**REQUEST FOR QUALIFICATIONS (RFQ)**

**SAUT/26-27/05**

**Architectural and Engineering Services**

**Shumaker Barracks Renovation Project**

**Southern Arkansas University Tech (SAU Tech)**

**East Camden, Arkansas (Calhoun County)**

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## 1. Introduction

Southern Arkansas University Tech (SAU Tech) is soliciting Statements of Qualifications from qualified architectural firms licensed to practice in the State of Arkansas to provide professional architectural and engineering services for the renovation of the historic Shumaker Barracks located on the SAU Tech campus in East Camden, Arkansas (Calhoun County).

This project is anticipated to be funded, in whole or in part, through a grant awarded by the Arkansas Natural and Cultural Resources Council (ANCRC). The selected firm will be expected to demonstrate experience with historic preservation projects, adaptive reuse, state-funded projects, and compliance with applicable grant requirements and historic preservation standards.

This RFQ is issued solely for the purpose of selecting the most qualified firm. Compensation will be negotiated with the selected firm following a qualifications-based selection process in accordance with applicable Arkansas procurement requirements.

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## 2. Project Background

The Shumaker Barracks are historically significant structures constructed during World War II as part of the former Shumaker Naval Ammunition Depot. The facilities represent an important component of Arkansas's military and cultural history and contribute to the historic character of the SAU Tech campus.

SAU Tech intends to renovate the barracks to preserve the historic structure while adapting it to support current and future campus needs. The exact scope of renovation will be refined during project planning and design.

Funding for the project is anticipated through an Arkansas Natural and Cultural Resources Council (ANCRC) grant and may require compliance with historic preservation guidelines and coordination with applicable state agencies.

The Shumaker Barracks represent an important component of Arkansas's World War II military history and contribute significantly to the historic character of the SAU Tech campus. As a result, SAU Tech seeks a design team with demonstrated expertise in balancing historic preservation objectives with contemporary building code, accessibility, life-safety, and programmatic requirements. The selected firm shall work collaboratively with SAU Tech, the Arkansas Historic Preservation Program (AHPP), and other applicable stakeholders to ensure that proposed improvements preserve the historic integrity of the facility while achieving the SAU Tech's operational and programmatic goals.

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**3. Scope of Services**

The selected architectural firm shall provide comprehensive professional services, including but not limited to:

**Phase 1 – Existing Conditions Assessment**

- Review existing facility conditions.
- Conduct site visits and field investigations.
- Evaluate structural, architectural, mechanical, electrical, plumbing, and civil components as required.
- Identify code compliance, ADA accessibility, life safety, and building envelope considerations.
- Document existing conditions and renovation constraints.

**Phase 2 – Programming and Schematic Design**

- Meet with SAU Tech stakeholders to determine project goals and space requirements.
- Develop conceptual renovation alternatives.
- Prepare preliminary cost estimates.
- Coordinate with grant requirements and historic preservation objectives.

**Phase 3 – Design Development**

- Advance selected design concepts.
- Develop architectural and engineering design solutions.
- Coordinate with university representatives and regulatory agencies.
- Incorporate historic preservation recommendations as appropriate.

**Phase 4 – Construction Documents**

- Prepare complete plans and specifications suitable for public bidding.
- Incorporate applicable building codes and regulations.
- Coordinate required reviews and approvals.

**Phase 5 – Bidding Assistance**

- Assist SAU Tech during procurement and bidding.
- Respond to bidder questions.
- Issue addenda as required.
- Assist with evaluation of bids.

**Phase 6 – Construction Administration**

- Conduct site observations.
- Review shop drawings and submittals.
- Respond to Requests for Information (RFIs).
- Review contractor pay applications.
- Assist with project closeout activities.

**Historic Preservation Services**

The selected firm shall demonstrate experience with:

- Historic preservation and rehabilitation projects.
- Adaptive reuse of historic structures.
- Secretary of the Interior's Standards for the Treatment of Historic Properties.
- Coordination with the Arkansas Historic Preservation Program (AHPP).

- Preparation of documentation required for ANCRC-funded historic preservation projects.
- Integration of modern building systems while preserving historic character-defining features.

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**4. Minimum Qualifications**

Firms responding to this RFQ shall:

1. Be licensed and authorized to practice architecture in the State of Arkansas.
2. Demonstrate experience with adaptive reuse and renovation projects.
3. Demonstrate experience with historic preservation projects of similar size and complexity.
4. Demonstrate experience with publicly funded projects.
5. Have the capability to provide all required multidisciplinary services directly or through qualified consultants.
6. Have no conflict of interest that would prevent performance of the required services.

**Historic Preservation Experience**

Because the project involves the rehabilitation of a historically significant World War II-era barracks facility and is anticipated to be funded through an Arkansas Natural and Cultural Resources Council (ANCRC) grant, responding firms should demonstrate experience with historic preservation and rehabilitation projects involving nationally, state, or locally significant historic resources.

Preference may be given to firms that can document successful coordination with the Arkansas Historic Preservation Program (AHPP), compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and experience administering or supporting ANCRC-funded preservation projects. Such experience will be considered beneficial in ensuring grant compliance, successful project delivery, and preservation of the historic integrity of the Shumaker Barracks.

