



Construction

REQUEST FOR QUALIFICATIONS (RFQ) SAUT/26-27/04

Construction Manager-at-Risk (CMAR) Services

Defense Manufacturing Center of Excellence

Southern Arkansas University Tech

East Camden, Arkansas

1. INTRODUCTION

Southern Arkansas University Tech ("SAU Tech" or "SAUT") invites qualified firms to submit Statements of Qualifications (SOQs) to provide Construction Manager-at-Risk (CMAR) services for the development of the Defense Manufacturing Center of Excellence ("DMCE") on the SAU Tech campus in East Camden, Arkansas.

The Defense Manufacturing Center of Excellence is envisioned as a premier workforce training, advanced manufacturing, and defense industry collaboration facility supporting Arkansas's growing defense and industrial manufacturing sectors.

SAU Tech seeks a Construction Manager with demonstrated expertise in higher education, manufacturing, industrial, laboratory, and workforce training facilities and a commitment to delivering projects safely, on schedule, within budget, and in compliance with all applicable state and federal requirements.

2. PROJECT DESCRIPTION

The Defense Manufacturing Center of Excellence will serve as a strategic workforce development and technology training asset for South Arkansas and the national defense industrial base.

The facility may include:

- Advanced manufacturing laboratories
- Industrial technology training facilities
- Research and development space
- Simulation and testing environments
- Classrooms and instructional facilities
- Industry collaboration and innovation space
- Administrative offices

- Student support spaces
- Conference and meeting areas
- Site development and infrastructure improvements
- Parking, utility, security, and access improvements

Final scope, building size, and construction budget will be determined during planning and design.

3. PROJECT FUNDING AND CONTINGENCY

Funding authority for this project has been appropriated; however, the project remains contingent upon receipt, authorization, and availability of all necessary state, federal, grant, and other funding sources.

Issuance of this RFQ does not constitute a commitment by SAU Tech to proceed with construction or award a contract.

The University reserves the right to:

- Delay the project;
- Modify the project scope;
- Reduce project elements;
- Reject any or all submissions;
- Suspend procurement activities;
- Cancel this solicitation; or
- Decline to award a contract

if project funding becomes unavailable, insufficient, delayed, or restricted.

No contractual obligation shall exist until a written agreement has been fully executed and authorization to proceed has been issued by SAU Tech.

4. PROJECT DELIVERY METHOD

The project will be procured utilizing the Construction Manager-at-Risk (CMAR) delivery method.

The selected CMAR shall:

- Participate during design and preconstruction;
- Collaborate with the Architect/Engineer and SAUT;
- Provide cost estimating and constructability reviews;
- Develop and maintain project schedules;
- Assist with procurement strategies;

- Establish a Guaranteed Maximum Price (GMP); and
 - Serve as constructor during the construction phase.
-

5. SCOPE OF SERVICES

Preconstruction Services

The CMAR will provide:

- Project planning assistance
- Budget development and management
- Cost estimating at major design milestones
- Constructability reviews
- Value engineering recommendations
- Site logistics planning
- Construction phasing recommendations
- Scheduling and sequencing analyses
- Long-lead procurement planning
- Risk identification and mitigation
- Sustainability and operational recommendations
- Collaboration with project stakeholders

Construction Phase Services

Upon acceptance of a GMP, the CMAR shall provide:

- Construction management services
- Competitive bidding and procurement
- Contract administration
- Field supervision
- Quality assurance and quality control
- Safety management
- Cost control and reporting
- Schedule management
- Submittal and RFI coordination
- Progress reporting

- Commissioning support
 - Project closeout
 - Warranty administration
-

6. MINIMUM QUALIFICATIONS

Respondents shall demonstrate:

- Authorization to conduct business in Arkansas;
 - Minimum five (5) years of CMAR experience;
 - Successful delivery of public-sector projects;
 - Experience with higher education facilities;
 - Experience with advanced manufacturing, industrial, laboratory, or defense-related facilities;
 - Financial capacity and bonding capability to perform projects of similar size and complexity; and
 - Availability of qualified personnel to serve throughout the project.
-

7. FEDERAL FUNDING COMPLIANCE REQUIREMENTS

The project may receive federal assistance including, but not limited to:

- Community Development Block Grant (CDBG) funding;
- Economic Development Administration (EDA) funding;
- U.S. Department of Defense funding;
- Infrastructure Investment and Jobs Act (IIJA) funding; and
- Other federal grant programs.

The selected CMAR shall comply with all applicable federal, state, and local requirements.

Build America, Buy America Act (BABAA)

The CMAR shall comply with all applicable domestic preference requirements governing:

- Iron and steel products;
- Manufactured products; and
- Construction materials.

