Request for Qualifications – General Contractors  
DONALD W. REYNOLDS RAZORBACK STADIUM NORTH

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from interested firms to provide general contractor construction management services for Donald W. Reynolds Razorback Stadium North. The project will begin with a market and cost analysis and will proceed to subsequent phases only if the university determines that the outcome of the analysis is favorable for expansion and only with approval of campus administration and the Board of Trustees.

MARKET AND COST ANALYSIS

The key features that will define the analysis are:

- The market research that will define the number and type of seats (stadium, club, suites, etc.) and the revenue available from the different values of the different seats.
- More certainty of the timing of the project, which is critical to other decisions to be made and how the project dovetails with the home football games over which it will spread.
- The scope of the project and budget, which affects both cost and revenue—including the connectivity of the project to the rest of the stadium.
- Elimination of unforeseen costs due to forensics on the current structure, the site forensics (particularly at the corners), and buried infrastructure forensics.

PROJECT DESCRIPTION

In 2009, specialty consultants were hired to develop a Facilities Master Plan for Arkansas Athletics.\textsuperscript{1} The purpose of the study was to develop a comprehensive plan for advancing the quality, purpose, and capacity of Razorback Athletics. The resulting plan is focused on the needs of student-athletes and on enhancing the student-athlete and fan experience. As a result of this study, several new venues are planned to keep the university’s sport programs competitive in the SEC and nationally.

Donald W. Reynolds Razorback Stadium is an impressive collegiate facility, with 72,000 seats and 134 suites. For the 2012 football season, tickets to Fayetteville home games were sold out on a season basis, and the demand for premium tickets, suites, and club spaces far exceeded the existing capacity. Expanding the north end zone will provide additional seating capacity while bringing a higher level of fan experience and amenities than currently exist by improving connectivity, adding a new entrance plaza, and making operational upgrades to the stadium.

\textsuperscript{1} This plan is available at http://www.arkansasrazorbacks.com.
Per the master plan, an expansion of the stadium may include a variety of programmed spaces at multiple levels, such as:

- **Field level amenities.** In addition to new suites and team game day facilities, this level may feature an end zone entertainment club and concessions area for patrons of club seating and suites.
- **Entry and concourses.** A new main entrance plaza may be constructed at the upper level of the lower bowl, connecting to the adjacent parking lot. The west and east sides of the stadium may be connected by wider concourses at the lower level and at level three, vastly improving building operations.
- **Seating.** New premium club seats and/or loge boxes are an integral part of the expansion. Additional standard seating may also be available at level three.

The project may require localized renovation of the Broyles Center to enable the necessary infill to occur.

The total project is currently estimated at 242,000-296,000sf with a cost of $78-95 million per the master plan. The initial market and cost analysis will include a detailed structural analysis of the existing building within the project area, a detailed program with the number and types of seats to be added, verification of project scope and size, cost estimating, a phasing plan, and a final reconciliation of program, area, and budget. As stated above, the project will proceed to subsequent phases only if the university determines that the outcome of the analysis is favorable for expansion and only with approval of campus administration and the Board of Trustees. 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](http://planning.uark.edu).

**PREFERRED EXPERIENCE**

1. Respondents should be familiar with, and sensitive to, NCAA and SEC Rules and Regulations. They must also be mindful of the partnerships established by each association.
2. Respondents should demonstrate the capability to undertake and effectively manage a project of this magnitude and complexity, including the availability of adequate resources including:
   - The ability to plan, cost, schedule, manage, and execute a project of similar scope and budget; and
   - Evidence of experience and qualifications for providing services to a public entity.

**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:**

Dan Street, Construction Coordinator  
University of Arkansas - Facilities Management  
521 S. Razorback Road  
Fayetteville, AR 72701
Statements of Qualification will be reviewed by a selection committee using a standardized *Construction Services Shortlist Evaluation* form. This form is available for download at http://planning.uark.edu/rfq.

Written responses should include:
1. Experience of key personnel in GMP/Fast-Track Projects
2. Specific project experience (within the past five years) with university athletic facilities
3. Prior experience constructing buildings under LEED and/or Green Globes ratings systems
4. Prior experience with fully commissioned projects
5. Records of management teams on similar projects with timely completion, and with high quality workmanship
6. Records of previous similar projects: owner verification and contact information
7. Current and projected workload
8. Current maximum bonding capacity and rate
9. Proof of licensure in the State of Arkansas
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, CLOSEOUT, AND WARRANTY.