



Request for Qualifications – General Contractors ALPHA DELTA PI 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 *Alpha Delta Pi renovation*.

PROJECT DESCRIPTION

Alpha Delta Pi's current home was built around 1930 in what was then a developing residential neighborhood directly across Maple Street from the University of Arkansas. The house is an excellent example of the Tudor Revival, and is one of only two such sorority houses on campus (Delta Delta Delta is the other). Its irregular plan and asymmetrical façade were meant to create a rambling, picturesque appearance characteristic of the style, and the chosen materials—a rich orange-brown brick trimmed with rough sandstone quoins, window surrounds, string courses, and voussoirs—further helps to create a subdued and informal appearance which is unique among the university's Greek houses. In the early 1960s, the house was significantly expanded when Alpha Delta Pi took up residence. The north addition was designed by Paul Young, Jr., a well-known Fayetteville architect. He was tasked with doubling the size of the house, which he did carefully by arranging the addition to not overwhelm the scale of the existing building. He also faithfully extended the existing architectural language, details, and materials to create a seamless image.

Since its expansion in the 1960s the Alpha Delta Pi house has received ongoing maintenance work, but has never been fully renovated. This project will address all of the major building systems, including new electrical, mechanical, and life safety systems, and will make the building fully code and ADA-compliant for the first time. The facade of the building, which was suggested as eligible for the National Register of Historic Places by the university's preservation master plan, will be restored in accordance with its intended appearance. This includes replacing the vinyl windows with those that closely match the appearance of the original steel windows, replacing the vinyl siding on the dormers with shingles per the original construction documents, and so on. The selected contractor should demonstrate capability in the traditional masonry detailing and construction techniques, as well as high-quality traditional millwork, moldings, interior finishes, etc. Experience with detailed, mid-sized residential projects for institutional clients is preferred. Most of the project's scope will focus on improving the interior function of the house. In particular, the lowest level will be reconfigured and expanded (possibly under a new terrace) to allow for larger group meetings, the kitchen will be completely reworked, new study spaces will be created on each floor, and all interior finishes will be renewed. The anomalous open stair tower will be removed from the north facade, and a new fire stair and elevator will be inserted into, or added onto, the building to make all floors accessible.

The total project cost is currently estimated at \$9 million. The building area is currently 21,000sf, and around 4000sf may be added. The number of beds will remain unchanged at 68. 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 initiatives. The proposed renovation and expansion will be fully commissioned and constructed to the equivalent of LEED Silver or Green Globes Two Globes. For general campus planning and standards information, visit <http://planning.uark.edu>.

ANTICIPATED PROJECT SCHEDULE

<i>Request for Qualifications (RFQ) issued</i>	<i>July 6</i>
<i>Statement of Qualification (SOQ) due</i>	<i>July 20</i>
<i>interviews of shortlisted firms</i>	<i>August 10</i>
<i>Board of Trustees selection announced</i>	<i>September 14</i>
<i>contract negotiations</i>	<i>September 2018</i>
<i>design starts</i>	<i>October 2018</i>
<i>construction starts</i>	<i>May or June 2019</i>
<i>project complete</i>	<i>August 2020</i>

SUBMISSION

The deadline for responses is 1:00 PM local time on Friday, July 20, 2018.

All respondents will be notified of the results by EMAIL, so please provide accurate contact information.

Address ten (10) copies of responses to: Vel Moses, 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 detailed, mid-sized residential projects for institutional clients
7. **Specific project experience** (within the past five years) with traditional masonry detailing and high-quality traditional millwork
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 project is located on Oakland Avenue, north of Maple Street.

