



UNIVERSITY OF
ARKANSAS

Request for Qualifications – Engineers

GRADUATE EDUCATION BUILDING MECHANICAL AND ELECTRICAL SYSTEMS RENEWAL

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from qualified engineers for the *Graduate Education Building Mechanical and Electrical Systems Renewal*.

PROJECT DESCRIPTION

The Graduate Education Building was built in 1967. Fifty year later, the original mechanical, electrical, and plumbing infrastructure is still in service. This project will focus on the capital renewal of the core primary mechanical and electrical building systems while minimizing overall downtime.

Electrical Systems

The electrical scope includes replacement of the 12.47kV primary service entrance, the associated building transformers, and the main secondary distribution panel (MDP). The secondary feeder panels and large distribution feeders to motors and variable speed drives will be evaluated and replaced as necessary. The project's electrical scope will not address branch panels or the associated branch circuit wiring in the building.

Mechanical Systems

The mechanical/HVAC scope includes replacement of the existing 70,000cfm dual-duct air handling unit (AHU), which was built into the building structure. The project will evaluate two possible replacement options: The first is to use the existing physical configuration and replace the AHU components - coils, dampers, fans, etc. - to create a new unit in place of the original. The second option is to create sufficient space through selective demolition of the existing unit and portions of the basement to install two new packaged AHUs – one 70,000cfm cold-deck and one 57,000cfm hot-deck unit. Installation of the new AHUs would involve demolition of concrete walls in the basement and possible partial renovation of the lower level to accommodate the final solution selected. The new AHU heating supply would tap the existing district hot water utility, which currently serves the auditorium air-handling units. The project would remove the existing building steam service and related equipment. One of the most significant considerations informing the decision between the two options is how to accomplish the work while minimizing HVAC system downtime, since the building cannot be taken offline to execute the project.

In addition to the main building AHU replacement, the project will replace all mechanical room ancillary HVAC equipment. The original chilled water pump will be replaced with two chilled water pumps sized

for minimum energy consumption using variable speed drives. Finally, the project will furnish direct digital controls (DDC) with the new AHUs to replace the existing pneumatic controls and actuators.

Interior Architecture

Because the project will inevitably disturb existing partitions, finishes, and fixtures, the project team should include an architect with a strong interior design staff. While the focus of the project will be upgrading the systems, any necessary disturbance may be leveraged to make small-scale improvements to affected spaces and set the design language for future interior improvements.

ANTICIPATED PROJECT SCHEDULE

<i>Request for Qualifications (RFQ) issued</i>	<i>March 24</i>
<i>Statement of Qualification (SOQ) due</i>	<i>April 10</i>
<i>interviews of shortlisted firms</i>	<i>April 28</i>
<i>Board of Trustees selection announced</i>	<i>May 26</i>
<i>contract negotiations</i>	<i>June 2017</i>
<i>design starts</i>	<i>Summer 2017</i>
<i>construction starts</i>	<i>Summer 2018</i>
<i>project complete</i>	<i>Winter 2018</i>

SUBMISSION

The deadline for responses is 1:00 PM local time on Monday, April 10, 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 Group
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, at minimum:

1. Proof of licensure or eligibility:

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.**

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 integrating electrical and mechanical systems into existing buildings.
4. **Specific project experience** (within the past five years) with small-scale interior design improvements
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:

FEASIBILITY ASSESSMENTS, COST ESTIMATING, SCHEMATIC DESIGN, DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS, BIDDING, CONSTRUCTION ADMINISTRATION, AND PROJECT CLOSEOUT.

LOCATION

The Graduate Education Building fronts onto the north edge of Old Main Lawn, just west of the Inn at Carnall Hall.

