

**Request for Qualifications – General Contractors**  
**TRACK AND SOCCER STADIUM PROJECT**

The University of Arkansas at Pine Bluff, in accordance with policies of the Board of Trustees, is soliciting responses from interested firms to provide a general contractor construction management services for the Track and Soccer Stadium.

**PROJECT DESCRIPTION**

The University of Arkansas at Pine Bluff seeks qualified contractors for the construction of a new track and soccer complex located on the main campus in Pine Bluff, Arkansas. The complex will be a state-of-the-art venue that includes, but not limited to a 9-lane Bynum NCAA track, artificial turf, field events outside of the oval, bleachers, lighting, parking, a chip rock-walking path, and concessions.

**PROJECT SCOPE**

The track infield is estimated to cover 2 acres and the perimeter, 12 acres. Phase one of the project shall include site prep, track, artificial turf, field events, bleachers, lighting, and a support building. Track installation: Bynum Track, curb, surface, D-zones, side Long Jump and Triple Jump areas. High Jump and Pole Vault areas. Installation of a field turf soccer field. Field events, outside oval for throwing areas. Lights, and a parking plan to support a new or expanded facility. The pole vault and jumping pits should be reversible and contain two sets of runways to accommodate multiple events. The infield will be a multipurpose turf field that meets the NCAA playing regulations for Collegiate Soccer. This phase will consist of developing a throwing area for the discus, javelin, hammer throw, and shot-put throw as well as hammer cage(s) to accommodate multiple throwing events.

**PROJECT COST**

The total project cost is currently estimated at \$7 to 8 million. General contractors and design consultants will work with Facilities Management and the Athletic Director to advance campus master planning and design principles, as well as sustainability requirements.

**PREFERRED EXPERIENCE**

1. Respondents should be familiar with and sensitive to NCAA and SWAC rules and regulations, and mindful of the partnerships established by each association.
2. Respondents should demonstrate the capability to undertake and effectively manage a project of this size 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
  - Evidence of experience and qualifications for providing services to a public entity;
  - Recent, direct experience with projects of similar scope and budget;
  - Qualifications and experience with similar institutional athletics projects.

**ANTICIPATED PROJECT SCHEDULE**

<i>Request for Qualifications (RFQ) issued</i>	<i>May 28, 2023</i>
<i>Statement of Qualification (SOQ) due</i>	<i>June 23, 2023</i>
<i>Interviews of shortlisted firms</i>	<i>July 10, 2023</i>
<i>Board of Trustees selection announced</i>	<i>Mid Summer TBD</i>
<i>Contract negotiations</i>	<i>Mid Summer TBD</i>
<i>Design starts</i>	<i>TBD</i>
<i>Construction starts</i>	<i>TBD</i>
<i>Project Complete</i>	<i>TBD</i>

**SUBMISSION**

**The deadline for responses is 1:00 pm local time on Friday, June 23, 2023.**

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

Address eight (8) copies of responses to: Alisha Lewis, Procurement Official  
**University of Arkansas at Pine Bluff**  
**1200 N. University Drive**  
**Administration Building-Office #102**  
**Pine Bluff, Arkansas 71601**

Statements of Qualification will be reviewed by a selection committee using a standardized Construction Services Shortlist Evaluation form.

**Format requirements:**

Printed responses should be no larger than 8.5in x 11in, limited to 50 sheets maximum (100 pages), fully recyclable (i.e. no plastic covers, plastic tabs, etc.) and bound with glue, staples, or thread (i.e. perfect bound, saddle stitching, etc.). No metal or plastic coils allowed. Responses that do not meet these requirements will be disqualified.

Please send a digital copy of the response via email to [lewisal@uapb.edu](mailto:lewisal@uapb.edu) in addition to the printed booklets.

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 urgent questions, you can send them via email to [lewisal@uapb.edu](mailto:lewisal@uapb.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 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 Guaranteed Maximum Price (GMP) and fast-track 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 five years) with major collegiate athletic venues (see preferred experience above)
7. **List of State and Federal Project experience**
8. **Davis Bacon Wages will apply**
9. Prior experience constructing projects under nationally-recognized sustainable rating systems
10. Prior experience with fully-commissioned projects
11. Owner verification and contact information for previous similar projects
12. Statement of diversity in the workforce, if applicable
13. Certificate of women-owned or minority-owned business, if applicable

**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, BUILDING INFORMATION MODELING (BIM) CLOSEOUT, AND WARRANTY.