



Request for Qualifications – General Contractors **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 interested firms to provide general contractor construction management services 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.

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>.

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: Gavin Smith, 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 media spaces, television and radio studios, etc., and their spatial, acoustical, and technological requirements
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

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.

