



UNIVERSITY OF ARKANSAS

Request for Qualifications – Architects POMFRET DINING HALL RENOVATION AND EXPANSION

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from qualified architects for the *Pomfret Dining Hall renovation and expansion*.

PROJECT DESCRIPTION

Pomfret Hall was built in 1968, and is composed of three housing wings surrounding a central common space pavilion. The central pavilion, Pomfret Dining Hall, includes dining space, a kitchen and associated service areas, a large double-height living room facing an outdoor courtyard, and multi-level lobbies which connect to the housing wings. The dining hall currently serves the 800 students living in Pomfret Hall. The new Stadium Drive Residence Halls, currently in design, will be sited directly south of Pomfret and will add around 700 beds to the area by August 2019. Pomfret Dining Hall will become the main dining hub for a residential district of over 1,500 students.

The *Pomfret Dining Hall renovation and expansion* will respond to this increased demand for dining services in the area. The project will include new food preparation areas, serving stations, and general kitchen work flow improvements to the existing 12,000 square foot buffet-style controlled access food venue, as well as providing additional seating created by an expansion of the dining pavilion to the west. The current seating capacity is 340 seats, while the projected need will be around 385–400 seats. The west addition will also house a small, 75-seat, auxiliary à la carte dining venue providing additional dining options—similar in setup to the *Hill Grill* located in the Maple Hill South Residence Hall. Initial programming and planning guidance will be provided by the university's on-site food service vendor.

An integral part of the original design of Pomfret Hall is the number of grade changes around and within the various wings of the building. Because of this, the building fails to meet current accessibility standards. The project will address the lack of ADA access to the building entrance, to the various levels of the dining pavilion, and to adjacent residence hall wings. The solution should seamlessly integrate accessible paths while complementing the architectural character of the mid-Twentieth Century modernist design. Mechanical, electrical, and plumbing infrastructure upgrades, along with fire protection will be necessary as well, and should be skillfully incorporated into the design.

In order to consider the viability of renovating and expanding the existing facility, University Dining recently commissioned a brief feasibility study¹; however, the ultimate layout and space configuration will be a collaboration between the university and the design team.

¹ The feasibility study is available with the RFQ at http://planning.uark.edu/capital_budgeting/RFQ_projects.html

The total project cost is currently estimated between \$10 and \$11 million. The estimated design and construction timeline is 25 months (9 months design and 16 months construction), and the estimated project cost anticipates construction will begin February 2018. Architects and consultants will work with a university building committee, a general contractor / construction manager, an independent third-party commissioning agent, and Facilities Management to advance overall site and campus master planning principles, as well as sustainability requirements (LEED Silver is baseline). For general campus planning and standards information, visit <http://planning.uark.edu>.

SUBMISSION

The deadline for responses is 1:00pm local time on Monday, January 30, 2017.

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

Address ten (10) copies of responses to: Todd Furgason, Senior Campus Planner
University of Arkansas
Facilities Management Planning and Design
521 S. Razorback Road, FAMA C-100
Fayetteville, AR 72701

Statements of Qualification will be reviewed by a selection committee using a standardized *Design Services Shortlist Evaluation* form. This form is available for download at <http://planning.uark.edu/rfq>.

Written responses should include:

1. Proof of licensure or eligibility:

Architects: All firms shall be licensed, or eligible for licensure, in the State of Arkansas. Eligible firms not currently licensed must send a letter to the Arkansas State Board of Architects (501-682-3171/501-682-3172 fax) stating their intent to respond to an RFQ issued by the University of Arkansas. Please include project name, submittal date, and proof of valid NCARB certification in the letter. Consulting and joint venture firms are also required to be licensed by the Arkansas State Board of Architects. Notification to the State Board must be made PRIOR to responding to this solicitation, and **A COPY OF EITHER A VALID ARKANSAS LICENSE OR THE QUALIFYING LETTER FOR ALL TEAM MEMBER FIRMS MUST BE INCLUDED WITH ALL SUBMITTALS.** The final selected firm(s) will have 30 days to make application for corporate licensure after they are awarded the contract.

Landscape Architects: All firms shall be licensed by the Arkansas State Board of Architects, Landscape Architects, and Interior Designers. **A COPY A VALID ARKANSAS LICENSE MUST BE INCLUDED WITH THE SUBMITTAL.**

Civil Engineers: All engineers shall hold individual licenses in the State of Arkansas, and all engineering firms shall hold a valid Certificate of Authorization (COA) issued by the Arkansas State Board of Licensure for Professional Engineers and Professional Surveyors. Joint venture firms are also required to hold a COA. A COPY OF A VALID ARKANSAS CERTIFICATE OF AUTHORIZATION MUST BE INCLUDED WITH THE SUBMITTAL.

2. Organizational chart for design team and all consultants
3. **Specific project experience** (within the past five years) with university dining halls, with a particular focus on kitchen and serving area design and layout, as well as current food service trends
4. **Specific project experience** (within the past five years) with renovation and expansion of existing higher-education buildings, with a particular focus on integrating systems and accessibility into mid-Twentieth Century modernist buildings
5. Current office size, personnel description, and workload
6. Proof of current professional liability insurance coverage (\$1,000,000 minimum required)
7. Prior experience constructing projects under nationally-recognized sustainable rating systems
8. Prior experience with fully-commissioned projects
9. Projects currently under contract with state agencies or educational facilities
10. Statement of diversity in the workforce, if applicable
11. Certificate of women-owned or minority-owned business, if applicable

Professional Services Required:

PROGRAMMING, FEASIBILITY ASSESSMENTS, COST ESTIMATING, SCHEMATIC DESIGN, GRAPHIC PRESENTATION, DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS, BIDDING, CONSTRUCTION ADMINISTRATION, AND PROJECT CLOSEOUT.

LOCATION

Pomfret Dining Hall is located along Stadium Drive, north-east of Bud Walton Arena, and north of the future Stadium Drive Residence Halls.

