



Request for Qualifications – Architects

GENERAL USE CLASSROOM & TEACHING LAB BUILDING

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from qualified architects for a *General Use Classroom and Teaching Lab Building*.

PROJECT DESCRIPTION

Campus administrators have identified a number of additional classrooms and teaching labs required to meet the educational needs of the expanding student population. This building, as proposed, would eliminate approximately 60-75% of the calculated deficit in classrooms and approximately 70-80% of the deficit in teaching labs at an enrollment level of 28,000 students. Site selection and a test fit of the program have been completed. However, the site capacity, total budget, number of classrooms and labs, and schedule will be clearly defined during planning and programming. Facilities Management will coordinate the work of the design team and general contractor—in cooperation with university administration, the registrar, and academic schedulers—to finalize these numbers.

The new *General Use Classroom and Teaching Lab Building* is being considered as a three- to five-story building to house 20- to 75-person classrooms, 20- to 30-seat wet/dry teaching labs, and a small number of faculty offices. The building is estimated at 65,000 to 90,000 gsf. Innovative construction technologies that will allow a high quality building to be constructed under an accelerated schedule and with low quantities of waste will be studied and considered during the design phase.

The total project cost is currently estimated at \$18.47 to 25.47 million (\$17.5 to 24.5 million exclusive of parking impact fees.) The estimated design and construction timeline is 25-28 months, and estimated project costs factor construction beginning July 2013. The project will be fully commissioned and constructed to the equivalent of LEED Silver or Green Globes Two Globes.

Architects and consultants will work with a university building committee, a general contractor/construction manager, an independent third-party commissioning agent, and Facilities Management to advance overall site and campus master planning principles, as well as sustainability initiatives. For general campus planning and standards information, visit <http://planning.uark.edu>.

SUBMISSION

The deadline for responses is 3:00 PM CDT on Monday, August 6, 2012.

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

Address ten (10) copies of responses to: Jill Anthes, Campus Planner
University of Arkansas
Facilities Management Planning Group
521 S. Razorback Road, FAMA C-100
Fayetteville, AR 72701

Written responses should include:

1. Current office size, personnel description, and workload
2. Organizational chart for design team and all consultants
3. Prior experience constructing project under LEED and/or Green Globes ratings systems
4. Prior experience with fully commissioned projects
5. Specific project experience (within the past five years) with general use university classrooms and teaching labs
6. Projects currently under contract with state agencies or educational facilities
7. Proof of current professional liability insurance coverage (\$1,000,000 minimum required)
8. Proof of licensure or eligibility (see below)

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.

The University welcomes proposals from firms with a diverse workforce, including women- and minority-owned firms and joint ventures including such firms.

Professional Services Required:

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

LOCATION

While several locations were considered for the building, the site just north of the Harmon Avenue Garage seems most promising. The portion of the building located at the corner of Duncan Avenue and Dickson Streets, however, will require the relocation of the Botany Greenhouses to the Arkansas Agricultural Research and Extension Center or other suitable location. If this relocation becomes a hindrance, other sites may be considered.

