



Request for Qualifications – General Contractors SIGMA ALPHA EPSILON

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 *Sigma Alpha Epsilon renovation and addition*.

PROJECT DESCRIPTION

The Sigma Alpha Epsilon house is a two-story Georgian brick structure constructed in 1958. An interior renovation was completed in 2004, but it did not address the exterior in a significant way, or deal with deficiencies of building operation due to outdated food service areas, etc. In 2015, the university hired *Allison Architects (Little Rock and Fayetteville, AR)* to evaluate the condition of the house and propose an appropriate course of action. The project scope will include a full exterior restoration—new historically-correct windows, jambs, and trim; masonry repointing and sealing; soffit and cornice repair; repainting—as well as targeted interior work—asbestos abatement, repainting, flooring, restroom improvements, etc. Planning is still underway for a significant addition to the house—around 5600sf to provide new communal, dining, and food service areas—ADA access, a new elevator, and additional bedrooms in the open attic space. Design is still in the initial stages, so the construction manager will be able to participate in evaluating design options and cost before the project moves into Design Development.

Several of the existing houses along Fraternity Row are fine examples of well-proportioned and correctly-detailed Classical architecture, and the design of both the renovation and addition will continue this campus tradition. 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 consultants will work with a university building committee including the Sigma Alpha Epsilon Foundation, Student Affairs, and University Housing, an independent third-party commissioning agent, and Facilities Management to advance overall site and campus master planning principles, as well as sustainability initiatives. The project will be fully commissioned and constructed to the minimum 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 Monday, February 1, 2016.

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

Address ten (10) copies of responses to: James Milner, construction coordinator
University of Arkansas - Facilities Management
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. Experience of key personnel in GMP/Fast-Track Projects
2. Specific project experience (within the past five years) with detailed, mid-sized residential projects for institutional clients
3. Prior experience constructing buildings under LEED and/or Green Globes ratings systems
4. Prior experience with fully commissioned projects
5. Records of management teams on similar projects with timely completion, and with high quality workmanship
6. Records of previous similar projects: owner verification and contact information
7. Current and projected workload
8. Current maximum bonding capacity and rate
9. Proof of licensure in the State of Arkansas
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, CLOSEOUT, AND WARRANTY.

LOCATION

The house is located on Stadium Drive at the south end of Fraternity Row.

