



Request for Qualifications – Architects **STADIUM DRIVE RESIDENCE HALLS**

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from qualified architects for the *Stadium Drive Residence Halls*.

PROJECT DESCRIPTION

The Stadium Drive Residence Halls are envisioned as part of a larger residential district to be developed south of Pomfret Hall at the edge of Athletic Valley. The 2013 update of the University Housing Strategic Plan¹ envisioned four buildings with a mix of unit types, which together with Pomfret Hall create a critical mass of student activity in an area that is currently perceived as remote from central campus. The new residential district is intended to support the university's increasing enrollment, and help create more diversity of living arrangements within the housing system. It will ideally enhance the sense of community and academic success for students who live on campus, and to this end University Housing may partner with one or more academic units that have expressed interest in the possibility of a creative living-learning community that fosters interaction between disciplines.

The current program consists of two residence halls housing 350 beds each in a semi-suite arrangement, along with retail dining, communal spaces, advising and administrative offices, as well as innovative student work spaces, etc. Final size, occupancy, and the nature of the learning components will be determined during the programming process, and it is expected that the selected design team will be well-versed in current best practices for living-learning communities. The site design for the district will be determined by the team during an initial master plan phase, in concert with the university's plans for the surrounding area, which includes the future Leroy Pond Utility Plant, service access to Bud Walton Arena, various parking projects, utility relocations, Fraternity Row extension, and the realignment of Stadium Drive (currently under construction). Facilities Management Planning and Design has recently investigated possible building arrangements as part of the redesign of Stadium Drive², but the ultimate urban form of the district will be a collaboration between the university and the design team, including the project landscape architect. The successful design will establish a new campus character and sense of place for what is currently a transitional area.

In cooperation with current research by the Fay Jones School of Architecture and Design, the team will investigate the appropriateness of using advanced timber technology (CLT, NLT, PSL, LVL, etc.) as structural and/or envelope systems. The design team should demonstrate a comprehensive understanding

¹ The plan is available at http://planning.uark.edu/campus_planning/master_plan_documents.html

² The initial conceptual plan is available with the RFQ at http://planning.uark.edu/capital_budgeting/RFQ_projects.html

of a variety of contemporary timber systems through specific experience or ongoing research and evaluation.

The total project cost is currently estimated between \$75.5 and \$78.1 million. The estimated design and construction timeline is 33 months (12 months design and 21 months construction), and the estimated project cost anticipates construction will begin November 2017. The project will be fully commissioned and constructed to the equivalent of LEED Silver or Green Globes Two Globes.

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. 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 university residence halls, with a particular focus on living-learning communities
4. **Specific project experience** (within the past five years) with associated student life spaces including retail dining, student commons, media spaces, maker spaces, etc. and their spatial and technological requirements
5. **Specific project experience and/or demonstrated knowledge** of advanced timber technologies used as both structural and envelope systems
6. **Specific project experience** (within the past five years) with collegiate district-wide landscape design that incorporates a variety of active and passive spaces, as well as sustainable rainwater management and other best practices for landscape management
7. Current office size, personnel description, and workload
8. Proof of current professional liability insurance coverage (\$1,000,000 minimum required)
9. Prior experience constructing projects under nationally-recognized sustainable rating systems
10. Prior experience with fully commissioned projects
11. Projects currently under contract with state agencies or educational facilities
12. Statement of diversity in the workforce, if applicable
13. 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 will create a new district south of Pomfret Hall. Stadium Drive is currently being realigned to create adequate space for these and future buildings.

