



## **Request for Qualifications – General Contractors PHI MU**

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 a new house for *Phi Mu*.

### **PROJECT DESCRIPTION**

Phi Mu re-established the Alpha Beta Chapter (originally established in 1923) 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 Greek chapters 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 will 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 the design will continue this campus tradition. The selected contractor should demonstrate capability in traditional masonry detailing and construction techniques, as well as traditional millwork, moldings, interior finishes, etc. Experience with detailed, mid-sized residential projects for institutional clients is preferred.

General contractors and consultants will work with a university building committee including the Phi Mu Foundation, 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 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:** Geta Galbraith, 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 detailed, mid-sized residential projects for institutional clients
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.

## LOCATION

The new house will be located on Sorority Row at one of two adjacent sites near the intersection of Maple and Leverett Streets.

