



## UNIVERSITY OF ARKANSAS

### **Request for Qualifications – Architects** **MULLINS LIBRARY RENOVATION FLOORS 1 AND 2**

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from qualified architects for the *Mullins Library renovation floors 1 and 2*.

#### **PROJECT DESCRIPTION**

Mullins Library opened in 1968 as the new home of the university's main library collection, replacing Vol Walker Library, which was later adapted for the School of Architecture. The building was designed to accommodate all of the spaces typically associated at the time with an academic library. Rather than the closed stacks of the previous library, this meant a browsable collection in open stacks, and more informal—but still quiet—study spaces. Aside from the main book collection and a variety of open study spaces, the building housed Special Collections, the Audiovisual Department, Maps, staff offices, private study carrels, and back-of-house functions. The building served the campus community for many years in its original configuration, but due to continued growth of the collection and need for more study space, it was significantly expanded in 1997. The expansion included two large formal reading rooms and space for around ten-years' growth of the collection.

As the library again reached full capacity in 2008, the university engaged an academic library expert to evaluate the future of the building, particularly in light of the emergence of digital media and associated changes in academic culture. The plan completed in 2009 envisioned a reorganized interior that would de-emphasize the physical collection, and instead create a collaborative and interdisciplinary learning space focused on student and faculty engagement. To do this, the 2009 plan called for most of the collection to be housed in a high-density storage space. This would allow the building to be opened up, and the spaces to be rearranged to create more meaningful relationships among the various departments. While the 2009 plan was not implemented, it did lead to further study of a remote storage building to house the infrequently-accessed portion of the collection. The university moved forward with design of the Library Annex in 2015, and construction was complete in mid-2018. The move in 2018 of the bulk of the collections from the third and fourth floors of Mullins Library into the Library Annex allowed the university to close those floors for renovation. After two years of planning<sup>1</sup>, construction began in mid-2020 and was complete for fall 2021 classes. The new third and fourth floor spaces are designed for study and learning as first envisioned in the 2009 plan, along with a smaller browsable collection and consolidated staff areas.

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<sup>1</sup> See the 2018 programming report here:

[http://planning.uark.edu/capital\\_budgeting/content/2021\\_rfq\\_arch\\_mullinslibraryfloors1and2\\_programmingstudy2018.pdf](http://planning.uark.edu/capital_budgeting/content/2021_rfq_arch_mullinslibraryfloors1and2_programmingstudy2018.pdf)

This project will renovate the first and second floors of the building. The renovation will address aging building systems and finishes, remove any remaining asbestos, introduce fire sprinklering as required by state code, and continue the process of rearranging building programs and spaces to support current academic culture. The selected design team will re-evaluate the previously-proposed program of the lower floors in light of the recent upper-floor renovations and continued growth of the student body. The first and second floors currently include major services like special collections, the service desk, a quiet reading room, etc. These will be supplemented by new programs that may include a learning commons, a major event space, a larger and more accessible special collections reading room, food service venue, training rooms, media suite, etc. Because this renovation will encompass the most public programs and spaces in the building, it presents an opportunity to transform the identity of Mullins Library, and reinvigorate an important place at the heart of campus.

As part of the interior program investigation, the design team will study the possibility of lowering the west entrance to the first floor (i.e. the basement) or otherwise reimagining the west side of the building to allow the university to implement part or all of the proposed redesign of the Central Quad.<sup>2</sup> Applicants should be prepared for landscape design to be integral to the decision-making process from programming onward.

Note that this project will not include exterior renovation other than limited changes to the west façade made necessary by the final landscape design. The design team will be expected to evaluate the building envelop for energy and maintenance concerns, and to suggest possibilities for future improvements.

## **PROJECT COST**

The total project cost is currently estimated from \$35.5-41.5 million. Architects and 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.

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<sup>2</sup> See images of the Central Quad redesign in the project timeline summary here:  
[http://planning.uark.edu/capital\\_budgeting/content/2021\\_rfq\\_arch\\_mullinslibraryfloors1and2\\_projecttimeline.pdf](http://planning.uark.edu/capital_budgeting/content/2021_rfq_arch_mullinslibraryfloors1and2_projecttimeline.pdf)

## ANTICIPATED PROJECT SCHEDULE

<i>Request for Qualifications (RFQ) issued</i>	<i>October 29</i>
<i>Statement of Qualification (SOQ) due</i>	<i>November 16</i>
<i>interviews of shortlisted firms</i>	<i>December 15</i>
<i>Board of Trustees selection announced</i>	<i>January 27</i>
<i>contract negotiations</i>	<i>February 2022</i>
<i>design starts</i>	<i>March 2022</i>
<i>asbestos abatement starts</i>	<i>December 2022</i>
<i>construction starts</i>	<i>April 2023</i>
<i>project complete</i>	<i>June 2024</i>

## SUBMISSION

**The deadline for responses is 1:00pm local time on Tuesday, November 16, 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

### 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.

*To avoid potential conflicts of interest, respondents should not communicate with university faculty or staff about this project. This document provides the relevant information for assembling a Statement of Qualifications. If you have urgent questions, you can send them via email to [toddf@uark.edu](mailto:toddf@uark.edu).*

**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.

*Landscape Architects:* All firms shall be licensed by the Arkansas State Board of Architects, Landscape Architects, and Interior Designers. **A COPY OF A VALID ARKANSAS LICENSE MUST BE INCLUDED WITH THE SUBMITTAL.**

*Civil 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.**

2. Organizational chart for design team and all consultants
3. **Specific project experience** (within the past five years) with programming and design of academic libraries at major research universities
4. **Specific project experience** (within the past five years) with renovation of existing higher-education buildings, with a particular focus on finishes and systems integration in mid-Twentieth Century modernist buildings
5. **Specific project experience** (within the past five years) with design of significant collegiate landscapes that incorporate a variety of active and passive uses
6. Current office size, personnel description, and workload
7. Experience constructing projects under nationally-recognized sustainable rating systems
8. Experience with fully commissioned projects
9. Proof of current professional liability insurance coverage (\$1,000,000 minimum required)

10. List of projects currently under contract with state agencies or educational facilities
11. Statement of diversity in the workforce, if applicable
12. Certificate of women-owned or minority-owned business, if applicable

### PROFESSIONAL SERVICES REQUIRED

PROGRAMMING, FEASIBILITY ASSESSMENTS, GRAPHIC PRESENTATION, SITE PLANNING, CIVIL ENGINEERING, LANDSCAPE DESIGN, INTERIOR DESIGN, COST EVALUATION, SCHEMATIC DESIGN, DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS, CONSTRUCTION ADMINISTRATION, AND PROJECT CLOSEOUT.

### LOCATION

Mullins Library is situated at the center of campus, fronting onto Central Quad.