The CMAR shall obtain and maintain supplier certifications and records necessary to verify compliance.

Community Development Block Grant (CDBG)

Should CDBG funding be utilized, the CMAR shall comply with all applicable requirements of:

- U.S. Department of Housing and Urban Development (HUD);
- Arkansas Economic Development Commission (AEDC); and
- Applicable CDBG regulations and grant conditions.

Uniform Guidance

The CMAR shall comply with applicable provisions of:

2 CFR Part 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards

Davis-Bacon

When federal funding requires prevailing wage compliance, the CMAR shall:

- Comply with wage determinations;
- Maintain certified payroll records;
- Monitor subcontractor compliance; and
- Maintain required labor documentation.

Equal Employment Opportunity

The CMAR shall comply with:

- Executive Order 11246;
- Title VI of the Civil Rights Act;
- Americans with Disabilities Act (ADA);
- Section 504 of the Rehabilitation Act;
- Applicable Section 3 requirements; and
- All applicable federal and state nondiscrimination regulations.

Debarment and Suspension

The CMAR and all subcontractors shall certify they are not debarred, suspended, or otherwise excluded from participation in federally funded projects.

Record Retention and Audits

The CMAR shall maintain all compliance, payroll, procurement, financial, and project records for the period required by applicable law and grant requirements and shall cooperate with all audits and monitoring activities.

8. EVALUATION CRITERIA

Statements of Qualifications will be evaluated using the following criteria:

Criteria	Score
Relevant Project Experience	Up to 25 pts.
Project Team Qualifications	Up to 20 pts.
Project Approach and Understanding	Up to 15 pts.
References and Past Performance	Up to 15 pts.
Safety Performance	Up to 10 pts.
Financial Stability and Bonding Capacity	Up to 10 pts.
Federal Funding Compliance Experience	Up to 5 pts.

Financial Stability and Bonding Capacity

Respondents shall demonstrate the financial strength and bonding capacity necessary to perform a project anticipated to exceed \$10 million in construction value.

SAU Tech reserves the right to request:

- Audited financial statements;
- Banking references;
- Surety references;
- Single-project bonding capacity; and
- Aggregate bonding capacity documentation.

9. SUBMISSION DELIVERY AND STATEMENT OF QUALIFICATIONS REQUIREMENTS

- Deliver six (6) copies of the statement of qualifications by September 15, 2026, at 1:00 PM CST to the following address:

Southern Arkansas University Tech
Keisha Robinson, Manning Hall Room 110
6251 Hussey Rd
Camden, AR 71701

Sealed envelopes should state "Statement of Qualifications for RFQ SAUT/26-27/04 Construction Manager-at-Risk (CMAR) Services Defense Manufacturing Center of Excellence ".

All submissions must include the following items in this order:

A. Cover Letter

Provide:

- Firm name;
- Primary contact information;
- Authorized representative; and
- Statement of interest.

B. Firm Profile

Include:

- Company history;
- Office locations;
- Organizational structure;
- Years in business;
- Annual construction volume.

C. Relevant Project Experience Up to 25 pts

Provide at least five (5) comparable projects completed within the past ten (10) years.

Include:

- Owner;
- Location;
- Construction value;
- Delivery method;
- Completion date;
- Scope description; and
- Reference contact information.

D. Project Team Qualifications Up to 20 pts

Identify:

- Project Executive;
- Project Manager;
- Superintendent;

- Preconstruction Manager; and
- Other key personnel.

Include resumes and relevant project experience.

E. Project Approach and Understanding Up to 15 pts

Provide a comprehensive narrative demonstrating your firm's understanding of the specific scope, constraints, and objectives of this project. Your response must address the following components:

- **Project Understanding:** Identify the top three critical risks or challenges unique to this site, schedule, or design, and explain your specific strategy to mitigate them.
- **Preconstruction Services:** Detail your approach to cost-estimating, value engineering, constructability reviews, and building information modeling (BIM) during the design phase. Explain how your team will collaborate with the Architect to achieve budget reconciliation before establishing the Guaranteed Maximum Price (GMP).
- **Construction Phase Management:** Describe your plan for managing the construction schedule, site logistics, staging, safety protocols, and subcontractor procurement in the current local market.
- **Change and Quality Control:** Outline your process for minimizing change orders and ensuring quality control throughout the project lifecycle

F. References and Past Performance Up to 15 pts

Provide at least three references from comparable projects.

G. Safety Performance Up to 10 pts

Provide:

- Experience Modification Rate (EMR) for the previous three years;
- OSHA incident rates; and
- Description of safety program.

