



RFQ 26-28

REQUEST FOR QUALIFICATIONS – CONSTRUCTION MANAGEMENT
SERVICES FOR the Kays Hall Residence Hall

Arkansas State University – in accordance with the policies of the Board of Trustees, is soliciting responses from qualified Construction Management firms for the Kays Hall Residence Hall construction project.

Project Description

Kays Hall was constructed in 1964 and remains as one of our most sought-after residence halls for first year students. Based on a recent structural assessment, improvements will need to be made for the hall to continue to provide housing for years to come.

The estimated cost of construction is 14 million, with an anticipated construction starting in May of 2026, and completion to be determined by the full scope of the project.

Submission

The deadline for responses is 4:00 PM CST on Friday, December 19, 2025. Respondents will provide six (6) 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: mooverturf@astate.edu Phone: (870) 680-4701

Professional Services Required

The project committee will be comprised of staff from ASTATE Facilities Management Planning Design and Construction along with the Design Team of WER Architects. The Construction Manager will work with representatives of this team for the principal responsibility of:

- Participating in program design meetings, providing input as needed
- Provide input on project scope phasing to ensure schedule objectives are achieved.
- Input for early construction packages to expedite project delivery
- Procurement and delivery of construction scope as defined by project drawings, specifications, and other related scope documents.

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
- b. Resumes of Team Members

4. 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 can be new construction or renovations. 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
- g. Cost Effective Design
- h. Cost per Square Foot

5. Proof of Arkansas Contractors License

6. Proof of current professional liability insurance coverage (\$1,000,000 minimum required, more may be required upon project execution)

7. Bonding Capacity

8. 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 firm will be selected by 5:00 pm Monday, January 5, 2026. Unsuccessful firms will be notified same day via email and/or phone call.



RFQ RANKING CRITERIA WEIGHT

1. Prior and quantity similar project scope experience 30 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 20 pts
 5. Demonstration of leading a project on a confined college campus 15 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 May 1, 2027 substantial completion.

- December 14, 2025 – Advertise Request for Qualifications for Construction Management Services
- December 19, 2025 – RFQ submittal due at 4:00 PM
- January 5, 2026– CM selection
- January 15, 2026– Construction Documents provided to selected CM for review
- March 1, 2026 – Contract execution and notice to proceed issued
- May 1, 2026– Mobilization of Contractor

Campus Tour Availability – Pre and Post RFQ Submission