



Request for Qualifications – Architects

CONCERT HALL at the FIELD HOUSE

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from qualified architects for a *Concert Hall at the Field House*.

PROJECT DESCRIPTION

The Field House was built in 1937 at a cost of \$160,000 using a portion of a \$307,000 PWA loan initially earmarked for several campus buildings: a field house, men's dormitory, and additional steel stands for the football field. It was designed by Haralson and Nelson of Fort Smith in the Collegiate Gothic style and sited according to Jamieson and Spearl's 1925 Plan. The walls are buff brick trimmed with limestone. The Field House accommodated 3,500 spectators in folding bleachers, and another 4,000 in folding chairs when used as an auditorium. The building was home to men's basketball until John Barnhill Fieldhouse was built in 1954. It then housed physical education until the Health, Physical Education, and Recreation Building was constructed in 1982. It was home to the University Museum from 1986 until its closing in 2003. While in use as a museum, the building was listed on the National Register of Historic Places in 1992. The Field House is a Landmark contributing building to the University of Arkansas Campus Historic District, listed on the National Register of Historic Places in 2009.

Specialty theater consultants were hired to evaluate the conversion feasibility of the historic Field House building for use as a music concert hall. The conceptual plans show the concert hall occupying most of the main floor level with the front part of the audience seating as sloping down below the main floor level to provide adequate sight lines. Musical instrument and stage storage areas are shown at stage level to allow for fast and easy transportation of large items—pianos, percussion, choral risers, chairs, music stands, etc.—to and from the stage. All performer accommodations are at basement level except for one dressing room at stage level to accommodate a disabled performer. The plans show retention of part of the existing mezzanine level, plus an additional mezzanine on the other side of the concert hall. The two areas are necessary for audience circulation and milling at intermissions, and might also be used as event spaces during non-performance times or for post-performance receptions. An enlarged service/loading entrance at basement level with an associated elevator behind the stage will allow musical instruments and large scenic units to be brought up to stage level from the loading dock or from the basement. The seat count will be evaluated further, with a target in the 650-700 range.

The building has had some recent foundation repairs for minor settlement issues. The roof structure of the main space was originally designed to support only the roof and roof snow load. Portions of the roof structure were reinforced in 2009 to support the additional weight of the new swing space air handlers. While the air handlers will be re-located, this project will add structural load to the roof in the form of (1) several layers of gypsum board for acoustical attenuation and reflection, (2) lighting catwalks over the

audience, and (3) some minimal rigging and lighting over the stage. As a result, it may be necessary to reinforce the roof structure further.

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. The project will be fully commissioned and constructed to the minimum equivalent of LEED Silver or Green Globes Two Globes.

The total project cost is currently estimated at \$17.5 million. The estimated design and construction timeline is 28 months, and estimated project costs factor construction beginning September 2013. A feasibility study and preliminary cost estimate were completed in January 2012. For general campus planning and standards information, visit <http://planning.uark.edu>.

SUBMISSION

The deadline for responses is 3:00 PM CST on Tuesday, July 10, 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 university concert halls and instrumental music performance halls, related public performance venues, and historic preservation and restoration—particularly of Collegiate Gothic buildings
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. Joint venture firms are also required to be licensed in the State of Arkansas. 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

The building is located between Arkansas Union and Silas Hunt Hall on Garland Avenue.

