



UNIVERSITY OF ARKANSAS

Request for Qualifications – General Contractors **ARKANSAS UNION INTERIOR FIT OUT FOR STUDENT ORGANIZATIONS**

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 *Arkansas Union interior fit out for student organizations*.

PROJECT DESCRIPTION

The Arkansas Union is situated at the center of the University of Arkansas campus, where it provides a community hub for students, faculty, staff, and visitors. This project will improve the function and visibility of spaces for a number of student-focused uses that are housed in two areas of the building: the Multicultural Center on the fourth floor of the west wing, and the Center for Student Organizations on the second level of the east wing. Collectively, these two areas provide offices, classrooms, workrooms, quiet study, meeting rooms, tutoring spaces, etc. for the College Access Initiative, the Academic Enrichment Program, the Office of Student Activities, Student Affairs Development and Communication, Associated Student Government, New Student and Family Programs, Graduate-Professional Student Congress, Registered Student Organizations, University Programs, and Student Organization Outreach and Involvement Experience (SOOIE).

The *Arkansas Union interior fit out for student organizations* will better use existing space to create an optimal fit for the current operation of the various student organizations, all of which have grown along with the increase in student enrollment. It will improve the character of the space through new furnishings, finishes, and lighting. And, importantly, it will help clarify movement and access in these areas, which have become difficult to navigate through years of incremental modifications. Initial programming studies of both areas have helped inform spatial possibilities and the resulting project scope and budget.¹

In addition, the project will investigate water infiltration that currently mainly affects the Multicultural Center, but could be more systematic. The design team will evaluate the building envelope, including the balconies, and recommend repairs.

Because the spaces will remain partially occupied during construction, a phasing or logistics plan will be developed by the selected design and construction teams during the design phase of the project. This may affect the project timeline.

¹ See the program studies by Hufft at http://planning.uark.edu/capital_budgeting/RFQ_projects.html.

PROJECT COST

The total project cost is currently estimated at \$8 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.

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>November 18</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>March 2023</i>
<i>construction starts</i>	<i>January 2024</i>
<i>project complete</i>	<i>May 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:

Kristen Knight, Associate Director, Contract Services
University of Arkansas
Facilities Management Engineering and Construction
521 S. Razorback Road
Fayetteville, AR 72701

Notice to construction teams:

The University of Arkansas Board of Trustees has expressed a clear preference for construction teams that include an Arkansas contractor. 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 kristenk@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 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 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

Arkansas Union is situated at the center of campus, fronting onto Central Quad.

