



UNIVERSITY OF ARKANSAS

Request for Qualifications – General Contractors 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 interested firms to provide general contractor construction management services 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 provide 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. 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 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: James Milner, 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 dining halls, with a particular focus on kitchens and serving areas, as well as current food service trends
7. **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
8. Records of previous similar projects: owner verification and contact information
9. Prior experience constructing projects under nationally-recognized sustainable rating systems
10. Prior experience with fully-commissioned projects
11. Statement of diversity in the workforce, if applicable
12. 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

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

