



Request for Professional Services
ARKANSAS ATHLETICS FACILITIES MASTER PLAN & FOOTBALL OPERATIONS CENTER

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from interested firms to provide architectural services for an *Arkansas Athletics Facilities Master Plan* and a *Football Operations Center*.

ARKANSAS ATHLETICS FACILITIES MASTER PLAN

The University of Arkansas seeks qualified architects to develop a physical master plan for Arkansas Athletics. The selected firm will serve as a member of the Arkansas Athletics Strategic Planning Team, charged with developing a comprehensive plan for advancing the quality, purpose, and capacity of Razorback Athletics venues. The master plan must incorporate innovative concepts for facility and campus flow, stimulating and fan-friendly atmospheres, and motivational spaces to assist in recruiting and retaining over 450 student athletes.

The selected consultants will analyze and propose scenarios for new construction, renovation, and demolition of athletics facilities as needed, working with Facilities Management Planning Group to advance overall campus master planning principles by determining appropriate land use and identifying property acquisitions necessary to meet the needs of the plan.¹ Consultant proposals must be consistent with market research, and match the financial resources, scheduling parameters, and programmatic mission of Arkansas Athletics. The master plan shall anticipate that all building projects will be fully commissioned and constructed to the equivalent of LEED Silver or Green Globes Two Globes.

The Arkansas Athletics Master Plan will encompass these athletics venues:

Existing Facilities

- Donald W. Reynolds Razorback Stadium
- Frank Broyles Athletic Center
- Bob and Marilyn Bogle Academic Center
- Barnhill Arena
- Outdoor Football Practice Fields
- Willard and Pat Walker Pavilion / Walker Family Training Center
- Bev Lewis Center
- Dills Indoor Tennis Center / George M. Billingsley Tennis Center
- John McDonnell Field
- Bud Walton Arena
- Bogle Park

¹ For general campus planning and standards information, visit <http://planning.uark.edu>.



- Razorback Field
- Randal Tyson Track Center
- Baum Stadium at George Cole Field
- Razorback Ticket Office / Razorback Foundation

Future Projects

- Student Athlete Development Facilities (including an Academic Center and Dining Area)
- Video Production Studio
- Basketball Practice Building
- Other athletic facility remodel or expansion projects

The master plan will also focus on the quality and availability of these amenities:

- Athletic training space
- Student athlete locker rooms and lounges
- Competition and practice venues and surfaces
- Meeting rooms
- Coaching staff offices
- Departmental video production facilities and enhanced video analysis capability
- Video and score displays
- Compliance with ADA and ADAAA regulations
- Parking

ENVIRONMENTAL GRAPHIC DESIGN

The master plan will include a visitor information system for the public audience that addresses both functional needs and the need for distinctive identity. The scope of work will include identity and branding, interpretive and interactive communication, and signage and wayfinding design for Arkansas Athletics facilities.

The program must take into account the Razorback fan experience and his or her need for direction, information, and entertainment. The program must be designed to the University's needs and capabilities, campus layout and wayfinding elements, and administrative policies.

The environmental graphics program must:

- Create a sense of excitement about Arkansas Athletics
- Increase visitor satisfaction
- Provide a distinctive design vocabulary that builds a positive identity
- Establish a sign system that is practical and vandal resistant
- Establish a sign system that have longevity, which can be adapted and expanded
- Provide designs that have reasonable long-term costs
- Include policies for updating content
- Include policies for ongoing maintenance



FOOTBALL OPERATIONS CENTER

In addition to the master plan, the selected consultant will provide full architectural services for a *Football Operations Center*. The program will include a coaching staff suite (head coach, 13 assistant coaches, graduate assistants, administrative assistants, and three conference rooms); meeting rooms (for a minimum of 10 individual positions, larger group rooms for offensive, defensive, and special teams, and one large team meeting space); a video analysis office and studio space; locker room (for approximately 125 student athletes); team lounge; football equipment room and associated office areas; an athletic training room and associated office areas (space to include the latest technology in sports rehabilitation and therapy equipment); and a banquet room with associated catering kitchen. The building lobby is anticipated to have museum-quality displays and associated lighting.

After the full program is established and the existing space evaluated, the Arkansas Athletics Strategic Planning Team will assess whether the best course of action is to renovate the existing 65,000-70,000sf space or renovate and add on to existing space. The anticipated construction cost of the center is approximately \$10-20 million, depending on the extent of remodel or addition necessary to achieve the project goals.

