



Request for Qualifications – Architects SIGMA ALPHA EPSILON

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from qualified architects for a renovation and addition to the *Sigma Alpha Epsilon* house.

PROJECT DESCRIPTION

The Sigma Alpha Epsilon house was designed by Haralson & Mott Architects of Fort Smith, Arkansas. The house is a two-story Georgian brick structure, and it was constructed in 1958 by Fraser Construction Co. After 56 years in service and a decade of heavy use since the last renewal, the building is in need of major upgrades, including new windows, jambs, and trim; exterior masonry repointing and sealing; asbestos abatement; exterior and interior paint; and interior flooring. Improvements to kitchen plumbing, shower stalls, and toilet partitions are also included in the scope of this project. Most importantly, a 4,000sf addition will provide expanded communal space for the forty-eight men currently living in the house, as well as for other chapter members and alumni. The Alpha-Upsilon Chapter was established at the University of Arkansas in 1894.

Architects and consultants will work with a university building committee including representatives of the Sigma Alpha Epsilon / Alpha-Upsilon Chapter, Student Affairs, and University Housing, 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. The total project cost is currently estimated at \$2.45 million, so the project will be constructed under a design-bid-build delivery method. For general campus planning and standards information, visit <http://planning.uark.edu>.

SUBMISSION

The deadline for responses is 1:00 PM CST on Friday, November 21, 2014.

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 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

Sigma Alpha Epsilon is located on Fraternity Row, near the intersection of Meadow Street and Stadium Drive.

