



## Request for Qualifications – General Contractors WINDGATE GALLERIES

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 *Windgate Galleries*.

### PROJECT DESCRIPTION

In 2014, the Windgate Foundation gave a substantial gift to the university's Department of Art that made possible the construction of the Sculpture Studio, its first new facility in many years, which changed the course of art at the University of Arkansas. In 2017, the Walton Family Charitable Support Foundation followed with a \$120 million gift to establish the School of Art. This gift has helped move forward the study and practice of art education, art history, graphic design, and studio art in the state of Arkansas. While the Walton gift focused on expanding programs and student support, the Windgate Foundation's gift of \$40 million later that year was meant to help create the spaces in which those programs will take place. The Windgate Studio and Design Center<sup>1</sup>, which will house studio art and graphic design programs, is set to open in Fall 2022.

The School of Art has seen significant growth in all areas since the announcement of the major gifts listed above. Enrollment in the then-Department of Art was around 300 in 2016, and has increased to 500 today, and the number of full-time faculty has grown from 36 to 55. This rapid growth has required the university to operate art programs in a series of provisional spaces scattered across the campus and city while awaiting the construction of a permanent home. When complete, the Windgate Studio and Design Center will reduce the School of Arts' footprint from twelve locations to six, but the need continues for additional permanent space.

The *Windgate Galleries*, which is funded by a new gift from the Windgate Foundation, will help further consolidate the school's programs at the Art and Design District, just south of the central campus. It will create permanent space for professional-quality galleries, a fabrication laboratory, an art foundations studio, a large auditorium, etc.<sup>2</sup> and will allow for flow of faculty and students between the other two art buildings in the district. Its location at the Art and Design District will make the galleries more visible and accessible to the public, helping to increase the School of Art's presence within the city and region. The building itself is envisioned to be a physical manifestation of the ambitions of the School of Art as a national destination for excellence in the arts. It will be a model for how architecture can be an essential

<sup>1</sup> See more about the Windgate Studio and Design Center here:  
<https://fulbright.uark.edu/departments/art/galleries-and-facilities/windgate.php>

<sup>2</sup> See the building study by HGA here:  
[http://planning.uark.edu/capital\\_budgeting/content/2021\\_rfq\\_arch\\_windgategalleries\\_study.pdf](http://planning.uark.edu/capital_budgeting/content/2021_rfq_arch_windgategalleries_study.pdf)

expression of the power of art and design to engage the world of ideas. Because the building will be situated between the much larger Windgate Studio and Design Center (under construction), and the Fay Jones School's Anthony Timberlands Center for Design and Materials Innovation (in design) by Grafton Architects, it is imagined that the new building will be in dialogue with these flanking structures, but will have its own identity and integrity. This building is where the School of Art will have its most direct interface with the community and it should embody the aspirational goals of the enterprise of art and education.

## **ANTICIPATED PROGRAM**

### *Galleries / 6000sf*

The galleries will be the external face of the School of Art and will be a highly-interactive space for the community. The galleries will meet the standards of professional-level exhibition spaces and will allow for museum loans, traveling exhibitions, and joint projects with Crystal Bridges Museum of American Art in Bentonville. A dedicated area for a student gallery will provide for undergraduate and graduate level exhibitions. All galleries will be used for Thesis shows each Spring semester. A project room will allow for community members to exhibit and interact with the school's faculty and students. Anticipated spaces include a Main Gallery, Student Gallery, Project Room, Video Installation Room, storage, prep space, and office.

### *Foundations Program / 12,000sf*

The Foundations Program is the entry point for all students in Studio, Art Education, and Graphic Design. This rigorous first-year experience positions students to be successful in the major of their choice. Foundations classrooms will be equipped with lighting, electrical connections, utilities, sinks, storage space, furniture, and equipment necessary for the diverse array of activities that take place in the first-year program.

### *Art and Entrepreneurship Lab / 2000sf*

ART+ESHIP is an arts-integrative proof of concept lab that promotes dialogue, discovery, and practice at the intersection of culture, commerce, and the civic sphere. With an emphasis on outward facing interdisciplinary research and teaching, ART+ESHIP builds on socially engaged art and effectual entrepreneurship.

### *Idea Fabrication Lab / 6000sf*

This will be an expansion of the current 3D Advanced Technologies Lab, and will complement and extend the capacity of the wood and metal shops in the adjacent Sculpture Studio. The lab will engage important

issues through a culture of playful experimentation, pedagogy, and collaboration with diverse disciplines (i.e., Architecture, Mathematics, Engineering, Stage Design).

*Auditorium / 4000sf*

This auditorium will provide space for visiting artist lectures and for larger lecture activities that draw the public into the rest of the building and the Art and Design District at large.

*Studios / 2000sf*

A total of four studios will include three for faculty and one for visiting professors. These will be equivalent to the faculty studio spaces in the Windgate Studio and Design Center.

**PROJECT COST**

The total project cost is currently estimated at \$34 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.

Information about the other buildings at the Art and Design District may be found at:

*Sculpture Studio:* <https://eldo.us/university-of-arkansas>

*Library Annex:* <http://perrydean.com/uark-library-annex>

*Anthony Timberlands Center:* <https://www.graftonarchitects.ie/university-of-arkansas>

*Anthony Timberlands Center competition:* <https://www.timberdesignexcellence.org>

**ANTICIPATED PROJECT SCHEDULE**

<i>Request for Qualifications (RFQ) issued</i>	<i>August 27</i>
<i>Statement of Qualification (SOQ) due</i>	<i>September 21</i>
<i>interviews of shortlisted firms</i>	<i>October 19</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>January 2022</i>
<i>construction starts</i>	<i>February 2023</i>
<i>project complete</i>	<i>July 2024</i>

## SUBMISSION

**The deadline for responses is 1:00pm local time on Tuesday, September 21, 2021.**

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

**Address ten (10) copies of responses to:** John Ross, 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 [jrr003@uark.edu](mailto:jrr003@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 [jrr003@uark.edu](mailto:jrr003@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 professional-quality art galleries and studios and their spatial, acoustical, lighting, and technological requirements

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 building will be located in the university's Art and Design District, between the Windgate Studio and Design Center and the Anthony Timberlands Center for Design and Materials Innovation.

