



Request for Qualifications – General Contractors LIBRARY STORAGE BUILDING

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 a *library storage building*.

PROJECT DESCRIPTION

In 2008, the University of Arkansas hired architects to evaluate Mullins Library and other campus library collections. The goal of the study was to question how the university’s libraries function in an era of rapidly increasing collections, new forms of digital media, and changing student expectations, and to create a roadmap for transforming Mullins Library into a building that “nurtures and inspires student-centered learning, creativity, and engagement.” The study recommended repurposing much of the existing stacks for active uses, and relocating less-used parts of the collection into an automated retrieval system on site, where students could still have immediate access to the volumes. In 2012, the university and its consultants re-evaluated usage of the library collection, and explored the cost of several possible locations and systems for compact storage. The committee’s resulting recommendation was for a remote storage building with high-bay fixed shelves.

The proposed library storage building will hold about 2.2 million items in a high-density storage system—a number that allows for an estimated ten years of growth. The building will hold a portion of the collection from Mullins Library and the entire collection currently housed in the Library Storage Annex (LISA), which includes sensitive items from Special Collections. The building program also includes a material processing area with perimeter shelving, scanner stations, storage room, quarantine area, and recycling. A small reading room will be the “front door” to the building and provide public access to the collection. Additionally, maps and microforms will be housed in traditional storage systems, such as flat files and microform cabinets. As currently envisioned, the high-bay fixed shelving units may be up to 45 feet in height. In this system, books are coded, sorted by size, and stored in barcoded trays, and are retrieved manually by staff using a forklift. The design team should be prepared to evaluate the data and underlying assumptions from the 2012 report, particularly as regards to trends in collection usage, current best practices in library science, etc. The designer and the construction manager will be asked to explore the best balance between construction cost and long-term security for the university’s irreplaceable collections.

The project location as proposed in the 2012 recommendation is several blocks south campus, in an urban block bordered by Martin Luther King, Jr. Boulevard, Hill Avenue, and Government Avenues. Since that time, the area has been consolidated into a new university Art + Design District (A+DD), and a sculpture studio is currently under construction as the first permanent structure within the district. Additional

property in the block is being purchased to expand the A+DD's program and provide sufficient acreage for this project. The design of the library storage building will happen within the overall framework of the district plan, and must contribute to the envisioned academic function and urban character of the A+DD.

The total project cost is currently estimated at \$11.4 million. The estimated design and construction timeline is 19 months, and the estimated project cost anticipates construction will begin October 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 institutional facilities designed to preserve sensitive materials (complex environmental controls, specialized building envelopes, etc.)
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 recommended location for the library storage building is within the Art + Design District, a recently-created district several blocks south of the main university campus. The district is bounded on three sides by city streets, and on the south by a spur of the regional trail system. The exact placement of the building will be determined during design.

