

Request for Qualifications – Architects REID HALL WINDOW REPLACEMENT

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from qualified architects for *Reid Hall window replacement*.

PROJECT DESCRIPTION

Reid Hall is part of a matching pair of high-rise dormitories built in the campus's Maple Hill district in the mid-1960s. Its twin, Hotz Hall was built in 1964, with Reid Hall following in 1966. Both buildings share the same sparse modernist design language, which includes an exposed concrete structure, a series of deep concrete overhangs, orange brick end walls, and generously-sized sliding windows. Reid Hall houses 459 female student in double rooms, which makes it the largest residence hall for women on campus.

Since its construction, the building has not been substantially renovated. A recent small project has improved air quality by providing additional fresh air to all corridors. Apart from this targeted mechanical system upgrade, larger issues of capital renewal and deferred maintenance have not been addressed. This project is intended to replace all of the original single-pane aluminum windows with new units. The new insulated windows are intended to provide greater comfort to the residents and lower the operational costs of the building. The new windows may duplicate the configuration of those installed in neighboring Hotz Hall during its renovation in 2013. Removal of the original windows will require limited asbestos abatement along the edge of the ceiling, leaving the remaining material to be removed as part of a more comprehensive interior renovation.

Because of high student demand for housing, the building must remain partially occupied during construction. A construction phasing plan will be developed by the selected design team during the design phase of the project.

PROJECT COST

The total project cost is currently estimated at \$3 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. *Note that this will be a low-bid project.*

ANTICIPATED PROJECT SCHEDULE

<i>Request for Qualifications (RFQ) issued</i>	<i>October 14</i>
<i>Statement of Qualification (SOQ) due</i>	<i>November 1</i>
<i>interviews of shortlisted firms</i>	<i>December 2</i>
<i>Board of Trustees selection announced</i>	<i>January 26, 2023</i>

<i>contract negotiations</i>	<i>February 2023</i>
<i>design starts</i>	<i>April 2023</i>
<i>construction starts</i>	<i>May 2024</i>
<i>project complete</i>	<i>July 2025</i>

SUBMISSION

The deadline for responses is 1:00pm local time on Tuesday, November 1, 2022.

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

Notice to design teams:

The University of Arkansas Board of Trustees has expressed a clear preference for design teams that include an Arkansas architect. Please note that this will be considered during the selection process.

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 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 questions about the selection process or the project scope, you can send them via email to 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.

2. Organizational chart for design team and all consultants
3. **Specific project experience** (within the past five years) with university residence halls
4. **Specific project experience** (within the past five years) with renovation of existing higher-education buildings, with a particular focus on mid-Twentieth Century modernist buildings
5. Current office size, personnel description, and workload
6. Experience constructing projects under nationally-recognized sustainable rating systems
7. Experience with fully commissioned projects
8. Proof of current professional liability insurance coverage (\$1,000,000 minimum required)
9. List of projects currently under contract with state agencies or educational facilities
10. Statement of diversity in the workforce, if applicable
11. Certificate of women-owned or minority-owned business, if applicable

PROFESSIONAL SERVICES REQUIRED

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

LOCATION

Reid Hall is located at the far northwest edge of campus in the Maple Hill district.

