



## **Request for Qualifications – General Contractors CIVIL ENGINEERING RESEARCH AND EDUCATION CENTER**

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 the *Civil Engineering Research and Education Center* at Arkansas Research and Technology Park (ARTP).

### **PROJECT DESCRIPTION**

The civil engineering center will allow civil engineering research and training disciplines to be located within a single complex. In addition, it will accommodate the growth of College of Engineering's undergraduate and research programs. The center will provide the capability to evaluate full-scale structural elements, such as beams and girders for buildings, bridges, etc. as well as soils, asphalt, and concrete. As envisioned, the facility will allow tractor-trailers carrying test specimens to drive easily into and out of the lab. The high-bay structures laboratory will feature a structural testing floor, associated materials preparation and testing areas, and adjacent office and research spaces for lab personnel. The lab will support both graduate and undergraduate civil engineering students (250 students per year) and graduate research (25 students per year), as well as faculty in civil engineering.

In July 2014, the university hired architects to begin design of the civil engineering center. The project team (*Treanor Architects* with *deMx architecture*) produced a full program for the complex and developed a conceptual design to test site constraints, functional needs, and cost<sup>1</sup>. According to the plan, the full build-out of the complex is estimated at 67,000sf, and includes two separate structures with a large enclosed testing lay-down yard. Construction will take place over several phases. The initial phase (*Phase 1A*) will focus on the high-bay structures laboratory and associated support and research space—an area of approximately 25,000sf with an estimated total project cost of \$12.38 million. As the project moves forward, the construction manager will first work with the design team to validate costs as the university raises funds for construction.

General Contractors and design consultants will work with a university building committee, 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>.

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<sup>1</sup> An excerpt from this plan is available at [http://planning.uark.edu/capital\\_budgeting/RFQ\\_projects.html](http://planning.uark.edu/capital_budgeting/RFQ_projects.html)

## SUBMISSION

**The deadline for responses is 1:00 PM local time on Monday, December 14, 2015.**

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 Engineering and Construction  
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. Proof of licensure in the State of Arkansas
2. Experience of key personnel in Guaranteed Maximum Price (GMP) and fast-track projects
3. Records of management teams on similar projects with timely completion, and with high quality workmanship
4. Current maximum bonding capacity and rate
5. Current and projected workload
6. Specific project experience (within the past five years) with high bay laboratories, structural testing floors or related facilities
7. Records of previous similar projects: owner verification and contact information
8. Prior experience constructing buildings under LEED and/or Green Globes ratings systems
9. Prior experience with fully commissioned projects
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, BUILDING INFORMATION MODELING (BIM), CLOSEOUT, AND WARRANTY.

## LOCATION

The Civil Engineering Research and Education Center will be located at Arkansas Research and Technology Park (ARTP), west of the Engineering Research Center. The civil engineering department has additional soils testing, asphalt, and concrete laboratory space nearby, which will eventually be relocated to this building. Vacated Engineering Research Center space will be repurposed for other engineering research needs.

