Requests for Qualifications – General Contractors
FOOD SCIENCE RESEARCH CENTER

The University of Arkansas System Division of Agriculture, in accordance with the policies of the Board of Trustees, is soliciting responses for qualified architects for the *Food Science Research Center.*

PROJECT BACKGROUND

Producing college graduates with training in scientific agriculture was one of the mandates of the Arkansas Industrial University when it was established in 1872 under terms of the Morrill Land-Grant College Act of 1862. The faculty at what soon became the University of Arkansas (in 1899) offered courses in agricultural sciences. In 1888, the Arkansas Agricultural Experiment Station (AAES) was established by the Legislature to conduct research, with the help of federal funding under the Hatch Act of 1887. The statewide Cooperative Extension Service (CES), established in 1915 as part of the College of Agriculture, completed the infrastructure for the three-part mission of the land-grant university in agriculture: resident teaching, research and service.

In 1905, the formerly named University of Arkansas College of Agriculture was started. Currently, the Dale Bumpers College of Agricultural, Food and Life Sciences is comprised of eight academic departments and the School of Human Environmental Sciences. And the AAES currently operates five research and extension centers, six research stations and several other research units throughout the state, along with eight diagnostic centers. The UA Food Science program is currently ranked #8 in the nation for research productivity in food science (Academic Analytics).

The Department of Food Science fosters programs for achieving regional, national, and international excellence that contribute to the advancement of knowledge and technologies, professional development and economic success of individuals and food and food-related enterprises.

The Bumpers College and the Division of Agriculture work collaboratively in research and teaching areas such as Food Systems Engineering, Sensory & Consumer Sciences, Food Microbiology & Safety, Food for Health, and Food Chemistry & Functionality. Research is a vital component of the Department of Food Science and benefits the food industry in Arkansas, the United States and around the world.

The existing Food Science Building is located at the Milo J. Shult Agricultural Research & Extension Center (SAREC) in Fayetteville, Arkansas. Food Science research benefitting the food industry worldwide began at the SAREC in 1957. The Food Science building has experienced numerous renovations and additions since opening. The Food Science Building has remained in its current configuration since 2006.

PROJECT DESCRIPTION

The project includes the design and construction of a new Food Science Research Center. The project also requires retaining the newest areas of the existing building, while removing the older building spaces.

The existing Food Science facility is located at the SAREC in Fayetteville, Arkansas. SAREC is main agricultural research complex in Arkansas and the premier research location in the region. SAREC is also the headquarters site of the Arkansas Agricultural Experiment Station.

Research that requires a large investment in laboratories and analytical instrumentation is conducted in the Food Science Building. Research areas include (1) Food Chemistry and Functionality, (2) Food Microbiology and Safety, (3) Food Systems Engineering, (4) Food for Health, and (5) Sensory & Consumer Sciences. For more information related to research areas, please visit: https://food-science.uark.edu/research-outreach/research/index.php

The new Food Science Research Center will be strategically positioned on the SAREC property to complement the adjacent contemporary architecture while maximizing access and visibility. The positioning of the building is required to address the separate, ongoing redesign of nearby State Highway 112, which is expected to include a roundabout at the intersection of State Highway 112, W. Altheimer Drive, and Cassatt Street in Fayetteville, Arkansas.

The project scope will include the partial demolition of the existing Food Science Building. An extensive portion of the existing Food Science Building, and its associated infrastructure, is beyond its service life. In addition to building & infrastructure inefficiencies, the existing older spaces lack architectural spatial quality, technology and representation of the research and innovation occurring within the spaces.

Following the relocation of staff, equipment, and materials to the new Food Science Research Center, specified portions of the existing building will be demolished. Newer spaces in the existing building will be retained.

An exact site location will be determined during the design process. A site location is currently under consideration at the Northeast corner of intersection of State Highway 112 and Cassatt Street in Fayetteville, Arkansas.

The new Food Science Research Center will include the following Exterior Spaces, at a minimum:

Parking, including ADA Parking
Vehicular Entry/Exits
Garden Spaces
Exterior Patio Spaces
Connections to Bike Trail(s)
Connections to nearby Bus Stop
MEPF Space, as Required
Full System Warranty Roofing

PROJECT DESCRIPTION (CONTINUED)

The new Food Science Research Center will be approximately 50,000 to 60,000 square feet and will include the follow Interior Spaces at a minimum:

Food Systems Engineering Shared Research Laboratories
Food Chemistry Shared Research Laboratories
Food Microbiology & Safety Shared Research Laboratories
Sensory Laboratory Spaces including Kitchen Space
Microbrewing Laboratory Spaces
Wine Laboratory Spaces
Teaching Laboratories
Pilot Plant Spaces including Dry, Cold, & Freezer Storage
Faculty & Staff Offices
Open Office Spaces
Meeting Rooms
Shared Storage
Space for Deliveries
Student Lounge
Community Learning Spaces
Lobby
Public Interaction Spaces
Lecture Hall
Common Spaces & Common Storage
Secure Spaces for Mechanical, Electrical, Plumbing & Fire Protection

