



UNIVERSITY OF ARKANSAS

Request for Qualifications – General Contractors 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 firms to provide general contractor construction management services 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 planning¹, 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.

¹ See the 2018 programming report here:

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.² Applicants should be prepared for landscape design and its potential costs 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. The construction management team should be prepared to provide cost estimates for any potential future work.

PROJECT COST

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

² 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

ANTICIPATED PROJECT SCHEDULE

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| <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 14</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:

Georgeta Galbraith, Construction Coordinator
University of Arkansas
Facilities Management Engineering and Construction
521 S. Razorback Road
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 ggalbra@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 ggalbra@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 significant interior renovations, with a particular focus on integrating systems into an existing building shell
7. **Specific project experience** (within the past five years) with scheduling and coordination of work within an operational building
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

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

