



## **REQUEST FOR QUALIFICATIONS – CONTRACTORS**

FB-27-001

June 26, 2026

### **UALR University Services Renovation & Plaza Demolition**

The University of Arkansas at Little Rock (UA Little Rock), in accordance with the policies and the Board of Trustees, is soliciting proposals from qualified and experienced contractors to provide general contractor management services. The intent of this request is to establish an agreement with a qualified general contractor for the services of demolition, renovations, and site improvements of the project.

#### **PROJECT DESCRIPTION:**

The University Plaza property is approximately 22.5 acres located on the south edge of the campus at the corner of University Avenue and Asher Avenue. The project's goal is to make this property "pad-ready" for an undetermined future development. The scope of work includes demolishing the main University Plaza building, minor asbestos abatement work, and site improvements to the former building pads to create usable green space until future development occurs. It also includes renovations to the existing parking lot and walkways to improve function, safety, and appearance. Before the University Plaza demolition can begin, the first phase of the project will be to accommodate the relocation of the units remaining at the University Plaza property. To accomplish this, significant renovations to the University Services Building are required to create a new Campus Police Headquarters. The phase 1 scope of work includes significant renovations to the 15,000 square-foot University Services Building. Such renovations will include demolition of the attached existing 30,000 square-foot two-story Speech building, exterior improvements, renovation of the interior to create a new Campus Police Headquarters, HVAC system replacement, new lighting, electrical upgrades, and associated work. In addition to these renovations, the 1,867 square-foot Dance Studio Building immediately adjacent to the University Services Building will be demolished. The Dance Studio Building site will be improved to expand the adjacent parking lot to improve parking and traffic for the building occupants.

The estimated cost of the project is \$6.5M.

#### **ANTICIPATED PROJECT SCHEDULE**

Request for Qualifications (RFQ) issued	June 26, 2026
Non-Mandatory Bidder's Conference	July 7, 2026
Questions from bidders due	July 9, 2026
Answers to questions posted	July 10, 2026

Statement of Qualifications (SOQ) due	July 16, 2026
Interviews of shortlisted firms	August 3-5, 2026
Board of Trustees selections announced	September 20, 2026 *
Contract negotiations	September 2026
Pre-Construction Phase starts	October 2026
Construction Starts	January 2027 *
Project Complete	January 2028

## SUBMISSION

The deadline for responses is 2:00pm local time (U.S. Central Daylight) on **July 16, 2026**. All respondents will be notified of the results by EMAIL, so please provide accurate contact information.

Address ten (10) copies of responses to: Leslie Hutchins  
Associate Vice Chancellor for Facilities Management  
University of Arkansas at Little Rock  
c/o Procurement Services  
2801 South University Avenue  
Little Rock, Arkansas 72204

Designate on the front of response envelope: **FB-27-001**  
UALR University Services Renovation & Plaza Demolition  
Submission Deadline: 2:00 p.m. CDT, **July 16, 2026**

## Formal 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 Tierra Hutley [tmhutley@ualr.edu](mailto:tmhutley@ualr.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 Tierra Hutley [tmhutley@ualr.edu](mailto:tmhutley@ualr.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 descriptions below. **Responses that do not include the required licensure information will be disqualified.**

1. Proof of licensure or eligibility.
2. Organizational chart for key personnel who will be assigned to this project.
3. Records of the project management team on similar projects with timely completion with high

quality workmanship.

4. Current maximum bonding capacity and rate.
5. Current and projected workload.
6. Project Management Approach: Respondents shall describe their project management approach for meeting the university's needs, including their ability to serve as a proactive partner to both the owner and architect. Their approach to tailoring communication style and frequency to align with the university's preferences and expectations. Outline their process for conducting constructability reviews in collaboration with the project team, and methods for identifying and mitigating potential cost overruns.
7. Specific project experience (within the past five years) with major renovations and adaptive reuse of existing buildings at institutions of higher education or other large organizations that have a similar scope of work, scale, and budget. Provide the project owner's contact information.
8. Specific project experience (within the past five years) with scheduling and coordination of work within a fully occupied and operational institutional campus, while maintaining access and student safety. Provide the project owner's contact information.
9. Prior experience in constructing projects under nationally recognized, sustainable rating systems.
10. Prior experience with fully-commissioned projects.
11. Certificate of women-owned or minority-owned business, if applicable.
12. Statement of diversity in the workforce, if applicable.

**PROFESSIONAL SERVICES REQUIRED:**

- A. Guaranteed Maximum Price
- B. Preconstruction Services
- C. Collaboration With University Staff and Design Team
- D. Cost Estimating
- E. Evaluation of the University's Project Program with regard to Constructability and Scheduling
- F. Subcontractor Selection
- G. Demolition
- H. Construction of Renovations and Improvements
- I. Schedule Control
- J. Cost Reduction And Control
- K. Project Coordination: Construction activities must be performed in a manner that minimizes disruption to traffic and does not interfere with the events that take place on campus
- L. Change Order Pricing
- M. As-Built Documentation
- N. Closeout
- O. Warranty

**LOCATION:**

The University Plaza property is approximately 22.5 acres located on the south edge of the campus at the corner of University Avenue and Asher Avenue. The University Services building is located on the UALR campus at the intersection of University Drive and Campus Way.