



## **Request for Qualifications – Architects ART AND DESIGN DISTRICT**

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from qualified architects for the *Art and Design District*.

### **PROJECT DESCRIPTION**

The Art and Design District is a multi-building project that will create space for the Department of Art and Department of Geosciences alongside other existing departments in the university's expanding presence south of MLK, Jr. Boulevard. It will include the renovation of existing warehouses that total around 20,000 square feet, the demolition of another existing warehouse, and the construction of a new studio space for the Department of Art within a building with a projected size of 17,000 square feet. The total project cost is estimated at \$4.1 million.

The project designer will be tasked with creating a strong identity for what is currently a marginal university landholding. The designer will work with Facilities Management Planning Group to further the long range plan for the area, which includes making a public presence along the future city trail, while satisfying the programmatic and public outreach goals of the academic units. The project will follow university standards for sustainable design and construction practices, and will be fully commissioned and constructed to the equivalent of LEED Silver or Green Globes Two Globes.

Architects and consultants will work with a university building committee, an independent third-party commissioning agent, and Facilities Management to advance overall site and campus master planning principles, as well as sustainability initiatives. For general campus planning and standards information, visit <http://planning.uark.edu>.

### **SUBMISSION**

**The deadline for responses is 1:00 PM CDT on Monday, July 22, 2013.**

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:

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 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 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 academic classrooms, laboratories, and spaces for art studios, workshops, and galleries
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, COST ESTIMATING, SCHEMATIC DESIGN, GRAPHIC PRESENTATION, DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS, BIDDING, CONSTRUCTION ADMINISTRATION, AND PROJECT CLOSEOUT.

**LOCATION**

The Art and Design District is located south of Martin Luther King Jr. Boulevard between Hill Avenue and Government Avenue adjacent to the future city trail.

