



UNIVERSITY OF ARKANSAS

Request for Qualifications – General Contractors YOCUM HALL RENOVATION

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 *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 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. 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 25</i>
<i>Statement of Qualification (SOQ) due</i>	<i>November 17</i>
<i>interviews of shortlisted firms</i>	<i>December 13</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, 2021.

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

Address [ten \(10\)](#) copies of responses to:

Stephen Lightfoot, Construction Coordinator
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 slightfo@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 slightfo@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 university residence halls
7. **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
8. **Specific project experience** (within the past five years) with scheduling and coordination of work within an operational building
9. Prior experience constructing projects under nationally-recognized sustainable rating systems
10. Prior experience with fully-commissioned projects
11. Owner verification and contact information for previous similar projects
12. Statement of diversity in the workforce, if applicable
13. 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

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

