



UNIVERSITY OF  
CENTRAL  
ARKANSAS™

PROCUREMENT OFFICE  
201 DONAGHEY AVENUE  
WINGO 113  
CONWAY, AR 72035

**REQUEST FOR QUALIFICATIONS**

**General Contractor for:**

**UCA DISTRICT CHILLED WATER PLANTS**

**PHASE I: BUILDING A NEW NORTH SIDE  
CHILLER PLANT**

**PHASE II: UPGRADES TO THE EXISTING SOUTH  
SIDE CHILLER PLANT**

**Project#: RFQ UCA-26-018**

**PROPOSALS MUST BE RECEIVED BEFORE:  
9:00 A.M. Central Time on Tuesday, September 9, 2025**

Proposal Delivery Address and Opening Location:

University of Central Arkansas  
Procurement Department  
201 Donaghey Avenue  
Wingo Hall 113  
Conway, AR 72035

## SIGNATURE CERTIFICATION PAGE

**Proposal Number: UCA-26-018**

**Procurement Official: Cassandra McCuien-Smith**

**Description: New North Chiller Plant  
Upgrades to Existing South Chiller Plant**

**Bid Opening Date: September 9, 2025**

**Issue Date: August 15, 2025**

**Bid Opening Time: 9:00 a.m. CST**

PROPOSALS WILL BE ACCEPTED UNTIL THE TIME AND DATE SPECIFIED ABOVE. THE PROPOSAL PACKAGE AND ENVELOPE MUST BE SEALED AND PROPERLY MARKED WITH THE PROPOSAL NUMBER, DATE AND HOUR OF BID OPENING AND BIDDER'S RETURN ADDRESS. IT IS NOT NECESSARY TO RETURN "NO BIDS" TO THE UNIVERSITY OF CENTRAL ARKANSAS PROCUREMENT OFFICE.

Company Name:

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Name (Type or Print):

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Title: 

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Address: 

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Telephone Number: 

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E-Mail Address:

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**FAILURE TO PROVIDE A TAXPAYER IDENTIFICATION NUMBER MAY RESULT IN BID REJECTION:**

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Federal Employer Identification Number or Social Security Number

The undersigned affirms that they are duly authorized to execute this contract, that this bid has not been prepared in collusion with any other Offeror, and that the contents of this bid have not been communicated to any other Offeror or any employee of University of Central Arkansas prior to the official review of this bid. **THE PROPOSAL MUST BE SIGNED. UNSIGNED PROPOSALS WILL NOT BE CONSIDERED.**

Signature:

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### **1. PURPOSE:**

The purpose of this request is to obtain a contract with a qualified licensed general contractor to provide construction and construction administration for the building of a New North Chiller Plant and Upgrading the existing South Chiller Plant located on the campus of the University of Central Arkansas, Conway, AR.

The target for completion of the New North Chiller Plant is 2026.

### **2. QUALIFICATIONS REQUIRED:**

To be considered, the Contractor must have experience and demonstrate ability to execute complex utility infrastructure projects, including but not limited to district cooling system upgrades on heavily trafficked campuses. The contractor shall also demonstrate ability to phase procurement and construction in such a manner to as to optimize the construction timeline, minimize interruption to campus operations, and limit risk to pedestrians. The firm must also be able to demonstrate a proven record of accomplishment of successfully working with the state of Arkansas.

### **3. PROPOSAL REQUIREMENTS:**

All firms will submit one (1) original hard copy and one (1) electronic media copy USB/Flash drives of their qualification packages. The information listed below is required to be submitted and should be organized in the order listed below to facilitate the proposal review process.

