Request for Qualifications – Architects
HUMPHREYS HALL RENOVATION and SYSTEMS UPGRADES

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from qualified architects for the Humphreys Hall Renovation and Systems Upgrades.

PROJECT DESCRIPTION

The project will begin with the renovation of the shared bathrooms on each floor. Future phases of work will include a systematic upgrade of building systems, many of which are 50+ years old. The work will include utility, plumbing, and life safety improvements to bring the building into compliance with current codes and provide more efficient operation, energy savings, and increased occupant comfort. (Some work has already been performed to upgrade the HVAC systems, including replacement of deteriorated piping with new system components and replacement of all building convection units.)

Additional phases of work under this contract will include the addition of energy recovery equipment to provide conditioned, filtered outside air to the spaces in an economical way. In addition, the building envelope (including the exterior façade and windows) will be studied for possible cosmetic improvements and energy-saving upgrades. The building will be upgraded to current standards for life safety, including fire-rated corridors and doors, a fire sprinkler system, and enhancements to the fire alarm system. Other walls, doors, and floor systems will be upgraded in the future, as will the electrical power and distribution systems. All upgrades will contribute to an improved living environment for the 435 students living in Humphreys Hall.

The bathroom renovation phase is currently estimated at just under $2.0 million. Other phases of work will be estimated and vetted prior to proceeding with construction documents. The project is expected to bid in fall 2013, with phase one construction to be completed in July 2014. The project will be fully commissioned and constructed to the equivalent of LEED Silver or Green Globes Two Globes. For general campus planning and standards information, visit http://planning.uark.edu.

ABOUT HUMPHREYS HALL

Humphreys Hall is located on the west side of McIlroy Hill, south of Brough Commons and north of Yocum Hall. Humphreys Hall was the first of four, modernist high-rise dormitories built at the University of Arkansas in response to unprecedented growth. It was completed in 1961. Humphreys and its twin, Yocum Hall, were designed by the same firm, Mott, Mobley, Horstman & Staton of Fort Smith. The design of Humphreys Hall is almost identical to Yocum Hall, although Humphreys is ten, rather than
eleven, stories tall. Both buildings share the same design elements, including an exposed concrete frame, a series of repetitive concrete overhangs, diamond-patterned cast-concrete panels, buff brick end walls, aluminum sliding windows, and folded concrete canopies at the entrance terrace.

Humphreys Hall was named in honor of chemistry professor Allen S. Humphreys, and was funded with a $1.68 million loan from the Housing and Home Finance Agency. It was constructed by the Sweetser Construction Company of Fayetteville.

SUBMITTALS

The deadline for responses is 1:00 PM CST on Friday, December 14, 2012.
All respondents will be notified of the results by EMAIL, so please provide accurate contact information.

Address ten (10) copies of responses to: Jill Anthes, Campus Planner
University of Arkansas
Facilities Management Planning Group
521 S. Razorback Road, FAMA C-100
Fayetteville, AR 72701

Statements of Qualification will be reviewed by a selection committee using a standardized Design Services Shortlist Evaluation form. This form is available for download at http://planning.uark.edu/rfq.

Written responses should include, at minimum:
1. Proof of licensure or eligibility:
   All firms shall be licensed, or eligible for licensure, in the State of Arkansas. Eligible firms not currently licensed 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. All 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 QUALIFYING LETTER FOR ALL TEAM MEMBER FIRMS MUST BE INCLUDED WITH ALL SUBMITTALS. The final selected firm(s) will have 30 days to make application for corporate licensure after they are awarded the contract.
2. Proof of current professional liability insurance coverage ($1,000,000 minimum required)
3. Specific project experience (within the past five years) with major building renovation projects, particularly of university residence halls
4. Current office size, personnel description, and workload
5. Organizational chart for design team and all consultants
6. Prior experience constructing projects under LEED and/or Green Globes ratings systems
7. Prior experience with fully commissioned projects
8. Projects currently under contract with state agencies or educational facilities
9. Statement of diversity in the workforce, if applicable
10. Certificate of women-owned or minority-owned business, if applicable

Professional Services Required:
PROGRAMMING, FEASIBILITY ASSESSMENTS, COST ESTIMATING, SCHEMATIC DESIGN,
GRAPHIC PRESENTATION, DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS,
BIDDING, CONSTRUCTION ADMINISTRATION, AND PROJECT CLOSEOUT.