



Request for Qualifications – General Contractors PAT WALKER HEALTH CENTER 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 *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.

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 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: Kristen Knight, 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 medical and wellness clinics, particularly at colleges and universities
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 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.

