



## UNIVERSITY OF ARKANSAS

### **Request for Qualifications – General Contractors 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 interested firms to provide general contractor construction management services 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 will extend the architectural language of the original Tudor Revival house. The selected contractor should demonstrate capability in traditional masonry detailing and construction techniques, as well as traditional millwork, moldings, interior finishes, etc. Experience with detailed, mid-sized residential projects for institutional clients is preferred.

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. 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:** Kristen Knight, Supervisory 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 detailed, mid-sized residential projects for institutional clients
7. Records of previous similar projects: owner verification and contact information
8. Prior experience constructing projects under nationally-recognized sustainable rating 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 project is located on Sorority Row at 920 West Maple Street, between Oakland Avenue and Storer Avenue.

