

Request for Qualifications – Architects
DONALD W. REYNOLDS RAZORBACK STADIUM NORTH

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from interested firms to provide professional design services for *Donald W. Reynolds Razorback Stadium North*. The project will begin with a market and cost analysis and will proceed to subsequent phases only if the university determines that the outcome of the analysis is favorable for expansion and only with approval of campus administration and the Board of Trustees.

MARKET AND COST ANALYSIS

The key features that will define the analysis are:

- The market research that will define the number and type of seats (stadium, club, suites, etc.) and the revenue available from the different values of the different seats.
- More certainty of the timing of the project, which is critical to other decisions to be made and how the project dovetails with the home football games over which it will spread.
- The scope of the project and budget, which affects both cost and revenue—including the connectivity of the project to the rest of the stadium.
- Elimination of unforeseen costs due to forensics on the current structure, the site forensics (particularly at the corners), and buried infrastructure forensics.

PROJECT DESCRIPTION

In 2009, specialty consultants were hired to develop a Facilities Master Plan for Arkansas Athletics.¹ The purpose of the study was to develop a comprehensive plan for advancing the quality, purpose, and capacity of Razorback Athletics. The resulting plan is focused on the needs of student-athletes and on enhancing the student-athlete and fan experience. As a result of this study, several new venues are planned to keep the university's sport programs competitive in the SEC and nationally.

Donald W. Reynolds Razorback Stadium is an impressive collegiate facility, with 72,000 seats and 134 suites. For the 2012 football season, tickets to Fayetteville home games were sold out on a season basis, and the demand for premium tickets, suites, and club spaces far exceeded the existing capacity. Expanding the north end zone will provide additional seating capacity while bringing a higher level of fan experience and amenities than currently exist by improving connectivity, adding a new entrance plaza, and making operational upgrades to the stadium.

¹ This plan is available at <http://www.arkansasrazorbacks.com>.



Per the master plan, an expansion of the stadium may include a variety of programmed spaces at multiple levels, such as:

- Field level amenities. In addition to new suites and team game day facilities, this level may feature an end zone entertainment club and concessions area for patrons of club seating and suites.
- Entry and concourses. A new main entrance plaza may be constructed at the upper level of the lower bowl, connecting to the adjacent parking lot. The west and east sides of the stadium may be connected by wider concourses at the lower level and at level three, vastly improving building operations.
- Seating. New premium club seats and/or loge boxes are an integral part of the expansion. Additional standard seating may also be available at level three.

The project may require localized renovation of the Broyles Center to enable the necessary infill to occur.

The total project is currently estimated at 242,000-296,000sf with a cost of \$78-95 million per the master plan. The initial market and cost analysis will include a detailed structural analysis of the existing building within the project area, a detailed program with the number and types of seats to be added, verification of project scope and size, cost estimating, a phasing plan, and a final reconciliation of program, area, and budget. As stated above, the project will proceed to subsequent phases only if the university determines that the outcome of the analysis is favorable for expansion and only with approval of campus administration and the Board of Trustees. The project 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>.

PREFERRED EXPERIENCE

1. Respondents should be familiar with, and sensitive to, NCAA and SEC Rules and Regulations. They must also be mindful of the partnerships established by each association.
2. Respondents should be able to communicate and associate with University of Arkansas partners (such as Sodexo, IMG, etc.)
3. Respondents should have experience with cutting edge technology in relation to NCAA Division I Athletics in areas such as premium seating and hospitality amenities, event presentation, audio visuals, branding, stadium wayfinding, building management, and efficiency.
4. In addition, respondents should have:
 - Recent, direct experience with projects of a similar scope and budget;
 - Demonstrated athletic facility planning at Division 1 level;
 - Qualifications and experience with similar institutional athletics projects; and
 - Experience with intercollegiate athletic training and student athlete development at the Division 1 level.



5. Respondents should demonstrate the capability to undertake and effectively manage a project of this magnitude and complexity, including the availability of adequate resources (staff and facilities), including:
 - The ability to plan, cost, schedule, and manage a project of similar scope and budget;
 - Evidence of experience and qualifications for providing services to a public entity; and
 - Ability to collect, organize, synthesize, and communicate complex information in a timely manner.
6. Respondents should also show sensitivity to the goals and objectives of the strategic and physical master plans of the University of Arkansas, and an understanding of the University's planning processes and development initiatives.²

SUBMITTALS

The deadline for responses is 1:00 PM CST on Friday, December 14, 2012.

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, 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:

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. All 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 These documents are available for download at http://planning.uark.edu/campus_planning/master_plan_documents.html.



2. Proof of current professional liability insurance coverage (\$1,000,000 minimum required)
3. Specific project experience (within the past five years)
4. Current office size, personnel description, and workload
5. Organizational chart for design team and all consultants
6. Prior experience constructing projects under LEED and/or Green Globes ratings systems
7. Prior experience with fully commissioned projects
8. Projects currently under contract with state agencies or educational facilities
9. Statement of diversity in the workforce, if applicable
10. Certificate of women-owned or minority-owned business, if applicable

Professional Services Required:

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



LOCATION MAP