The new Food Science Research Center will include the following Mechanical, Electrical, Plumbing and Fire Protection, at a minimum:

Access Control System, including Secure Badge Access and Networking as Required by I.T.
Security Camera System, including Server & Networking as Required by I.T.
Wireless Internet, including Wireless Access Points, Switching, Networking as Required by I.T.
Audio/Video System
Mechanical, Electrical, Plumbing and Fire Protection as Required by the Building Program.
Back-up Generator System

PROFESSIONAL SERVICES REQUIRED

Feasibility Assessments in Collaboration with Architecture & Engineering Firm(s)
Site Analysis in Collaboration with Architecture & Engineering Firm(s)
Coordination with Architects, Engineers and Owner's Representative Throughout Design & Construction
Coordination with Geotechnical Consultants, Engineers & Representatives
Programming, Schematic Design, Design Development Cost & Schedule Estimation
Construction Cost & Schedule Based on Construction Documents
Completion of All Work Described in the Contract Documents
Value Engineering (if required)
Project Closeout Including Record Drawings

ANTICIPATED DELIVERY METHOD

Fast-Track, Guaranteed Maximum Price (GMP)

ANTICIPATED PROJECT COST

Contractors will work under the direction of the UADA AAES Director of Design & Construction and a designated core group of leaders within UADA to routinely and clearly communicate cost related data. Contractors will be required to work with an Architect to estimate costs at various design phases within a Fast-Track delivery method and a Gauranteed Maximum Price.

PROJECTED/TENTATIVE PROJECT SCHEDULE

Below is intended to provide a general expectation of duration. Subject to change.

Request for Qualifications (RFQ) Issue	*April 5, 2024*
Statement of Qualifications (SOQ) Due	*April 18, 2024*
Interviews of Selected Firms by Committee, per Policy	*April 23, 2024*
Board of Trustees Presentation/Review & Announcement	*May 23, 2024*
Contract Negotiation	*June, 2024*
Design Programming	*June - July, 2024*
Schematic Design	*August, 2024*
Design Development	*September - November, 2024*
Construction Documents Site Package Production	*December, 2024 - March, 2025*
Site Package Construction Start	*May, 2025*
Structural & MEPF Package Procurement & Constr. Start	*July, 2025*
Architectural & Remaining Design, Procurement & Constr. Start	*September, 2025*
Construction Substantial Completion	*May 2026*
Construction Final Completion	*June 2026*

SUBMISSION

The deadline for responses is 1:00 PM, April 18, 2024. All respondents will be notified of the results by email. Please provide accurate contact information.

Address **ten (10)** physical copies of the response to:

Lance Bennings, Director of Design & Construction
Arkansas Agricultural Experiment Station
Don Tyson Center for Agricultural Sciences
DTAS A-207
1371 W. Altheimer Drive
Fayetteville, AR 72704

Email **one (1)** digital Adobe PDF copy of the response to: jbennin@uark.edu

Content Requirements:

Include the information below and organize it in an easily accessible manner. You do not need to divide the response into chapters exactly matching the descriptions below. **Responses that do not include the required licensure information will be disqualified.**

1. Proof of licensure in the State of Arkansas.
2. Introduction Letter stating how the Contractors experience aligns with the goals of the project.
3. Organizational Chart for Construction team and all Consultants that will work on the project.
4. Experience of key personnel in Guaranteed Maximum Price (GMP) and Fast-Track projects.
5. Records of management teams on similar projects.
6. Current maximum bonding capacity and rate.
7. Current and projected workload.
8. Specific project experience (within the past five years) with construction of university research laboratories and their programmatic, spatial, and technological requirements.
9. Specific project experience (within the past five years) with spaces and systems the meet USDA regulations, directives, or guidelines.
10. Contact information for the Owners of previous similar projects.
11. List of projects currently under contract with State agencies or educational facilities
12. Statement of diversity in the workforce, if applicable.
13. Certificate of women-owned or minority-owned business, if applicable.

Notice to Construction Teams:

The University of Arkansas Board of Trustees has expressed a preference for construction teams that include a local Arkansas General Contractor. Please note that this will be considered during the selection process.

Format Requirements:

Printed responses should be no larger than 8.5in x 11in, limited to **50 sheets maximum (100 pages.**

To avoid potential conflicts of interest, respondents should not communicate with university faculty or staff about this project. This document provides the relevant information for assembling a Statement of Qualifications. If you have questions about the selection process or the project scope, you can send them via email to jbennin@uark.edu and Cc: mkiefer@uada.edu.

PRELIMINARY PROJECT SITE CONSIDERATION

Fayetteville, Arkansas