



Garvan Woodland Gardens
University of Arkansas

REQUEST FOR QUALIFICATIONS – ARCHITECTS AND LANDSCAPE ARCHITECTS KLIPSCH AMPHITHEATER IMPROVEMENTS

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from interested firms to provide professional design services for the *Klipsch Amphitheater Improvements* at Garvan Woodland Gardens in Hot Springs, Arkansas.

Garvan Woodland Gardens is the Botanical Garden of the University of Arkansas System and is administered by the University of Arkansas, Fayetteville. Facilities consist of a 210-acre botanical garden located on a large peninsula in Lake Hamilton, a 7200-acre reservoir near Hot Springs National Park, Arkansas.

THE GARDENS' VISION STATEMENT

Garvan Woodland Gardens, a living legacy of Verna Cook Garvan, inspires and advances sustainable relationship between people, art, and nature in a nationally-recognized botanical garden.

GENERAL INFORMATION

The Paul W. and Valerie Klipsch Amphitheater is a beautiful facility, and Garvan Woodland Gardens intends to preserve much of its character. With flagstone seating for 500, the open-air venue is nestled in a natural depression surrounded by 80-foot pines, oaks, and hickories. Work is needed, however, to improve the venue for a range of performances, as well as to increase accessibility and amenities for visitors. These improvements will enable the amphitheater to reach its potential as an important asset to the community and as a revenue generator for the Gardens.

Garden and university staff will collaborate with the design team to develop unique and engaging structures that provide all basic requirements for full professional theatrical productions. The primary goal is to upgrade the amphitheater so that it can provide full services for at least 600 patrons. The total project cost is currently estimated at \$2.5 million.

The Gardens has a master plan (2008), conceptual plan for proposed improvements at the Klipsch Amphitheater (2011), and an interpretive plan (2011). In addition, a geotechnical report and topographical survey, showing existing structures and all trees of 6" diameter or larger, is complete. These documents will be made available to the successful applicant.

SCOPE OF WORK AND DELIVERABLES

A design booklet documenting the design process, with complete design development, final design, architectural and engineering plans and specifications, and preliminary and final statements of anticipated costs are expected as the final deliverables for this effort. As some of the project will be built in-house, full biddable construction documents will be required for only a portion of the work.

Work requested will include:

- Refining and developing existing conceptual plans for removing and replacing the existing stage with a more appropriate venue including storage, green room and dressing, service access, etc.,
- Completing design of a concept for a unique stage covering,
- Expanding seating and other visitor services capacity to allow for profitable theatrical production. Additional conditioned space will include restrooms, concession and ticket area, control room, and rain shelter for guests,
- Improving the facility's flexibility as a multi-purpose venue for different uses by groups of varied sizes, and
- Addressing accessibility for all users to as many key components of the plan as is possible.
- Providing better pedestrian connections, drop-off points, etc. from the existing parking to the amphitheater.

The garden's interpretive plan gives strong guidelines assuring all garden venues are fully integrated into our educational efforts. However, it is the design team's responsibility to assure that these issues are fully addressed in this project.

The final design documents should be based on existing conceptual ideas provided in the original planning of the Amphitheater and should accomplish the following:

- Develops concepts and programs previously created by an acclaimed Broadway stage set designer into completed plans for a full service facility,
- Connects the Amphitheater seamlessly with existing parking and specifically improves accessibility from that parking to this facility and other areas of the Gardens,
- Specifies natural wood products and native stone finishes as the primary material vocabulary of all new construction, with products for shelter with visibility per the Gardens' Master Plan. Other finishes sympathetic to and inviting interaction with the forested setting will be considered,
- Respects sense of place, creating structural systems and using design idioms that fit the local cultural and physical aesthetic and allow elements to blend seamlessly with the existing woodlands,
- Develops a complete site protection plan that prevents erosion and contamination of nearby streams and Lake Hamilton and allows construction of improvements while minimizing damage to the growing environment or existing trees,
- Provides preliminary cost estimates for use in planning and fundraising,
- Develops full construction plans for all built elements, final construction and bid documents, and
- Performs construction observation during the construction process.

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SUBMITTALS

The deadline for responses is 1:00 PM CST on Friday, December 14, 2012.

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

Address ten (10) copies of responses to: Jay Huneycutt, Campus Landscape Architect
Director, Campus Planning and Capital Programming
University of Arkansas
Facilities Management Planning Group
521 S. Razorback Road, FAMA C-100
Fayetteville, AR 72701

Statements of Qualification will be reviewed by a selection committee using a standardized *Design Services Shortlist Evaluation* form. This form is available for download at <http://planning.uark.edu/rfq>.

Written responses should include, at minimum:

1. Proof of licensure or eligibility:
 - a. Architects. 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. All consulting and joint venture firms are also required to be licensed by the Arkansas State Board of Architects. 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 FOR ALL TEAM MEMBER FIRMS MUST BE INCLUDED WITH ALL SUBMITTALS. The final selected firm(s) will have 30 days to make application for corporate licensure after they are awarded the contract.
 - b. Landscape Architects: All firms shall be licensed by the Arkansas State Board of Architects, Landscape Architects, and Interior Designers. A COPY A VALID ARKANSAS LICENSE MUST BE INCLUDED WITH THE SUBMITTAL.
 - c. Engineers: All engineers shall hold individual licenses in the State of Arkansas, and all engineering firms shall hold a valid Certificate of Authorization (COA) issued by the Arkansas State Board of Licensure for Professional Engineers and Professional Surveyors. Joint venture firms are also required to hold a COA. A COPY OF A VALID ARKANSAS CERTIFICATE OF AUTHORIZATION MUST BE INCLUDED WITH THE SUBMITTAL.
2. Proof of current professional liability insurance coverage (\$1,000,000 minimum required)
3. Specific project experience (within the past five years) with comparable projects

4. Current office size, personnel description, and workload
5. Organizational chart for design team and all consultants
6. Prior experience constructing projects under LEED and/or Green Globes ratings systems
7. Prior experience with fully commissioned projects
8. Projects currently under contract with state agencies or educational facilities
9. Statement of diversity in the workforce, if applicable
10. Certificate of women-owned or minority-owned business, if applicable

EXPERTISE

While Garvan Woodland Gardens expects this project to be led by an Architect, the following consultants are recommended if the expertise is not available in-house:

Landscape Architect
Civil Engineer
Structural Engineer
Stage Set Designer
MEP Engineer
Audio/Visual Consultant
Acoustical and Lighting Consultants
Accessibility Consultant

Professional Services Required:

FEASIBILITY ASSESSMENTS, COST ESTIMATING, SCHEMATIC DESIGN, GRAPHIC PRESENTATION, DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS, BIDDING, CONSTRUCTION ADMINISTRATION, AND PROJECT CLOSEOUT.

*The University of Arkansas is an Affirmative Action, Equal Opportunity Institution.
Responses to this request are subject to the Arkansas Freedom of Information Act.*