

**UNIVERSITY OF ARKANSAS AT PINE BLUFF
PINE BLUFF, ARKANSAS 71601**

CONSTRUCTION MANAGERS

The Board of Trustees of the University of Arkansas acting for the University of Arkansas at Pine Bluff is soliciting proposals to identify a CONSTRUCTION MANAGEMENT AT RISK “General Contractor who has demonstrated proven expertise with utilization of all the various phases for bidding, design, documentation, Leg Review document preparations, etc. as required with the “Alternative Delivery Method” for the new construction of the (STEM) SCIENCE, TECHNOLOGY, ENGINEERING, MATH COMPLEX, here on the University campus.

Building Features and Character:

The new Science, Technology Engineering and Mathematics Complex on the UAPB campus will have a contemporary flair and use exterior materials that will relate to existing campus architecture. The building will be a two story structure and will contain approximate 28,000 square feet of enclosed area.

“Green” Building Technology:

The building will make use of “green” building technology wherever possible providing an opportunity for students to study energy and natural resource conservation first hand. Efforts will be made to utilize “green” building materials that utilize locally available materials. Project LEED certification will be pursued to the highest level possible under the program parameters.

The selected general contractor will work with a university building committee, the architect, and an independent third-party commissioning agent, 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. For general campus planning and standards information, visit <http://planning.uark.edu/>.

The selected Contractor will be required to comply with and make an integral part the terms and conditions of the bid to subs, using AIA Document A201-2007 . Also, AIA document A102-2007 for fee negotiations must be used. Both documents have already been pre-approved for the language for UA System schools use. ***Other documents will not be accepted.***

**The University reserves the right to reject all proposals and re-advertise if it is in its’ best interest. There shall be no cost for proposal preparation.
For more details about the STEM project contact Kay Turner at 870-575-8735.**

**Written responses will be considered if received by 1:00 P.M. on February 1, 2012.
All respondents will be notified of the results by mail.**

Written and oral interview responses shall address:

1. Experience of Key Personnel in General Contractor/Construction Management organization.
2. Proof of current general liability insurance with limits of \$1,000,000/occurrence and \$2,000,000 aggregate from an Ark. company
3. Proof of Arkansas licenses from the appropriate Arkansas Boards
4. What assurance can you provide based on past history that you will complete the STEM complex within the time, budget, specifications set and with a high quality of workmanship?
5. Specific Project Experience (within the past five(5)years) with budget-conscious academic facility design.
6. Prior experience constructing buildings under LEED and rating systems.
7. Prior experience with fully commissioned projects. ***(Evaluation and testing of the HVAC performance from installation to acceptance by agency)***
8. List State & Federal Project experience (last five(5) years)
9. Bid Management experience (including any specification preparation experience).
10. Construction Observation and Project Close Out Management
11. Explain Teaming Relationship with Owner and Architect
12. Past Experience and Proposed Plan on method of utilization of socioeconomic, disadvantaged, and minority business enterprises throughout construction.
13. Current Project workload
14. Current Maximum Bonding Capacity and Rate
15. SITE VISIT (optional for UAPB) Include in your response a list of locations preferably in Arkansas where your company has served as Construction Manager at Risk using the Alternative Delivery Method for a project in scope , cost and size to the New Stem Building. Include the entity name, contact person's name, e-mail, office phone/cell street address city and state.

Professional Services Required:

Guaranteed maximum price/fast track management, estimating, subcontractor selection, project and change order pricing, demolition, schedule control, cost reduction and control, project coordination, closeout and warranty

Send 10 copies of your proposal to:

**Kay Turner
Business Affairs Administrator/Procurement Director
University of Arkansas at Pine Bluff
P.O. Box 4979/ 1200 N. University Drive
Administration Building- Room 231- Procurement
Pine Bluff, Arkansas 71601
870-575-8735**