



Request for Qualifications – Architects **DELTA DELTA DELTA RENOVATION AND EXPANSION**

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from qualified architects for the *Delta Delta Delta renovation and expansion*.

PROJECT DESCRIPTION

The Delta Iota chapter of Delta Delta Delta has been a presence at the University of Arkansas since 1913. Its home on Sorority Row is a Tudor Revival house built circa 1932, with a half-timbered second story and large Tudor-arched window which lights the main stair and hall. As the chapter expanded, the house received minor additions to the sides and back in 1955 which provided additional bedrooms, living space, and back-of-house space (kitchen, etc.). In 1964, another, larger addition created a new wing to the east for bedrooms and living space, as well as an outdoor terrace. At some point in its history, the warm beige-brown brick of the original was painted to unify the three disparate phases of the building.

The project will involve a complete renovation of the original 1932 portion of the house, and replacement of the later additions. The house is projected to include 94 beds, shared bathrooms, commercial kitchen, dining room with seating for 250, library, study spaces, chapter room with seating for 340, fitness/wellness room, common spaces, laundry, and a house manager suite, etc. The size may range from 40,000 to 42,000 square feet, but the final program will be developed during the design process. The total project cost is currently estimated from \$12.5 to 13.5 million. The estimated design and construction timeline is 30 months, and the estimated project cost anticipates construction will begin November 2017.

The design of the expansion must extend the architectural language of the original Tudor Revival house in a seamless way and fluent way. Delta Delta Delta has the longest street frontage on Sorority Row, so particular attention will need to be paid to creating a welcoming, residential scale for the building. Demonstrated experience with designing new buildings using traditional architectural languages, correct traditional details, and appropriate construction techniques is essential.

Architects and consultants will work with a university building committee, a general contractor / construction manager, an independent third-party commissioning agent, and Facilities Management to advance overall site and campus master planning principles, as well as sustainability initiatives. The proposed renovation and expansion will be fully commissioned and constructed to the equivalent of LEED Silver or Green Globes Two Globes. For general campus planning and standards information, visit <http://planning.uark.edu>.



SUBMISSION

The deadline for responses is 1:00 PM local time on Thursday, September 8, 2016.

All respondents will be notified of the results by EMAIL, so please provide accurate contact information.

Address ten (10) copies of responses to: Todd Furgason, Senior Campus Planner
University of Arkansas
Facilities Management Planning and Design
521 S. Razorback Road, FAMA C-100
Fayetteville, AR 72701

Statements of Qualification will be reviewed by a selection committee using a standardized *Design Services Shortlist Evaluation* form. This form is available for download at <http://planning.uark.edu/rfq>.

Written responses should include:

1. Proof of licensure or eligibility:

Architects: All firms shall be licensed, or eligible for licensure, in the State of Arkansas. Eligible firms not currently licensed must send a letter to the Arkansas State Board of Architects (501-682-3171/501-682-3172 fax) stating their intent to respond to an RFQ issued by the University of Arkansas. Please include project name, submittal date, and proof of valid NCARB certification in the letter. Consulting and joint venture firms are also required to be licensed by the Arkansas State Board of Architects. Notification to the State Board must be made PRIOR to responding to this solicitation, and **A COPY OF EITHER A VALID ARKANSAS LICENSE OR THE QUALIFYING LETTER FOR ALL TEAM MEMBER FIRMS MUST BE INCLUDED WITH ALL SUBMITTALS.** The final selected firm(s) will have 30 days to make application for corporate licensure after they are awarded the contract.

Landscape Architects: All firms shall be licensed by the Arkansas State Board of Architects, Landscape Architects, and Interior Designers. **A COPY A VALID ARKANSAS LICENSE MUST BE INCLUDED WITH THE SUBMITTAL.**

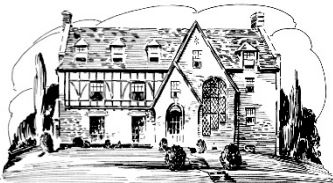
Civil Engineers: All engineers shall hold individual licenses in the State of Arkansas, and all engineering firms shall hold a valid Certificate of Authorization (COA) issued by the Arkansas State Board of Licensure for Professional Engineers and Professional Surveyors. Joint venture firms are also required to hold a COA. **A COPY OF A VALID ARKANSAS CERTIFICATE OF AUTHORIZATION MUST BE INCLUDED WITH THE SUBMITTAL.**



2. Organizational chart for design team and all consultants
3. **Specific project experience** (within the past five years) with residential buildings of a similar scale and program
4. **Specific project experience** (within the past five years) with new buildings using traditional architectural languages (particularly Tudor Revival) and associated details, materials, and construction techniques
5. Current office size, personnel description, and workload
6. Proof of current professional liability insurance coverage (\$1,000,000 minimum required)
7. Prior experience constructing projects under nationally-recognized sustainable rating systems
8. Prior experience with fully commissioned projects
9. Projects currently under contract with state agencies or educational facilities
10. Statement of diversity in the workforce, if applicable
11. Certificate of women-owned or minority-owned business, if applicable

Professional Services Required:

PROGRAMMING, FEASIBILITY ASSESSMENTS, COST ESTIMATING, SCHEMATIC DESIGN, GRAPHIC PRESENTATION, DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS, BIDDING, CONSTRUCTION ADMINISTRATION, AND PROJECT CLOSEOUT.



LOCATION

The project is located on Sorority Row at 920 West Maple Street, between Oakland Avenue and Storer Avenue.

