



Request for Qualifications – General Contractors

STUDENT SUCCESS CENTER

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 *Student Success Center*.

PROJECT DESCRIPTION

This project will create a home for the Student Success Center, a new university program which has a mission to maximize the success of students, especially first-generation Arkansans and Arkansas transfer students, starting with pre-enrollment and the transition to the university, through semester-to-semester retention, on-time graduation, and ending with their transition to careers or further postsecondary education. The center will create a dedicated space for student and faculty interaction outside of the classroom, for personal mentoring, tutoring, and guidance, and a welcoming home base for students to study and collaborate. The building will physically and functionally unify existing core student success operations, making the full college experience more navigable for students. The goal of the Student Success Center is to improve academic retention, graduation, and post-graduate success. The building will be prominently located in the heart of campus, just north of Old Main, so that it is easily accessible to students and faculty throughout the day.

The project's central location within the Historic Core means that the building will join a collection of Collegiate Gothic buildings that surround and frame Old Main. This collection of buildings resulted from the 1925 campus master plan by the St. Louis architectural firm Jamieson & Spearl, a plan that has guided the spatial arrangement and architectural language of campus for many years, starting with Engineering Hall in 1927 and including—more recently—the Honors College wing of Gearhart Hall in 2013. This context of finely-detailed limestone Gothic buildings requires careful consideration of building placement and massing, and at this particular site calls for the continuation of the prevailing architectural language of the district. As such, the selected design consultants must show the ability to fluently design within a Gothic architectural language, and must have demonstrated capability in traditional stone detailing and construction techniques, the Classical orders, Gothic moldings, traditional interior finishes and furnishings, etc.

The building is projected to have an area of around 70,000 to 75,000 gross square feet, and may range from three to five stories high. The basic project program will include collaborative study spaces, private meeting rooms, traditional classrooms, and office suites for a range of units that collectively make up the student success program. An important but harder to define aspect of the program will be a major public space (or series of spaces) that creates the sense of an academic home for students in the center of campus. This space will include a welcome desk, lounge, and a food service venue, and must have carefully-considered acoustics and lighting. The overall program may also include classroom and office space for other campus units displaced by the project. The design team will conduct a thorough programming

exercise with the prospective occupants to validate their requirements before moving on to schematic design.

Landscape will be an important element of the project. The site has two significant frontages—south facing Old Main and west facing Campus Walk—which will allow the project to improve the landscape at a highly-visible campus intersection. The building's proximity to Memorial Hall also offers the opportunity to create a sheltered courtyard between the two buildings which can extend the interior program outdoors in good weather. Landscape design is expected to be commensurate with the quality of the building.

Laydown space and site access will be limited since the building is located in the center of campus, and is surrounded on all sides by academic buildings and busy sidewalks.

The total project cost is currently estimated between \$40 and \$45 million. 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>.

ANTICIPATED PROJECT SCHEDULE

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| <i>Request for Qualifications (RFQ) issued</i> | <i>December 22</i> |
| <i>Statements of Qualification (SOQ) due</i> | <i>January 16, 2018</i> |
| <i>interviews of shortlisted firms</i> | <i>February 16</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>April 2019</i> |
| <i>project complete</i> | <i>August 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 twelve (12) copies of responses to: Georgeta Galbraith, 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 (please list this clearly in an easy-to-find location)
5. Current and projected workload
6. **Specific project experience** (within the past five years) with university instructional spaces, collaborative learning environments, and high-quality interior finishes
7. **Specific project experience** (within the past five years) with significant new buildings built using traditional stone detailing and construction techniques
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

The Student Success Center will be situated north of Old Main, adjacent to Memorial Hall.

