



UNIVERSITY OF ARKANSAS

Request for Qualifications – General Contractors BOGLE PARK RENOVATION AND EXPANSION

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 *Bogle Park renovation and expansion*.

PROJECT DESCRIPTION

Bogle Park was built in 2008 as the new home of Razorback Softball. Its construction was made possible by a gift of Bob and Marilyn Bogle, and was officially named in their honor in October 2009. The park is nestled into the hillside leading from Mullins Creek up to Stadium Drive, and has an entrance concourse that creates a striking view of the field as one enters the stadium. The seating bowl provides space for around 1200 fans in chairback seats, and a large grass outfield area stretching along the hillside provides more space for informal viewing. The team areas under the concourse include locker rooms and a small training room. A separate indoor practice building is currently configured for batting and pitching.

This project will transform the indoor practice building by adding around 21,000sf of space. An initial programming study¹ envisions better amenities for the home team, including a larger locker room, team lounge, clubhouse, and training room. Other new spaces include coaches' offices, equipment storage and back-of-house spaces, as well as larger public restrooms. The remainder of the park will be lightly renovated to refresh public areas such as ticketing and concessions, along with the upper-level suites.

The total project cost is currently estimated at \$10-15 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.

PREFERRED EXPERIENCE

1. Respondents should be familiar with and sensitive to NCAA and SEC rules and regulations, and mindful of the partnerships established by each association.
2. Respondents should demonstrate the capability to undertake and effectively manage a project of this size and complexity, including the availability of adequate resources including:
 - The ability to plan, cost schedule, and manage a project of similar scope and budget.
 - Evidence of experience and qualifications for providing services to a public entity.
 - Recent, direct experience with projects of similar scope and budget.

¹ See the program study by AECOM and WER at http://planning.uark.edu/capital_budgeting/RFQ_projects.html.



- Qualifications and experience with similar collegiate athletic projects.

ANTICIPATED PROJECT SCHEDULE

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|--|-----------------------|
| <i>Request for Qualifications (RFQ) issued</i> | <i>June 18</i> |
| <i>Statement of Qualification (SOQ) due</i> | <i>July 6</i> |
| <i>interviews of shortlisted firms</i> | <i>July 29</i> |
| <i>Board of Trustees selection announced</i> | <i>September 9</i> |
| <i>contract negotiations</i> | <i>September 2022</i> |
| <i>design starts</i> | <i>October 2022</i> |
| <i>construction starts</i> | <i>TBD</i> |
| <i>project complete</i> | <i>TBD</i> |

SUBMISSION

The deadline for responses is 1:00pm local time on Wednesday, July 6, 2022.

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

Address ten (10) copies of responses to:

Kristen Knight, Associate Director, Contract Services
University of Arkansas
Facilities Management Planning and Design
521 S. Razorback Road, FAMA C-100
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 acarrell@uark.edu in addition to the printed booklets.

To avoid potential conflicts of interest, respondents should not communicate with university staff or faculty 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 kristenk@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 major collegiate athletic venues (see preferred experience, above)
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

Bogle Park is located in Athletic Valley, fronting onto Stadium Drive, and adjacent to Razorback Field.

