



Request for Qualifications – General Contractors HIGHER EDUCATION EMERGENCY RELIEF FUND III VENTILATION IMPROVEMENTS

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 *HEERF ventilation improvements*.

PROJECT DESCRIPTION

The Higher Education Emergency Relief Fund III (HEERF) was authorized by Congress as part of the American Rescue Plan. HEERF is intended to serve students and ensure that learning continues during the COVID-19 pandemic. Studies have shown that increased ventilation and improved filtration can be an effective part of an overall mitigation strategy to reduce the spread of viruses like SARS-CoV-2. A portion of the HEERF funds allocated to the University of Arkansas will be used to upgrade air handling units in classroom buildings with the highest student contact.

The project will prioritize ventilation improvements in four large classroom buildings first, and will address others based on any remaining funds. The priority buildings are Old Main, the Business Building, the Plant Sciences Building, and the Bell Engineering Center. These buildings are among the most frequently used on campus, and have some of the oldest mechanical units.

The design team will be expected to evaluate existing conditions and system configurations and propose modifications based on current best design practices that improve the efficiency, maintainability, and constructability of the system going forward. The most appropriate design solution will likely vary by building and, potentially, by unit. It is expected that the design and construction at each building will proceed on parallel tracks, not sequentially. The design and construction teams will be expected to work hand-in-hand to deliver the project in a timely and cost-effective manner on behalf of the university. This may include early procurement packages or development of multiple bid packages.

PROJECT COST

The total project cost is currently estimated at \$7.6 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.

ANTICIPATED PROJECT SCHEDULE

<i>Request for Qualifications (RFQ) issued</i>	<i>September 10</i>
<i>Statement of Qualification (SOQ) due</i>	<i>September 30</i>
<i>interviews of shortlisted firms</i>	<i>October 29</i>
<i>Board of Trustees selection announced</i>	<i>November 18</i>
<i>contract negotiations</i>	<i>November 2021</i>
<i>design starts</i>	<i>December 2021</i>
<i>construction starts</i>	<i>May 2022</i>
<i>project complete</i>	<i>August 2023</i>

SUBMISSION

The deadline for responses is 1:00pm local time on Thursday, September 30, 2021.

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

Address eight (8) copies of responses to:

Vel Moses, Construction Coordinator
University of Arkansas
Facilities Management Engineering and Construction
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)**, 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 velmoses@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 velmoses@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 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 integrating mechanical systems into existing buildings
7. Prior experience constructing projects under nationally-recognized sustainable rating systems
8. Prior experience with fully-commissioned projects
9. Owner verification and contact information for previous similar projects
10. Statement of diversity in the workforce, if applicable
11. 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 four priority buildings are Old Main, the Business Building, the Plant Sciences Building, and the Bell Engineering Center.

