



**REQUEST FOR QUALIFICATIONS – GENERAL CONTRACTOR CONSTRUCTION MANAGEMENT
ALLIED HEALTH AND SCIENCE CENTER
RFQ# 0689-2023-004
EDA #08-79-05659**

The University of Arkansas Community College at Morrilton (UACCM), in accordance with the policies of the Board of Trustees, is soliciting responses from qualified firms to provide general contractor construction management services for the construction of an Allied Health and Science Center.

PROJECT DESCRIPTION

The University of Arkansas Community College at Morrilton (UACCM), a campus included in the University of Arkansas System and governed by the Board of Trustees of the University of Arkansas, is seeking to construct an Allied Health and Science Center to consolidate the school's health professional training programs from several smaller existing buildings on the UACCM Campus to a new, state of the art facility. The nursing program in specific has outgrown their current educational space due to increasing enrollment. The project consists of the construction of an allied health and science education building, demolition of current structure on site, site utility improvements including water, sewer, gas, electric/power relocations and improvements, and site grading and drainage improvements funded in part by the U.S. Department of Commerce Economic Development Administration.

With the construction of a new Allied Health and Science Center on the campus of UA Community College Morrilton, the campus forecasts currently offered Allied Health programs have the potential for up to a 66% student expansion in the Registered Nursing, Licensed Practical Nursing, Emergency Medical Technician, and Certified Nursing Assistant programs combined, based entirely on new and larger facilities. Also, the new construction would provide space for the addition of multiple programs suggested by various advisory committee members. These include Certified Medication Assistant, Paramedics, Respiratory Therapists, Medical Office Technology Assistant, and Medical Clinical Assistant. The addition of these programs would provide for up to an additional 100 students annually entering these new Allied Health Programs to produce up to 100 completers each academic year.

The new facility will consist of two floors, with 36,000-40,000 sq feet. The two floors will house classrooms, science and health science labs, faculty offices and student study space.

PROJECT COST

Currently UACCM has a \$14 million budget for the project. This includes a \$3 million EDA (Economic Development Administration) Grant with the rest being funded through reserves, private donations, and bonding. General contractors and architect/engineering services will work with university personnel and Facilities Management to produce a design and requirements of building.

ANTICIPATED PROJECT SCHEDULE

Request for Qualifications (RFQ) issued	January 6, 2023
Statement of Qualifications (SOQ) due	February 7, 2023, at 9am CST
Interviews of shortlisted firms	February 13-14, 2023
Board of Trustees selection announced	March 15, 2023,
Contract negotiations	March/April 2023
Design starts with architects	February 2023
Construction starts	2023/2024
Project complete	August 2025

SUBMISSION

The deadline for responses is 9:00 am local time, February 7, 2023.

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

Address three (3) hard copies and one (1) digital copy of responses to:

Jeff Mullen
Vice Chancellor for Finance
University of Arkansas Community College Morrilton
1537 University Blvd
Morrilton AR, 72110

Digital copies can also be sent via email to mullen@uaccm.edu in addition to the printed hard copies. Place in the subject line of any correspondence and in the final submission: RFQ#0689-2023-004/EDA #08-79-05659 - UACCM Allied Health and Science Center General Contractor Construction Management RFQ Response

Responses **must** include SAM.gov active status documentation.

Statements of Qualifications will be reviewed by a selection committee and a short-list of firms will be invited to interview with the university.

CONTENT REQUIREMENTS

To avoid potential conflicts of interest, respondents should not communicate with university or university foundation staff about this project. This document provides the relevant information for assembling a Statement of Qualifications. If you have urgent questions, you can send them via email to mullen@uaccm.edu.

Include the information below and organize it in an easily accessible manner. It is not necessary to divide the response into chapters exactly matching the description below. Responses that do not include the required licensure information will be disqualified.

1. Proof of licensure in the State of Arkansas
2. Experience of key personnel in Construction Management-General Contractor and EDA Grant 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 ten years) with allied health and science buildings for higher education entities.
7. Prior experience constructing projects under nationally recognized sustainable rating systems
8. Prior experience with fully commissioned projects
9. Owner verification and contact information for previous similar projects
10. Statement of diversity in the workforce, if applicable
11. Certificate of women-owned, minority-owned, or service-disabled veteran owned business, if applicable.
12. Proof of Sam.gov active status registration

PROFESSIONAL SERVICES REQUIRED

- GUARANTEED MAXIMUM PRICE/FAST-TRACK MANAGEMENT
- CONSTRUCTION MANAGEMENT-GENERAL CONTRACTOR PROJECT MANAGEMENT
- ESTIMATING
- SUBCONTRACTOR SELECTION
- PROJECT AND CHANGE ORDER PRICING
- DEMOLITION
- SCHEDULE CONTROL
- COST REDUCTION AND CONTROL
- PROJECT COORDINATION

- BUILDING INFORMATION MODELING (BIM)
- CLOSEOUT
- WARRANTY

All materials submitted in response to this Request for Qualifications are subject to the terms of state laws relative to the Freedom of Information Act.