



Request for Qualifications – General Contractors STADIUM DRIVE RESIDENCE HALLS

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 *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. 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.

In cooperation with current research by the Fay Jones School of Architecture and Design, the design and construction team will investigate the appropriateness of using advanced timber technology (CLT, NLT, PSL, LVL, etc.) as structural and/or envelope systems. The contractor should demonstrate an understanding of a variety of contemporary timber systems either through specific experience or through ongoing research and evaluation. Cost, schedule, and building configuration will play a role in

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

determining whether advanced timber technology will be employed, so the contract should demonstrate preparedness to assess timber as part of preconstruction services.

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.

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. 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 university residence halls, particularly those with a mix of living, dining, academic, and communal space
7. **Specific project experience and/or demonstrated knowledge** of advanced timber technologies used as both structural and envelope systems

8. **Specific project experience** (within the past five years) with collegiate district-wide landscape implementation, including a variety of hardscape materials, plantings, sustainable rainwater management features, etc.
9. Records of previous similar projects: owner verification and contact information
10. Prior experience constructing projects under nationally-recognized sustainable rating systems
11. Prior experience with fully commissioned projects
12. Statement of diversity in the workforce, if applicable
13. 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 will create a new district south of Pomfret Hall. Stadium Drive is currently being realigned to create adequate space for these and future buildings.

