



Request for Qualifications – Architects **ARKANSAS UNION FOOD COURT RENOVATION**

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from qualified architects for the *Arkansas Union Food Court renovation*.

PROJECT DESCRIPTION

The Arkansas Union is situated at the center of the University of Arkansas campus, where it provides a community hub for students, faculty, staff, and visitors. The building includes a number of dining venues, the most important of which is the Food Court, which occupies much of the third floor, and has views to Reynolds Stadium and beyond. Around 15,000 food transactions are generated each week through breakfast, lunch, and evening meal trades (through students' meal plans). The building was built in 1973, and the Food Court area was significantly renovated in 1998. The 1998 renovation served the campus community well for almost 20 years, but its aging infrastructure and lack of flexibility for changing food service practices and student expectations means that it is now reaching the end of its useful life.

The *Arkansas Union Food Court renovation* will address all areas within the Food Court, including the central core (back of house spaces), food preparation and serving stations, open seating areas, and private dining rooms. The new plan will open up the entire space to create better visibility of the food options and a more intuitive flow for patrons circulating among the various stations, along with a new point-of-sale system to improve speed of service. It will also emphasize the views of Reynolds Stadium to the west, and the rest of Athletic Valley to the south—views which were diminished by the 1998 renovation.

A detailed project program will be provided to the architect by Chartwells, the university's on-site food service vendor. Several national brands will participate, so designers should be prepared to coordinate with and integrate those brands' standard layouts, equipment, and finishes into a coherent, overall design. Chartwells will act as food service consultant, so firms need not include a separate food service consultant as part of their team. The project will heavily focus on the layout and design quality of the space and finishes, so the team should include a strong interior designer. The location within an iconic Modernist campus building will influence the design approach, as well as strategies needed to seamlessly integrate new systems into the existing structure.

As part of an ongoing capital renewal effort for the entire Arkansas Union, this project will replace three air handling units (AHUs), which are original to the 1973 building. One of the three units is the general HVAC service for the Food Court. The other two units serve other areas of the building. The project will replace these AHUs with modern high-performance units, including unit controls, variable speed fan drivers, and integration of existing outside air measuring stations.

The total project cost is currently estimated between \$6.5 and \$7 million. 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 campus master planning and design principles, as well as sustainability requirements (LEED Silver is baseline). For general campus planning and standards information, visit <http://planning.uark.edu>.

ANTICIPATED PROJECT SCHEDULE

<i>Request for Qualifications (RFQ) issued</i>	<i>July 29</i>
<i>Statement of Qualification (SOQ) due</i>	<i>August 14</i>
<i>interviews of shortlisted firms</i>	<i>August 31</i>
<i>Board of Trustees selection announced</i>	<i>November 9</i>
<i>contract negotiations</i>	<i>November 2017</i>
<i>design starts</i>	<i>December 2017</i>
<i>construction starts</i>	<i>Late Spring 2018</i>
<i>project complete</i>	<i>August 2018</i>

SUBMISSION

The deadline for responses is 1:00pm local time on Monday, August 14, 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.

2. Organizational chart for design team and all consultants
3. **Specific project experience** (within the past five years) with food service venues, with a particular focus on high-quality interior design, food preparation and serving area design and layout, as well as current food service trends
4. **Specific project experience** (within the past five years) with significant interior renovations, with a particular focus on seamlessly integrating systems into an existing building shell
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:

COST ESTIMATING, SCHEMATIC DESIGN, GRAPHIC PRESENTATION, DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS, CONSTRUCTION ADMINISTRATION, AND PROJECT CLOSEOUT.

LOCATION

Arkansas Union is situated at the center of campus, fronting onto Central Quad.

