



RFQ 27-05

REQUEST FOR QUALIFICATIONS – CONSTRUCTION MANAGEMENT
SERVICES FOR the NYITCOM ICC and SIM Lab Facility.

Arkansas State University – in accordance with the policies of the Board of Trustees, is soliciting responses from qualified Construction Management firms for the construction of the new ICC and SIM Lab Facility for the New York Institute of Technology College of Osteopathic Medicine located on the main campus of Arkansas State University.

Project Description

Arkansas State University has engaged a design team to provide New York Institute of Technology College of Osteopathic Medicine with much-needed expansion space in the existing Leadership and Education Studies Building on the Jonesboro campus. The concept of reinventing the existing mid-century modern structure rather than demolishing it for new construction continues to drive the team's pursuit. The project aims to realize with a DNA rooted in maximizing return on investment through a faster, leaner, and better design and construction process that meets inherent challenges head-on with found opportunities. The team wishes to create a state-of-the-art environment centered on heart, spirit, and mind, a place that becomes a center of learning as well as a recruitment and retention tool for medical education. The medical education program consists of 9,300 gross square feet of simulated medical education; including: exam rooms, home health, and emergency simulation spaces. Support for simulation includes multiple debrief rooms, control rooms, a standardized patient lounge, and equipment storage. Headwalls with utility ports are included as simulation only, no active medical utilities in the scope of the work. The concept of reinventing the Leadership and Education Studies Building involves editing out unnecessary constructs above the slab, valuing what remains, and adding to it with precision and intent, which is often overlooked when budgets are less humble. The goal of creating architecture engineered with precision and thoughtfulness is to provide academia with livability and accommodation, which are frequently found in the hospitality industry but are lacking in a college setting. The entire team has high expectations of delivering this 37,000 square foot reinvention with equal to or better than new construction project.

The anticipated construction will begin in April of 2027, and completed by July 2028.

Submission

The deadline for responses is 4:00 PM CST on Tuesday, September 29, 2026. Respondents will provide eight (8) published copies and an electronic copy (PDF format, less than 20mb required file size) to:

Mark Overturf, Director of Planning, Design and Construction Arkansas State University

2713 Pawnee Street

Jonesboro, AR 72401

Email: mverturf@astate.edu Phone: (870) 680-4701



NOTE: To ensure contract budget control, the Construction Management firm will be expected to provide a Guaranteed Maximum Price (GMP). This GMP contract will be in force throughout the project. Amendments to the GMP contract will be processed per owner approved change orders.

•Construction Phase:

Manage the project management of all phases of construction and best construction practices. Safety and security of the site a priority imperative.

Project superintendent or assistant superintendent will be required on site all times construction activities are occurring.

Provide frequent schedule and project reports. Weekly reports are the minimum, but some critical periods may require more frequent submissions.

Follow the requirements of defined processes for project execution, shop drawings, submittals, Request for Information, Change Order Request, Change Order execution, payment applications, and other best practices for capital projects.

Statement of Qualifications Format and Content

The selection committee will review Statements of Qualification. To aide committee review of competing resumes, SoQ document should be structured in the following order and content:

1.Firm Base Information

a. Name and address of firm

b. Primary contact telephone numbers and email addresses

c. Web page address, and any social media addresses

2. Brief History of Firm

a. Size of firm (staff numbers)

b. Number of years in business

c. Organization chart of firm

3.CM Team Background

a. Primary Team Members

i. Principle In Charge

ii. Director of Construction Services

iii. Director of Preconstruction Services

iv. Project Estimator

v. Project Manager

vi. Superintendent

vii. Assistant Superintendent

viii. Other

b. Resumes of Team Members

4. Examples of Pre-construction Services for analogous / similar expedited schedule projects

5. Representative Projects / Project Experience– List a minimum of five (5) projects completed by your firm that best represents a similar scope, budget, program and complexity. Projects should be new construction. For each project, include:

a. Name and Location

b. Owner Representative name and contact information



- c. Project Description (include any unique aspects)
- d. Photographs
- e. Total Square Footage
- f. Project Schedule
- i. List initial program or Conceptual Design Date
- ii. List the Substantial Completion Date
- g. Cost Effective Design
 - i. Initial Budget
 - ii. Bid Amount
 - iii. Final Construction Cost
- iv. List any changes in scope if applicable
- h. Cost per Square Foot
 - i. Construction only – excluding site cost
 - ii. Total cost, including FFE and all soft cost
- 6. Proof of Arkansas Contractors License
- 7. Proof of current professional liability insurance coverage (\$1,000,000 minimum required, more may be required upon project execution)
- 8. Bonding Capacity
- 9. Disclosure Forms

Selection Criteria and Process

The selection committee will review Statement of Qualifications documents and grade upon the following point criteria. The highest scored firms will be notified for interview by 5:00 pm Thursday, October 8, 2026. Unsuccessful firms will be notified same day via email and/or phone call.

Interviews for firms will be scheduled on the earliest possible date (times TBD). RFQ RANKING CRITERIA WEIGHT

- 1. Prior and quantity similar project scope experience 20 pts
 - 2. Demonstration of similar projects of aggressive schedule 20 pts
 - 3. Staff resources, experience, and team qualifications 20 pts
 - 4. Demonstration of project cost containment, including preconstruction services cost estimates compared to project GMP 25 pts
 - 5. Demonstration of leading a project on a confined college campus 20 pts
 - 6. Demonstration of quality construction on similar projects 10 pts
 - 7. Other factors – Use of construction management technology, other 10 pts
- TOTAL 125 pts



Project Special Requirements and Schedule

ASU-Jonesboro will utilize construction procurement delivery method of construction manager (CM) with agreed guaranteed maximum price. The use of a CM will afford constructability input, pricing, and scheduling of advance work scope at all design stages. The design team and CM should be advised the following project schedule is reflective of imperative milestone dates, the most important being the July 28, 2028 substantial completion.

- September 6, 2026 – Advertise Request for Qualifications for Construction Management Services
 - September 29, 2026 – RFQ submittal due at 4:00 PM
 - TBD– Interviews and CM selection
 - TBD– Contract execution and notice to proceed issued
 - April 2027– Mobilization of Contractor
 - July 28, 2028 – Substantial Completion
- Campus Tour Availability – Pre and Post RFQ Submission