



## **Request for Qualifications – Architects PAT WALKER HEALTH CENTER ADDITION**

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from qualified architects for *an addition to the Pat Walker Health Center*.

### **PROJECT DESCRIPTION**

The Pat Walker Health Center (PWHC) is accredited by the Accreditation Association for Ambulatory Health Care (AAAHC), meeting rigorous and nationally recognized standards for quality health care services. PWHC provides professional and comprehensive medical care, mental health care, wellness education and support, and health promotion services.

Since the PWHC opened in November 2004, the university's student body has increased dramatically. Even with several internal reconfigurations, the PWHC has been struggling to offer expanded care due to space limitations. PWHC must grow to meet the increased demand for services and programs, all of which contribute to student retention and are vital to the wellbeing and public health of the campus community.

This 20,000sf addition would offer new space for an acute care medical clinic, a greatly expanded counseling and psychological services suite, wellness and health promotion classrooms and consultation rooms, technology support, and accompanying office and administrative space. An estimated 1,600sf of the existing building will be remodeled as a result of moving programs to the new space.

The project is sized to serve a student population of 28,000 with the mission of sustaining a healthy environment in which students, faculty, and staff can thrive and achieve success. The total project cost is currently estimated at \$11.7 million. The estimated design and construction timeline is 20 months, and the estimated project cost anticipates construction will begin December 2016. The project 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 Wednesday, September 9, 2015.**

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 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 medical and wellness clinics, particularly at colleges and universities
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

The Pat Walker Health Center is prominently located on the northwest corner of the intersection of Garland Avenue and Maple Street. Thousands of students living in residence halls on Maple Hill walk by PWHC daily on their way to classes—the highly visible location contributing to the success of the medical and educational services offered. The addition will be located north of the current building, as envisioned when the building was originally programmed and designed.

