



Request for Qualifications – Architects **WINDGATE ART AND DESIGN DISTRICT BUILDINGS**

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from qualified architects for the *Windgate Art and Design District buildings*.

PROJECT DESCRIPTION

The Windgate Art and Design District is a University of Arkansas district situated southeast of the main campus, and covers a full city block fronting Martin Luther King, Jr. Boulevard. The district's purpose is to provide a suitable environment for art and architecture classes where students create artworks, building prototypes, etc. that require large spaces, specialized equipment, generous loading areas, and other attributes that aren't a good fit for the central campus. The School of Art's first building in the block, the Sculpture Studio, was completed in 2016, and includes a variety of studios, a forge, and a wood shop.

This project represents the second phase of construction in the area for the School of Art. The school has experienced unprecedented growth over the last several years, and was recently transformed from a department of Fulbright College of Arts and Sciences into the first accredited collegiate school of art in Arkansas. Much of this growth will be accommodated in the district. The project will create studios, classrooms, offices, and support spaces for ceramics, printmaking, drawing, graphic design, photography, foundations, and a student gallery in an area of around 150,000 square feet.

The design team will work within a master plan created by Facilities Management Planning and Design to make an urban environment that supports the mission of the School of Art and contributes to the ongoing redevelopment of the surrounding south Fayetteville neighborhood. The program will be distributed in a series of two-to-four story buildings that have public-facing frontage along Martin Luther King, Jr. Boulevard and Hill Avenue, and enclose private work yards in the center of the site. These exterior spaces will be an integral part of the program, expanding the usable area for large-scale art projects, and creating a collaborative landscape for all disciplines within the School of Art. The site's central service drive, most primary utility feeds, and some of the necessary rainwater management features are being constructed as part of the current Library Storage Building project. The buildings are expected to have generous ceiling heights to accommodate large artworks and equipment. Studios will require abundant natural light while limiting glare, so careful consideration must be given to the design of windows and lighting. In addition, the design must purposefully accommodate the significant grade change throughout the site.

The total project cost is currently estimated at \$40 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>December 22</i>
<i>Statement of Qualification (SOQ) due</i>	<i>January 16, 2018</i>
<i>interviews of shortlisted firms</i>	<i>February 6</i>
<i>Board of Trustees selection announced</i>	<i>March 29</i>
<i>contract negotiations</i>	<i>April 2018</i>
<i>design starts</i>	<i>April 2018</i>
<i>construction starts</i>	<i>March 2019</i>
<i>project complete</i>	<i>December 2020</i>

SUBMISSION

The deadline for responses is 1:00pm local time on Tuesday, January 16, 2018.

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 design of professional-quality art studios and art galleries, and their spatial, acoustical, lighting, and technological requirements
4. **Specific project experience** (within the past five years) with creating compelling urban environments through building design and landscape
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, GRAPHIC PRESENTATION, INTERIOR DESIGN, COST ESTIMATING, SCHEMATIC DESIGN, DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS, BIDDING, CONSTRUCTION ADMINISTRATION, AND PROJECT CLOSEOUT.

LOCATION

The Windgate Art and Design District is a full city block bounded by Martin Luther King, Jr. Boulevard, Government Avenue, Hill Avenue, and the Tsa La Gi Trail.

