



Request for Qualifications – Architects ALPHA CHI OMEGA

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from qualified architects for a new house for *Alpha Chi Omega*.

PROJECT DESCRIPTION

Alpha Chi Omega established the Delta Rho Chapter at the University of Arkansas in 2012, and will be building a permanent home on Maple Street, adjacent the Historic Core of campus. The house is projected to include 75 to 85 beds, shared bathrooms, a commercial kitchen, dining hall, library and study hall, chapter room, common spaces, and a house manager's suite. The size may range from 30,000 to 36,000 square feet, with a total project cost estimated at \$11.4 million. The house will be one of two new sororities constructed at the same time along Sorority Row, and the final site, layout, alignments, etc. of both projects will be evaluated during initial planning in concert with the university's master plan.

The design of the building must establish a significant and welcoming presence for Alpha Chi Omega among the other sorority houses lining Maple Street. Many of the existing houses along the row are fine examples of well-proportioned and correctly-detailed Classical architecture, and for the design to be successful it must continue this campus tradition in a purposeful way. Demonstrated experience with traditional masonry detail and the correct use of the Classical orders is essential. The sorority is, in particular, interested in a columned porch that overlooks Maple Street.

Architects and consultants will work with a university building committee including the Alpha Chi Omega National Housing Corporation, Student Affairs, and University Housing, a general contractor/construction manager, an independent third-party commissioning agent, and Facilities Management to advance overall site and campus master planning principles, as well as sustainability initiatives. The project will be fully commissioned and constructed to the minimum equivalent of LEED Silver or Green Globes Two Globes. For general campus planning and standards information, visit <http://planning.uark.edu>.

SUBMISSION

The deadline for responses is 1:00 PM CDT on Tuesday, July 16, 2013.

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, 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 residential buildings of similar scale and character, Classical design and detail, and traditional masonry construction
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 new house will be located on Sorority Row at one of two adjacent sites near the intersection of Maple and Leverett Streets.

