



UNIVERSITY OF ARKANSAS

Request for Qualifications – General Contractors RAZORBACK FIELD FIELDHOUSE

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 *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 improved 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 university has recently engaged professionals to design the restoration of Mullins Creek, which currently has a severely degraded stream channel, so the selected team may need to coordinate activity with ongoing adjacent site work.

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.

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



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.
 - Qualifications and experience with similar collegiate athletic projects.

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 26</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.3



LOCATION

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