- ✓ **Current Arkansas contractor's license and licensure of any trades.**
- ✓ **Provide general information about the firm's personnel resources, including the classification and numbers of employees and the location and staffing of offices.**
- ✓ **Provide qualifications and experience in the building of Chiller Plants and Upgrading existing Chiller Plants.**
- ✓ **Documentation of the management firm/contractor's record in the timely completion of similar type projects while maintaining high quality workmanship and staying within budget parameters.**
- ✓ **References from architects and owners from previous projects.**
- ✓ **Experience with the "negotiated work" alternative delivery method of contracting.**
- ✓ **Description of the GC's project management approach.**

- ✓ **Form of ownership, including state of residency or incorporation.**
- ✓ **Current maximum bonding capacity and rate (provide letter from bonding company stating ability to bond the project). Ability and the extent of financial resources available to commit to and carry out these projects.**
- ✓ **A statement and/or documentation showing compliance with the department's (ADEQ) storm water construction permit requirements, and narrative detailing GC's approach to pollution prevention measures taken at construction sites.**
- ✓ **Statement of experience with Building Information Modeling "BIM".**

#### **4. SCOPE OF PROJECT:**

Phase I: Project consists of improving overall chilled water capacity and efficiency for University's campus. Components consist of building a new Chiller Plant on the North side of campus and installing new District chilled water lines underground to tie into existing District cooling piping and existing buildings. These new chillers and connections will permit existing aged, localized chillers to be decommissioned and campus overall energy consumption to decrease.

Phase II: The University of Central Arkansas is refreshing its South Plant Central Chiller Facility to increase cooling capacity from 760 to 1,200 tons using high-efficiency water-cooled chillers, along with new cooling towers. The project includes replacing outdated controls with a new system fully integrated into the campus-wide automation platform to support optimized, automatic operation. Electrical upgrades will support the new equipment and include provisions for a future emergency generator that would allow partial plant operation during power outages. These improvements are designed to enhance energy efficiency, reduce maintenance needs, and improve the overall reliability of campus cooling.

#### **5. QUALIFICATIONS DUE DATE AND REQUIREMENTS:**

Only Arkansas Licensed General Contractors who practice in the State of Arkansas will be considered. All statements will be considered without regard to age, race, creed, color, sex, handicap or national origin.

**Request of Qualifications for Construction Services must be received by:**

**9:00 A.M. on September 9, 2025**

**Tentative Interview Date In-person or via Zoom: September 15-16, 2025**

A sealed envelope clearly marked shall be submitted for the Qualifications. The qualifications will be referred to a review committee, who will review each submittal in accordance with the evaluation criteria stated later in this RFQ. All costs associated with the preparation of a statement in response to this RFQ will be the responsibility of the Offeror, and will not be reimbursed by the University of Central Arkansas. It is important that the Offeror's qualifications be submitted in a sealed envelope or box, clearly marked on the lower left-hand corner with the following information:

**RFQ #UCA-26-018 New North Chiller Plant & Upgrade Existing South Chiller Plant**

**Note: The University of Central Arkansas reserves the right to reject any or all Offers, to waive informalities and to re-advertise if it is in the best interest of the University to do so. It shall be the sole responsibility of the Offeror to have his/her documents delivered to University of Central Arkansas, Wingo Hall Room 113, Conway, AR 72035 for receipt on or before the due time and date. If documents are sent by U.S. Mail, the date of receipt by the University of Central Arkansas shall be the controlling date for purposes of determining whether timely submittal has been achieved. The University will not accept faxed or e-mailed RFQ's.**

**6. REQUIREMENTS OF THE CONTRACTOR FOR THE PROJECT:**

- The Construction Team Members must work with AMR Architects and Pettit & Pettit Consulting Engineers.
- The Contractor shall complete the project with the team outlined in the RFQ.
- The Construction Team shall be reasonably accessible to the University staff.

**REQUEST FOR QUALIFICATIONS EVALUATION CRITERIA**

Review Item	Available Points
Project Understanding and Approach	15
Project Team Organization and Staffing	20
Project Team Job Site Public Relations	15
Project Team Ability to meet Schedule & Expedite Completion	30
Project Team Experience with Similar Projects	20
<b>TOTAL POSSIBLE POINTS</b>	<b>100</b>