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**5. Selection Criteria**

Qualifications will be evaluated using the following criteria:

- Proposed project team qualifications and experience– Up to 25 points
- Experience with Historic preservation, rehabilitation, and adaptive reuse projects, including coordination with AHPP and/or ANCRC-funded projects – Up to 35 points
- Experience with comparable renovation projects of similar size and complexity – Up to 20 points
- Project management approach, schedule, and grant compliance strategy – Up to 10 points
- Public-sector and higher education project experience – Up to 5 points
- References and past performance – Up to 5 points

Interviews may be conducted with shortlisted firms at the discretion of SAU Tech.

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**6. Preferred Qualifications**

Preference may be given to firms demonstrating:

- Successful completion of ANCRC-funded projects.
- Experience coordinating with the Arkansas Historic Preservation Program (AHPP).
- Experience applying the Secretary of the Interior's Standards for Rehabilitation.
- Historic preservation, adaptive reuse, or rehabilitation of military, educational, institutional, or World War II-era facilities.
- Experience with public higher education institutions and state agencies in Arkansas.
- Familiarity with Arkansas procurement requirements and state-funded capital improvement projects.

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**7. Submission Delivery and Statement of Qualifications Requirements**

Interested firms shall deliver one (1) electronic copy in PDF format and seven (7) printed copies in a sealed envelope by December 2, 2026, at 1:00 p.m. CST to the following address:

Southern Arkansas University Tech

Keisha Robinson, Manning Hall Room 110

6251 Hussey Road

Camden, Arkansas 71701

The sealed envelope should state "Statement of Qualifications for RFQ SAUT/26-27/05 Architect Shumaker Barracks Renovation Project "

Submissions **must** use the following format:

**Cover Letter**

- Firm name
- Address
- Contact person
- Telephone number
- Email address

**Firm Profile**

- History and background of the firm
- Office locations
- Years in operation
- Number of professional staff

**Proposed Project Team Qualifications - Up to 25 points**

- Organizational chart
- Key personnel and responsibilities
- Resumes of principal team members
- Consultant information

**Historic Preservation and Adaptive Reuse Experience - Up to 35 points**

- Historic preservation and adaptive reuse experience
- Coordination with AHPP or similar agencies, if applicable
- ANCRC or other grant-funded project experience, if applicable

**Comparable Renovation Projects Experience - Up to 20 points**

Provide descriptions of at least five (5) comparable projects completed within the last ten years, including:

- Project name and location
- Owner/client
- Construction cost
- Date completed
- Scope of services Historic preservation considerations

**Project Management Approach - Up to 10 points**

Describe:

- Understanding of the project and historic significance of the barracks
- Approach to historic preservation and rehabilitation
- Grant compliance strategy
- Quality control procedures
- Proposed project schedule
- Coordination approach with AHPP and other reviewing agencies

**Public-Sector and Higher Education Project Experience - Up to 5 points**

- State & Local Agency Alignment: Documented experience navigating public-sector workflows, capital improvement processes, and state procurement regulations.
- Campus Environment Familiarity: Proven success working within active higher education campuses, minimizing disruptions to academic schedules, students, and staff.
- Stakeholder Coordination: Demonstrated ability to coordinate effectively with university leadership and facilities management.

**References and Past Performances - Up to 5 points**

Provide at least three references from comparable projects.

**Proof of Licensure**

Include evidence of current Arkansas architectural licensure.

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**8. Selection Process**

The selection process will generally include:

1. Issuance of RFQ
2. Receipt of Statements of Qualifications (SOQ)
3. Evaluation of SOQ by the Evaluation Committee to pick the top five firms
4. Schedule presentations and interviews of the top five firms, if deemed necessary
5. Selection of firm
6. Negotiation of scope and fee with the selected firm
7. Contract award, subject to funding availability and applicable approvals

If negotiations with the selected firm are unsuccessful, SAU Tech reserves the right to negotiate with the next selected firm.

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**9. Reservation of Rights**

SAU Tech reserves the right to:

- Reject any or all submissions.
- Waive informalities or irregularities.
- Request additional information from respondents.
- Cancel or reissue this RFQ.
- Modify the scope of services.
- Negotiate with the most qualified firm.
- Award a contract deemed to be in the best interest of the University.

**10. Contact Information**

Please direct all inquiries regarding this Request for Qualifications (RFQ) IN WRITING **via email only** to Michael Armstrong, Carl Ramsay, and Keisha Robinson by 2:00 p.m. Central Time on or before Tuesday, November 24, 2026, using the email addresses provided below.

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

**AND**

**Carl Ramsay**
Director of Physical Plant
Southern Arkansas Univ Tech
Email: cramsay@sautech.edu

**AND**

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

**11. Tentative Schedule**

| Activity | Date |
|---|---|
| RFQ Issued | November 16, 2026 |
| Questions Due | November 24, 2026 by 2 p.m. CST |
| Responses Posted | November 25, 2026 |
| SOQ Submission Deadline | December 2, 2026 by 1 p.m. CST |
| Interviews | December 10, 2026 |

**12. Equal Opportunity Statement**

Southern Arkansas University Tech is an Equal Opportunity Employer and does not discriminate on the basis of race, color, religion, sex, national origin, age, disability, veteran status, or any other protected status under applicable law.