



## UNIVERSITY OF ARKANSAS

### **Request for Qualifications – Architects YOCUM HALL RENOVATION**

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

#### **PROJECT DESCRIPTION**

Yocum Hall is part of a matching pair of high-rise dormitories built at the edge of McIlroy Hill in the early 1960s. Its twin, Humphreys Hall was built in 1961, with Yocum Hall following in 1963. Both buildings share the same modernist design language, which includes an exposed concrete structure, a series of deep concrete overhangs, diamond-patterned cast-concrete spandrel panels, brick end walls, generously-sized sliding windows, and entrance terraces shaded by expressive folded-plate canopies. Yocum Hall houses 530 students in double rooms, which makes it one of the largest residence halls on campus.

Since its construction, the building has not been substantially renovated. A project initiated in 2011 focused on selective upgrades to some building systems, including emergency power, fire protection, and makeup air. That project, however, did not address larger issues of capital renewal and deferred maintenance. The current project is intended to—over the course of a series of construction phases—address all remaining building systems and finishes to conclude the full renovation of the building. Exterior work will consist of roof replacement, tuck pointing, masonry sealing, repair of concrete ledges and canopies, and replacement of existing windows with energy-efficient units. Because the building is potentially eligible for the National Register of Historic Places, exterior work will be done according to preservation best practices. The interior scope will include the introduction of new communal spaces, accessibility improvements, door and hardware replacement, new finishes like paint and flooring, and new furnishings throughout. All asbestos will be abated, and all original building systems not included in the 2011 project will be evaluated for replacement or rehabilitation.

In order for the university to fully understand the scope and complexity of the required renovations and how best to implement them over time, the project will involve a study phase before moving on to design and construction. During the study phase, the project team, including a construction manager/general contractor, will work with staff and administration to develop and define the scope, the required budget, and construction phasing, in conjunction with available funding. Initial work will be implemented per the recommendations of the study, which *may* focus on exterior repairs. Future phases are expected to be spread across as many as seven years. Because of high student demand for housing, the building must remain partially occupied during all phases of construction, which will influence the proposed phasing.

## PROJECT COST

The project cost will be determined in consultation with the design and construction teams. 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.

## ANTICIPATED PROJECT SCHEDULE

<i>Request for Qualifications (RFQ) issued</i>	<i>October 25</i>
<i>Statement of Qualification (SOQ) due</i>	<i>November 17</i>
<i>interviews of shortlisted firms</i>	<i>December 16</i>
<i>Board of Trustees selection announced</i>	<i>January 26, 2023</i>
<i>contract negotiations</i>	<i>February 2023</i>
<i>scope, budget, and construction phasing study starts</i>	<i>March 2023</i>
<i>Board of Trustees review of study results</i>	<i>September 2023</i>
<i>construction starts</i>	<i>May 2024</i>
<i>project complete</i>	<i>TBD</i>

## SUBMISSION

**The deadline for responses is 1:00pm local time on Thursday, November 17, 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](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 questions about the selection process or the project scope, 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 university residence halls
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. 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**

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

Yocum Hall is located on the west side of McIlroy Hill near the Sam M. Walton College of Business.

