



## UNIVERSITY OF ARKANSAS

### **Request for Qualifications – Architects ENGINEERING RESEARCH CENTER REROOF**

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from qualified architects for the *Engineering Research Center reroof*.

#### **PROJECT DESCRIPTION**

The Engineering Research Center is a 170,000sf building built in the early 1950s for the Bear Brand Hosiery Company, manufacturers of socks and stockings, and the building originally housed 280 knitting machines. As the factory outgrew its original footprint, the company expanded the building several times throughout the 1960s. Bear Brand Hosiery ceased operation in the late 1970s.

The University of Arkansas purchased the building in 1980 to house research functions that weren't a good fit for the teaching buildings on the central campus. Since that time, the Engineering Research Center has provided a home for a wide variety of research activities and support services in the College of Engineering. The building houses several interdisciplinary laboratories through which much of the research of the college's individual departments is handled. As part of the development of the Arkansas Research and Technology Park, a wing was added in 1997 for the GENESIS Technology Incubator, which offers a home to qualifying technology-intensive entrepreneurs who need a base of operations during the early stages of their company's development.

The original roofing system, which was used through the various phases of building expansion, consists of a metal roof deck, tapered insulation, and a roof membrane. This was covered in the mid-1990s with secondary roofing system to address leaks, rather than repairing the original failing system. To extend its life, the roof has undergone spot repairs over the years; however, leaks into laboratories with sensitive equipment continue to be a problem. The roof is now at the end of its life and must be addressed in a comprehensive way.

A 2019 study included a thermal imaging analysis to identify various locations of potential water intrusion<sup>1</sup>. At several locations the roof showed evidence of water infiltration under the outer second roof but not under the original roof, while at other locations water was found under both membranes. Areas with the most degradation were identified as Phase I. Note that the study assumed a phased replacement approach; however, this project will address the roof in its entirety.

The total project cost is currently estimated at \$4 million. Architects and consultants will work with Facilities Management and the building's manager to implement the project.

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<sup>1</sup> The 2019 study is available at [http://planning.uark.edu/campus\\_planning/building\\_renovation\\_studies.html](http://planning.uark.edu/campus_planning/building_renovation_studies.html)

## ANTICIPATED PROJECT SCHEDULE

<i>Request for Qualifications (RFQ) issued</i>	<i>June 25</i>
<i>Statement of Qualification (SOQ) due</i>	<i>July 13</i>
<i>interviews of shortlisted firms</i>	<i>August 9</i>
<i>Board of Trustees selection announced</i>	<i>September 17</i>
<i>contract negotiations</i>	<i>September 2021</i>
<i>design starts</i>	<i>October 2021</i>
<i>construction starts</i>	<i>August 2022</i>
<i>project complete</i>	<i>August 2023</i>

## SUBMISSION

**The deadline for responses is 1:00pm local time on Tuesday, July 13, 2021.**

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 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 send a digital copy of the response via email to [toddf@uark.edu](mailto:toddf@uark.edu) in addition to 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 or eligibility:

*Architects:* All firms shall be licensed, or eligible for licensure, in the State of Arkansas. Eligible firms not currently licensed in Arkansas 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 LETTER OF INTENT TO THE STATE BOARD DESCRIBED ABOVE FOR ALL TEAM MEMBER FIRMS MUST BE INCLUDED WITH THE RESPONSE.** 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 evaluating roofing systems and coordinating major reroof projects
4. Current office size, personnel description, and workload
5. Experience constructing projects under nationally-recognized sustainable rating systems
6. Experience with fully commissioned projects
7. Proof of current professional liability insurance coverage (\$1,000,000 minimum required)
8. List of projects currently under contract with state agencies or educational facilities
9. Statement of diversity in the workforce, if applicable
10. Certificate of women-owned or minority-owned business, if applicable

### **PROFESSIONAL SERVICES REQUIRED**

GRAPHIC PRESENTATION, COST EVALUATION, SCHEMATIC DESIGN, DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS, CONSTRUCTION ADMINISTRATION, AND PROJECT CLOSEOUT.

## LOCATION

The building is located in the center of the Arkansas Research and Technology Park.

