



## **Request for Qualifications – General Contractors PLAYING FIELDS FOR UNIVERSITY RECREATION**

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 *playing fields for University Recreation*.

### **PROJECT DESCRIPTION**

The new University Recreation playing fields will supplement existing multi-purpose fields in Athletic Valley, which are currently used for intramural sports and over ten club sports teams. After a decade of sustained growth, in which the student population has expanded by nearly 65 percent, the existing fields meet only a fraction of current demand. As the university approaches 28,000 students, the lack of facilities for student recreation becomes even more critical. This project will accommodate the planned student population and put the University of Arkansas on par with its peer institutions.

The project includes three separate locations (see map), totaling 107 acres, near campus. Two smaller sites—one south of Martin Luther King Jr. Boulevard on Indian Trail (nine acres) and one on Mount Comfort Road (25 acres)—will accommodate three club sports fields and up to twelve tennis courts. Some dedicated parking will be built to serve the playing fields at each site, and transit service will run from the central campus. In addition, access to the NWA Trails and Bikeways system is within close proximity to each of the three locations.

The largest site, at Cato Springs and Razorback Roads (72.5 acres), will accommodate most of the program, including six flag football/soccer fields, four softball fields, three basketball courts, four volleyball courts, a maintenance barn, and restrooms. Up to six additional flag football/soccer fields may be added east of the railroad tracks. Careful grading of the sloping site and views to campus and the surrounding areas from the wooded hilltop will be important design considerations. The landscape design, site grading, etc. should evoke a park-like experience. Furthermore, the site is at a key entrance to Fayetteville from the south, and the design should contribute to the beauty of the Boston Mountain landscape.

The total project cost is currently estimated at \$20 million. Construction will be phased over time, the duration of which is expected to run from October 2016 through July 2019. The selected general contractor 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 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:** 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 outdoor active and passive recreation venues, including athletic fields and large parks requiring tree protection, turf installation, 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, CLOSEOUT, AND WARRANTY.

## LOCATIONS

The project includes three separate locations, totaling 106.64 acres.

