



**REQUEST FOR QUALIFICATIONS – GENERAL CONTRACTOR  
WINDGATE ADDITION  
RFQ# AX-23-002**

The University of Arkansas at Fort Smith, 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 Windgate Addition.

**PROJECT DESCRIPTION**

The Windgate Art & Design Building at the University of Arkansas at Fort Smith is located at the southeast corner of the campus. It is home to the university's art department, including the studio art and graphic design majors. In addition, the building includes several galleries and a theater providing opportunities for events, meetings, and gatherings. Windgate Art & Design was built in 2015; the current building is 57,000 square feet with 2,500 square feet of gallery space.

As the university expands its current academic offerings, an additional 19,876 square feet to the existing Windgate Art & Design Building is needed. The addition will include key instructional spaces such as a woodshop and ceramics studio with an adjacent classroom, allowing for the development of sculptural curriculum. The expansion will consist of a reconfigured and expanded Permanent Collection storage space and Collection Study/Artwork Handling room. The papermaking facility will be expanded and re-located, allowing our Book Arts facilities a reception area and office space. The Graphic Design program will benefit from a new Digital Fabrication suite that will enable us to support all aspects of the curriculum and integrate innovative methods for materials handling, object production, and design output. The construction will include reconfiguring the Waldron Avenue entrance to make it more pronounced to the public as an obvious entrance. On the opposite end of the building, the Book Arts Center will also have a separate and distinguishable entrance built. To complement the additional spaces, a small café will be added to the first floor.

The addition's second floor will primarily consist of faculty offices and studio spaces. First and second-floor individual studios will support creative practices, provide critical area for future Artists in Residence, and offer additional studio space for students. The third floor will feature a covered veranda and rooftop patio service as unique classroom space, drawing studio, and event space.

## PROJECT COST

The total project cost is estimated at \$8,845,887.44 which is funded by a new gift from the Windgate Foundation. General contractors and design consultants will work with a university building committee and Facilities Management to advance campus master planning and design principles, as well as sustainability requirements.

## ANTICIPATED PROJECT SCHEDULE

Request for Qualifications (RFQ) issued	November 6, 2022
Statement of Qualifications (SOQ) due	December 2, 2022
Interviews of shortlisted firms	January 9-10, 2023
Board of Trustees selection announced	January 25, 2023
Contract negotiations	January 2023
Design starts	February 2023
Construction starts	October 2023
Project complete	March 2025

## SUBMISSION

**The deadline for responses is 3:00 pm local time, December 2, 2022.**

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:

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

Digital copies can also be sent via email to [rhonda.caton@uafs.edu](mailto:rhonda.caton@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 [rhonda.caton@uafs.edu](mailto:rhonda.caton@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 professional quality art galleries and studios and their spatial, acoustical, lighting, and technological requirements.
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.

## **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.

## CONCEPTULIZED LOCATION OF WINDGATE ADDITION



The Windgate Art & Design Building is located at 535 N. Waldron Rd, Fort Smith, AR on the southeast corner of campus.