as well as real market conditions in Northwest Arkansas.

The building area may range from 75,000 to 100,000 square feet, and it may be arranged in a single building or a group of buildings from three to four stories high, depending on location. The project will give space for around 40 to 80 faculty researchers. It will house the central hubs of the research centers of excellence mentioned above, and will include space designed for innovation, prototyping, and collaborating with industry and other partners. The building will facilitate the continuation of growth in research volume and expenditures.

The total project cost is currently estimated at \$80 to \$100 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>.

Additional information about Northwest Arkansas and the University of Arkansas may be found at:

<https://research.uark.edu>

<https://economicdevelopment.uark.edu>

<http://www.nwacouncil.org>

ANTICIPATED PROJECT SCHEDULE

<i>Request for Qualifications (RFQ) issued</i>	<i>January 31</i>
<i>Statement of Qualification (SOQ) due</i>	<i>February 14</i>
<i>interviews of shortlisted firms</i>	<i>March 9</i>
<i>Board of Trustees selection announced</i>	<i>March 19</i>
<i>contract negotiations</i>	<i>March 2020</i>
<i>planning, scope, and budget study starts</i>	<i>April 2020</i>
<i>Board of Trustees review of study results</i>	<i>November 2020</i>

SUBMISSION

The deadline for responses is 1:00pm local time on Friday, February 14, 2020.

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

Address fifteen (15) copies of responses to: James Milner, 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 *Design 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 include a digital copy of the response via email to jmilner@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 university research laboratories relevant to the innovation clusters *listed above*, and their programmatic, spatial, and technological requirements
7. **Specific project experience** (within the past five years) with collegiate district-wide landscape implementation, including a variety of hardscape materials, plantings, sustainable rainwater management features, etc.

8. Prior experience constructing projects under nationally-recognized sustainable rating systems
9. Prior experience with fully-commissioned projects
10. Owner verification and contact information for previous similar 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 site has not been identified. The planning study will help guide the selection of a suitable site, which may be on the central campus, Arkansas Research and Technology Park, or another site in Fayetteville.

