



**REQUEST FOR QUALIFICATIONS – GENERAL CONTRACTORS
CENTER FOR HEALTH INNOVATION
RFQ# AX-27-002**

The University of Arkansas at Fort Smith, in accordance with the policies of the Board of Trustees, is soliciting responses from qualified general contractors to construct a Center for Health Innovation.

PROJECT DESCRIPTION

UAFS plans to build a Center for Health Innovation that will transform healthcare education and workforce development across Western Arkansas and Eastern Oklahoma. In a region facing significant healthcare workforce shortages and persistent health disparities, this facility will expand educational capacity, strengthen clinical training opportunities, and better prepare graduates to meet the growing healthcare needs of the communities they serve.

UAFS has secured a \$15 million Congressionally Directed Spending grant to support construction of this innovative facility. The center will include a Center for Mother and Infant Healthcare featuring a state-of-the-art high-fidelity simulation suite. Dedicated obstetrical, postpartum, and pediatric simulation labs, along with an integrated control room, will provide nursing faculty with the ability to observe, assess, and guide students through hands-on training in both routine and complex care scenarios. These realistic learning environments will enhance student competency and confidence in maternal, newborn, and pediatric care.

Along with the simulation suite, the facility will include a large, tiered auditorium style collaborative learning theatre with an integrated IT control room, supporting interdisciplinary lectures, professional development events, and community health education programming. The goal is to create a community hub, using technology and UAFS faculty expertise to connect the region's healthcare workforce with leading experts in the field. Classroom and office space will complete the educational content of the building, along with the necessary mechanical and technological space to support the structure.

PROJECT COST

The total project cost is estimated at a maximum of \$15,000,000 which will be funded by a federal appropriation. Total project cost includes the construction cost and soft costs like design fees, along with all furniture, fixtures, technology, and equipment. The General Contractor will work with a university building committee and Facilities Management to advance campus master planning and design.

ANTICIPATED PROJECT SCHEDULE

Request for Qualifications (RFQ) issued	September 15, 2026
Statement of Qualifications (SOQ) due	October 20, 2026
Interviews of shortlisted firms	October 26 – November 6, 2026
Board of Trustees selection announced	December 2, 2026
Contract negotiations	December 2026
Design starts*	January 2027
Construction starts*	December 2027
Project complete*	June 2029
*Anticipated Dates	

Should the time periods specified following the Proposals Due from Vendors date differ, UAFS will not be penalized. UAFS will make a good faith effort to follow the timeline above for evaluating, negotiating and issuing an award.

SUBMISSION

The deadline for responses is 3:00 pm, October 20, 2026.

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

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

Lance Killough
Director of Procurement
University of Arkansas at Fort Smith
5210 Grand Avenue, Plant Op 139
Fort Smith, AR 72904

Digital copies need to be sent via email to lance.killough@uafs.edu in addition to the printed hard copy.

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 lance.killough@uafs.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 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 construction of professional-quality medical facilities.
7. Specific project experience (within the past five years) with construction of medical educational facilities that include high quality simulation laboratories.
8. Prior experience constructing projects under nationally recognized sustainable rating systems
9. Prior experience with fully commissioned projects
10. Proof of current professional liability insurance coverage (\$1,000,000 minimum required)
11. List of projects currently under contract with state agencies or educational facilities

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.

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.

LOCATION

The facility will be constructed on university property located in the parking lot for the Pendergraft Health Sciences Center located at 715 N. Waldron Road, Fort Smith, AR 72903.

