



UNIVERSITY OF ARKANSAS

Request for Qualifications – Architects RAZORBACK FIELD FIELDHOUSE

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from qualified architects for the *Razorback Field fieldhouse*.

PROJECT DESCRIPTION

Razorback Field was built in 1992, and was one of the first collegiate soccer fields in the country dedicated solely for the use of a women’s team. In the decade after its construction a series of improvements were made, including a small fieldhouse with lockers rooms, professional field lighting, a ticket booth, and perimeter fencing. The largest of these improvements was a new grandstand built on the west side of the field. The grandstand, completed in 2001, enlarged the seating capacity to 1500, including chairback seats for season ticketholders, as well as adding press facilities, television and radio booths, and a hospitality area. For the 2011 season, the fieldhouse was renovated and expanded, more than doubling the size of the building. In addition to larger locker rooms, the training and sports medicine spaces were renovated and expanded, a team lounge was added, as were new meeting rooms and back-of-house spaces.

This project will improve team facilities and fan accommodations with the creation of a new fieldhouse. An initial programming study¹ envisions a building that is better situated within the overall stadium, and that helps create a more intentional sense of entrance. It is projected to be around 27,000sf, housing locker rooms, a team lounge, training spaces, coaches’ offices, and support spaces, along with public restrooms and concessions. Other elements of the programming study will be further developed and evaluated as part of the fieldhouse design process. These include additional seating capacity via an east-side grandstand, improvements to the playing surface, new video board, etc. Depending on the result of further study, some or all of these elements may be implemented.

The design team will need to skillfully integrate the fieldhouse into a tightly-constrained site, and to ensure that its placement and design enable the proposed east grandstand. The stadium is bounded on the east by a steeply-sloping hillside, on the north by Carlson Drive, on the west by Mullins Creek, and on the south by the Trail of Tears Grove—an important site that memorializes the encampment of the Benge Detachment here in 1838. The university has recently engaged professionals to design the restoration of Mullins Creek, which currently has a severely degraded stream channel, so the selected team should include a landscape architect who can successfully coordinate the landscape around the new fieldhouse with the adjoining sitework. As a complement to the stream restoration, the programming study proposes a new western entrance to the stadium across a bridge spanning Mullins Creek. The goal is a clearer and safer route from nearby parking to the entrance.

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



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

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 be able to communicate and associate with University of Arkansas partners (food service, technology, management, etc.).
3. Respondents should have experience with technology in relation to NCAA Division I Athletics in areas such as recruiting, building management, student-athlete academic development, and coaching staff assistance and efficiency.
4. In addition, respondents should have:
 - Recent, direct experience with collegiate athletic projects of similar scope and budget.
 - Demonstrated athletic facility planning at Division 1 level.
 - Experience with intercollegiate athletic training and student athlete development at the Division 1 level.
5. 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.
 - Ability to collect, organize, synthesize, and communicate complex information in a timely manner.
6. Respondents should also show sensitivity to the goals and objectives of the strategic and physical master plans of the University of Arkansas, and an understanding of the University's planning processes and development initiatives.²

ANTICIPATED PROJECT SCHEDULE

<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 27</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>

² These documents are available at http://planning.uark.edu/campus_planning/master_plan_documents.html.



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: Todd Furgason, Senior Campus Planner
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 toddf@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 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 the expansion of major collegiate athletic venues (see preferred experience, above)
4. **Specific project experience** (within the past five years) with using site design and landscape to integrate buildings into challenging sites
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

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