PREFERRED EXPERIENCE

1. Respondents must be familiar with, and sensitive to, NCAA and SEC Rules and Regulations. They must also be mindful of the partnerships established by each association.
2. Respondents must be able to communicate and associate with University of Arkansas partners (such as Sodexo, ISP, Chartwells, XOS, etc.)
3. Respondents must have experience in staying on the cutting edge of technology in relation to NCAA Division I Athletics in areas such as recruiting, game presentation, building management, student athlete academic development, and coaching staff assistance and efficiency.
4. In addition, respondents must have:
 - Recent, direct experience with projects of a similar scope and budget;
 - Demonstrated athletic facility master planning at Division 1 level;
 - Qualifications and experience with similar institutional athletics projects, higher education campus master plans, and local development issues; and
 - Experience with intercollegiate athletic training, student athlete development, dining, and technology planning at the Division 1 level.
5. Respondents must demonstrate the capability to undertake and effectively manage a project of this magnitude 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 and budget;
 - Evidence of the planning team's experience and qualifications for providing services to a public entity; and
 - Ability to collect, organize, synthesize, and communicate complex information from many diverse groups in a timely manner.



6. The selected consultant team must show a demonstrated ability to provide the full range of services necessary to develop and implement a comprehensive graphics program that complements the University's signage and wayfinding program.²
7. Respondents must express interest and understanding of the nature of this project, its purpose, and its ultimate objectives.
8. Respondents must also show sensitivity to the goals and objectives of the strategic and physical master plans of the University of Arkansas, and an understanding of the University's planning processes and development initiatives.

UNDERSTANDING THE CAMPUS

The Arkansas Athletics Master Plan should build upon previously completed work. Review existing and applicable University of Arkansas planning documents (available at <http://planning.uark.edu> except where noted), which include:

- 1925 and 1998 Campus Master Plans
- 2007 Growth Plan
- Design and Construction Guide for Buildings and Landscapes (including planning guidelines, campus furnishings standards, campus landscape standards, etc.)
- Campus Preservation Master Plan 2009
- University Housing Strategic Plan 2006
- Campus Transportation Plan 2005
- Signage and Wayfinding Master Plan 2005 and Signage and Wayfinding Program 2009
- Arkansas Research & Technology Park, various planning documents 2002-2006
- Arkansas Watershed Information (<http://watersheds.cast.uark.edu>)

OUTCOMES

The Arkansas Athletics Master Plan is intended to be a working document with tangible physical plans as well as guidelines for future development. Deliverables will include feasibility, conceptual programming, conceptual massing studies, strategic and space planning, phasing plan (meeting current demand without limiting future expansion), cost estimates, renderings, and marketing materials. The consultant will provide a full project report and an executive summary of the work in digital and printed formats.

SUBMISSION

The deadline for responses is **Friday, November 13, 2009 @ 3:00pm CST**. All respondents will be notified of the results by EMAIL, so please provide accurate contact information.

Address ten (10) copies of responses to:

Jill Anthes, Campus Planner
University of Arkansas
Facilities Management Planning Group
521 S. Razorback Road, FAMA C-100
Fayetteville, AR 72701

² These documents are available for download at http://planning.uark.edu/campus_planning/master_plan_documents.html.



In addition to the experience listed above, written responses should include:

1. Current office size, personnel description, and workload
2. All building, engineering, and other consultants to be included on the project team
3. Prior experience constructing buildings under LEED and/or Green Globes ratings systems
4. Prior experience with fully commissioned projects
5. Specific project experience (within the past five years) in the design of university athletic facilities
6. Projects currently under contract with state agencies or educational facilities
7. Proof of current professional liability insurance coverage (\$1,000,000 minimum required)
8. Proof of licensure or eligibility (see below)

All firms shall be licensed, or eligible for licensure, in the State of Arkansas. Eligible firms not currently licensed must send a letter to the Arkansas State Board of Architects (501-682-3171/501-682-3172 fax) stating their intent to respond to an RFQ issued by the University of Arkansas. Please include project name, submittal date, and proof of valid NCARB certification in the letter. Joint venture firms are also required to be licensed in the State of Arkansas. Notification to the State Board must be made PRIOR to responding to this solicitation, and A COPY OF EITHER A VALID ARKANSAS LICENSE OR THE QUALIFYING LETTER MUST BE INCLUDED WITH ALL SUBMITTALS. The final selected firm will have 30 days to make application for corporate licensure after they are awarded the contract.

The University welcomes proposals from firms with a diverse workforce, including women- and minority-owned firms and joint ventures including such firms.

Professional Services Required:

PHYSICAL MASTER PLANNING, STRATEGIC PLANNING, MARKET RESEARCH, PROGRAMMING, COST ESTIMATING, SCHEMATIC DESIGN, GRAPHIC PRESENTATION, ENVIRONMENTAL GRAPHIC DESIGN AND IMPLEMENTATION, DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS, BIDDING, CONSTRUCTION ADMINISTRATION, AND PROJECT CLOSEOUT.

