



UNIVERSITY OF ARKANSAS

Request for Qualifications – General Contractors

DONALD W. REYNOLDS RAZORBACK STADIUM—NORTH END ZONE ADDITION AND STADIUM UPDATES

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 *Donald W. Reynolds Razorback Stadium—north end zone addition and stadium updates*.

PROJECT DESCRIPTION

In 2009, the Department of Athletics hired specialty consultants to develop a Facilities Master Plan for Razorback Athletics. Included in the master plan was a general concept and program for the expansion of Donald W. Reynolds Razorback Stadium at the north end. In 2013, the university brought together a project team to further study the feasibility of the north end zone expansion and additional renovations within the existing stadium, and to perform a market demand study for different types of seating and amenities at home football games. The project team includes Populous (architect), Polk Stanley Wilcox (architect), CSL (feasibility study), Legends (cost estimator and sales consultant), and UA Facilities Management. In 2013, the department committed to bring the project back to the Board of Trustees with the results of the market study prior to moving forward with the project. With board approval, the project is now moving forward into design documentation, cost estimating, and marketing of new seats. Once this phase is complete, the project will move forward after receiving board approval to begin construction.

Donald W. Reynolds Razorback Stadium—north end zone addition and stadium updates is about the fans of Razorback football. The experience of Arkansas fans is critical to keeping patrons coming to games and to maintaining the environment needed for a true home field advantage. The project will provide seating types and amenities that fans have consistently asked for, as well as update areas of the stadium that have not been touched since the last major renovation more than 15 years ago. These updates will also include improved flow of fans into and through the stadium, as well as enhancing their safety while in the stadium.

The scope of the project will include a north expansion, updates to existing areas, and a new Broyles Athletic Center:

- North end zone. The north addition will include new suites, loge boxes, club seats, and club areas. The east and west concourses will connect to allow flow of patrons around the stadium, as well as provide new concessions and restrooms. Additional and expanded entrances will improve patron flow. A new gameday locker room, training room, and pre/post game support rooms will be added for the football team.



- Stadium renovations. New elevators will be installed at the northeast and northwest corners to service the existing east and west suites, club areas, and upper level seating, and existing suites, club areas, and concourses will be updated. A new video board will be added at the south end of the stadium. Security and safety systems will be enhanced.
- Broyles Athletic Center. The Broyles Center will be affected by the larger north end zone project, and will be rebuilt within the new north end. The new center will continue to house administrative offices, along with space that can be used for ticketing, merchandise, and Razorback history and traditions.

Based on the initial work done by the Populous/Polk Stanley Wilcox/Legends team, the total project is currently estimated at \$160 million. As full design documentation has yet to be completed, this is a conceptual estimate only, and will be validated by the construction manager as the project moves forward. The project 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>.

PREFERRED EXPERIENCE

1. Respondents should be familiar with, and sensitive to, NCAA and SEC Rules and Regulations. They must also be mindful of the partnerships established by each association.
2. Respondents should demonstrate the capability to undertake and effectively manage a project of this magnitude and complexity, including the availability of adequate resources including:
 - The ability to plan, cost, schedule, manage, and execute a project of similar scope and budget; and
 - Evidence of experience and qualifications for providing services to a public entity.
3. Respondents should have recent direct experience with major football stadium venues.

SUBMITTALS

The deadline for responses is 1:00pm local time on Friday, February 19, 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, 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 major football stadium venues
7. Records of previous similar projects: owner verification and contact information
8. Prior experience constructing buildings under LEED and/or Green Globes ratings 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 MAP

