



Request for Qualifications – General Contractors DELTA GAMMA

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 a new house for *Delta Gamma*.

PROJECT DESCRIPTION

Delta Gamma re-established the Alpha Omega chapter (originally established in 1930) at the University of Arkansas in 2016, and will be building a new permanent home on Maple Street, adjacent to the Historic Core of campus. The house is projected to include 85 beds, shared bathrooms, commercial kitchen, dining room, library, study spaces, chapter room with seating for 400, common spaces, guest accommodations, and a house manager suite, etc. The size may range from 32,000 to 36,000 square feet, but the final program will be developed during the design process. The total project cost is currently estimated from \$11.5 to 12.5 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 house will continue the campus tradition of well-proportioned and correctly-detailed Classical architecture along Sorority Row, so 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 on Maple Street, between Arkansas Avenue and Gregg Avenue.