H. Financial Stability and Bonding Capacity Up to 10 pts

Provide:

- Bonding capacity letter from surety;
- Surety company information;
- A.M. Best rating;
- Evidence of financial strength; and
- Available aggregate bonding capacity.

I. Federal Funding Compliance Experience Up to 5 pts

Describe experience administering federally funded projects, including:

- CDBG projects;
- EDA-funded projects;
- Davis-Bacon projects;
- Buy America or BABAA requirements; and
- Federal grant compliance programs.

J. Litigation History

Describe any material litigation, arbitration, claims, or disputes within the last five years.

10. INSURANCE AND BONDING REQUIREMENTS

The selected CMAR shall maintain insurance coverage and provide bonding as required by Arkansas law and project requirements.

Performance Bond

Prior to construction, the CMAR shall provide a Performance Bond equal to 100% of the GMP or construction contract value.

Payment Bond

Prior to construction, the CMAR shall provide a Labor and Material Payment Bond equal to 100% of the GMP or construction contract value.

Bonding Capacity

Respondents shall provide documentation of:

- Single-project bonding capacity;
- Aggregate bonding capacity;
- Surety company information; and
- Current A.M. Best rating.

Commercial General Liability

Minimum limits:

- \$1,000,000 Each Occurrence
- \$2,000,000 General Aggregate
- \$2,000,000 Products/Completed Operations Aggregate
- \$1,000,000 Personal and Advertising Injury

Automobile Liability

Minimum limit:

- \$1,000,000 Combined Single Limit

Workers' Compensation

Coverage meeting Arkansas statutory requirements.

Employer's Liability:

- \$500,000 Each Accident
- \$500,000 Disease Policy Limit
- \$500,000 Disease Each Employee

Umbrella/Excess Liability

Minimum limit:

- \$5,000,000 Per Occurrence

Builder's Risk Insurance

The CMAR shall provide Builder's Risk Insurance covering the full replacement value of the work unless otherwise directed by the Owner.

Professional Liability

If applicable, minimum limits:

- \$1,000,000 Per Claim
- \$2,000,000 Aggregate

Additional Insured

The following shall be named as Additional Insureds where applicable:

- Southern Arkansas University Tech
- Southern Arkansas University System
- State of Arkansas

Certificates of Insurance

Certificates shall be provided prior to contract execution and maintained throughout the project.

11. PROCUREMENT PROCESS

The University may:

1. Review all submissions;
2. Establish a shortlist;
3. Conduct interviews;
4. Request supplemental information;
5. Score and rank firms; and
6. Enter negotiations with the highest-ranked firm.

If negotiations are unsuccessful, SAU Tech may proceed to the next-ranked firm.

12. TENTATIVE SCHEDULE

Milestone	Date
RFQ Issued	August 31, 2026
Questions Due	September 8, 2026 by 2 p.m. CST
Responses to Questions Issued	September 9, 2026
Qualifications Due	September 15, 2026 by 1 p.m. CST
Evaluation Period	September 15 & 16, 2026
Interviews (if necessary)	September 25 & 28, 2026
Selection Announcement	September 29, 2026
Contract Negotiations	September 30, 2026

The University reserves the right to revise this schedule.

13. RESERVATION OF RIGHTS

SAU Tech reserves the right to:

- Reject any or all submissions;
- Waive informalities and minor irregularities;
- Request clarification of submitted information;

- Amend, modify, or cancel this RFQ;
 - Negotiate scope and fees; and
 - Make no award if determined to be in the best interest of the University.
-

14. CONTACT INFORMATION

Please direct all inquiries regarding this Request for Quotation (RFQ) **via email only** to Keisha Robinson, Carl Ramsay, and Michael Armstrong by 2:00 p.m. Central Time on or before Monday, September 8, 2026, using the email addresses provided below.

Keisha Robinson

Procurement Manager
Southern Arkansas University Tech
Email: krobinso@sautech.edu

AND

Carl Ramsay

Director of Physical Plant
Southern Arkansas University Tech
Email: cramsay@sautech.edu

AND

Michael Armstrong

Vice Chancellor for Finance and Administration
Southern Arkansas University Tech
Email: marmstro@sautech.edu

Equal Opportunity Statement

Southern Arkansas University Tech is an Equal Opportunity/Affirmative Action Institution and encourages participation from qualified small, minority-owned, women-owned, veteran-owned, and service-disabled veteran-owned businesses.

Project Objective

SAU Tech seeks a highly qualified Construction Manager-at-Risk partner to assist in delivering a nationally recognized Defense Manufacturing Center of Excellence that advances workforce development, strengthens the defense manufacturing ecosystem, and promotes economic growth throughout South Arkansas and the region.