



Request for Qualifications – General Contractors ARKANSAS UNION FOOD COURT RENOVATION

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 *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.

Contractors will be working within an existing building that must remain open during construction. The duration and phasing of construction will be key to the success of the project. Laydown space and site access will be limited, as the building is surrounded on three sides with other campus facilities that will continue to operate year round. While most of the work will take place within the Food Court, installation of new systems will inevitably affect other spaces within the building.

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. General Contractors and design 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>September 1</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: Jonathan Tanner, 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 food service venues, with a particular focus on high-quality interior finishes, food preparation and serving areas, etc.

7. **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
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

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

