

Request for Qualifications – General Contractors Hathaway Howard Fine Arts Center Expansion Project

The University of Arkansas at Pine Bluff (UAPB), in accordance with the policies of the Board of Trustees, is soliciting qualifications from experienced general contractor firms to provide construction management services for the expansion of the Hathaway Howard Fine Arts Center building.

PROJECT DESCRIPTION

The University of Arkansas at Pine Bluff is seeking qualifications from experienced general contractor firms to provide construction management services for the expansion/wing addition of the Hathaway Howard Fine Arts Center. This project will construct a new multi-story Art Tower addition that enhances and modernizes the existing fine arts facility, expands instructional capacity, and supports the evolving needs of 21st century art education.

The Art Tower will serve as a multi-use, multi-dimensional extension of the current building, providing new classrooms, studios, and creative learning environments equipped to support ceramics, design, digital arts, and other high-demand instructional areas. The expansion will address longstanding space limitations and enabling faculty and students to engage fully in contemporary art practices.

The new structure will be constructed as a vertical addition to the front of the Hathaway Howard Fine Arts Center, creating a modernized façade and maximizing space efficiency without expanding into the surrounding lawn. The project includes all necessary utility work, building systems integration and site improvements required to support the expanded facility.

The design and construction teams will be expected to work hand-in-hand to deliver the project in a timely and cost-effective manner on behalf of the university.

PROJECT COST

The total project cost is estimated at **\$5.2 million**, inclusive of construction and soft costs such as design. General contractors and design consultants will work with UAPB Facilities Management to advance campus master planning principles and meet sustainability requirements. This project is funded as a whole or in part with federal funds. All contractors and subcontractors must comply with applicable federal procurement standards 2 CFR Part 200, Appendix II

ANTICIPATED PROJECT SCHEDULE

<i>Request for Qualifications (RFQ) issued</i>	<i>April 26, 2026</i>
<i>Statement of Qualification (SOQ) due</i>	<i>May 14, 2026</i>
<i>Interviews of shortlisted firms</i>	<i>May 20, 2026</i>
<i>Board of Trustees selection announced</i>	<i>August 11, 2026</i>
<i>Contract negotiations</i>	<i>TBD (Summer 2026)</i>
<i>Design starts</i>	<i>TBD (Summer 2026)</i>
<i>Construction starts</i>	<i>TBD (Fall 2027, depending on design completion)</i>
<i>Project Complete</i>	<i>TBD (2027)</i>

SUBMISSION

The deadline for responses is 1:00 pm local time on Thursday, May 14, 2026.

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

Address five (5) 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 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.

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 integrating mechanical systems into existing buildings
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 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.