



Request for Qualifications – Architects

KIMPEL HALL CLASSROOM BLOCK RENOVATION AND STUDENT MEDIA ADDITION

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from qualified architects for the *Kimpel Hall classroom block renovation and student media addition*.

PROJECT DESCRIPTION

Kimpel Hall is composed of two wings: a four-story classroom block connected at the elevators to a seven-story office tower. Originally called the Communications Center, the building was renamed in 1983 for Ben Drew Kimpel. Originally from Fort Smith, Kimpel was educated at Harvard University and at UNC Chapel Hill. He was professor of English at the University of Arkansas from 1952 to 1983, and was a widely respected scholar and linguist. The building currently houses the departments of Communications, Drama, English, Foreign Languages, Journalism, and Physics, and is the most populated classroom building on campus, with 30,222 scheduled credit hours per semester. After over 40 years of heavy use, the building's systems, finishes, furnishings, and technology were in great need of refurbishment when, in 2009, the university began the process of renovating the interior—performing the work in stages as funds became available. To date, two auditoria, the drama workroom, a black box theater, physics lab, and all general-use classrooms have been renovated using facility renewal and stewardship funds.

The current project will complete the renovation of the classroom block, including asbestos abatement and modernization of the remainder of the interior, including all public spaces, corridors, washrooms, and some offices. The exterior building envelope will also be renovated, including brick repointing and replacement of the original windows, etc. In addition, the project will create a new space for student media, including an open newsroom, UATV on-air studio, control room, master control, KXUA student radio, and associated staff offices and conference rooms. Moving several of these functions out of the lower level where they are currently housed will allow the journalism department to expand and improve the layout of its space on that floor. The student media addition, which is privately funded, will be designed for a total 7000sf. Depending on available funds, however, a first phase of only 3500sf may be built at this time. The addition will be prominently located on the McIlroy Avenue side of the classroom block, on what is currently an underused raised terrace. The one-story addition will bring the building entrance closer to the street and mitigate the imposing scale and vacant façade of the existing building. This project presents an opportunity to improve the pedestrian experience at one of the campus's busiest intersections and remake the image of Kimpel Hall.

The total project cost is currently estimated at \$11.6 million. This includes completing the classroom block interior renovation, exterior building envelope, and the initial 3500sf student media addition. In anticipation of additional funding, the architects will complete design documents for the full 7000sf

addition. The estimated design and construction timeline is 22 months, and the estimated project cost anticipates construction will begin December 2016. The proposed addition and renovation 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, 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. For general campus planning and standards information, visit <http://planning.uark.edu>.

SUBMISSION

The deadline for responses is 1:00 PM local time on Monday, September 21, 2015.

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 and Design
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.

Landscape Architects: All firms shall be licensed by the Arkansas State Board of Architects, Landscape Architects, and Interior Designers. **A COPY A VALID ARKANSAS LICENSE MUST BE INCLUDED WITH THE SUBMITTAL.**

Civil Engineers: All engineers shall hold individual licenses in the State of Arkansas, and all engineering firms shall hold a valid Certificate of Authorization (COA) issued by the Arkansas State Board of Licensure for Professional Engineers and Professional Surveyors. Joint venture firms are also required to hold a COA. A COPY OF A VALID ARKANSAS CERTIFICATE OF AUTHORIZATION MUST BE INCLUDED WITH THE SUBMITTAL.

2. Organizational chart for design team and all consultants
3. Specific project experience (within the past five years) with media spaces, television and radio studios, etc., and their spatial, acoustical, and technological requirements
4. Current office size, personnel description, and workload
5. Proof of current professional liability insurance coverage (\$1,000,000 minimum required)
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, FEASIBILITY ASSESSMENTS, COST ESTIMATING, SCHEMATIC DESIGN, GRAPHIC PRESENTATION, DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS, BIDDING, CONSTRUCTION ADMINISTRATION, AND PROJECT CLOSEOUT.

LOCATION

Kimpel Hall is located on the southeast corner of Dickson Street and McIlroy Avenue, one of the busiest pedestrian crossings on campus. Across McIlroy Avenue, Founders Hall and Brough Commons are major hubs of student activity. The addition will face the Founders Hall shops and will contribute to an improved McIlroy Avenue streetscape.

