

00 11 19 Request for Proposal Notice to Contractor

The **Arkansas Board of Corrections and the Arkansas Department of Corrections**, herein after referred as the Agency, is soliciting responses from interested General Contractors to provide services for the construction of a New State Correctional Facility, DBA Project Number 0480-RFP-2505 pursuant to ACA §19-4-1415, Alternative Delivery method of contracting and the Arkansas Building Authority Minimum Standards and Criteria.

The Agency seeks qualified General Contractors for pre-construction professional services and construction of a New State Correctional Facility.

The official version of the Request for Proposal is obtainable from:
Division of Building Authority (DBA), Doran White, Doran.White@arkansas.gov.

Written responses will be considered if received by **4:00 PM** on **04/22/2025**.

The Agency encourages all small, minority, and women business enterprises to submit proposals for capital improvements. Encouragement is also made to all general contractors that, in the event they subcontract portions of their work, consideration is given to the identified groups. The Agency reserves the right to reject any or all proposals and to waive any formalities.

General description based upon assumptions prior to design professional under contract. The final design may not reflect these assumptions, and the final design will prevail over any perceived conflicts with this general description: Project goal of 3,000 bed facility, a combination of dorms and cells with approximately 900 staff. Site work will include staff and visitor parking lots, storm water management, wastewater treatment and may include plans for an onsite water treatment plant. A Central Utility Plant (assuming implementation of a loop system for all utilities with direct branches for each separate building) and an outside-of-security-perimeter (outside) warehouse (approx. 80,000 Sq Ft); Central Maintenance (Pre-Engineered Metal Building); outside administration; inmate records management and business services area; outside visitor and staff processing/entry area; outside security armory; a double 12 foot high perimeter fence (approximately 10,000 linear ft) and two (Pre-Engineered Metal Deck) design perimeter security towers to manage one vehicle entrance sally port and one pedestrian sallyport. The interior will include one main kitchen to prepare 9,500 meals each day, one centralized health care facility, one centralized laundry, one centralized inmate receiving and discharge (release), a central control. Each facility within the perimeter will be semi-autonomous providing dining, gymnasium, health services (clinic level) educational, inmate clothing exchange, inmate commissary; counseling services and administrative offices.

Project will include dedicated programming areas for cognitive behavioral therapy, mental health services as well as an infirmary with pharmacy and nurses' station. Aiming to prepare inmates for successful reintegration into society, the project will incorporate various rehabilitation and reentry programs, including vocational trades training and maintenance building initiatives. The new prison design will integrate safe and efficient features including clear sight lines, advanced perimeter security technologies and smaller, more controlled housing units. These modern elements not only aim to improve the safety and operational efficiency of the prison but also enhance the environment for the staff and inmates.

Required services included but not limited to:

Pre-Construction/Design Assist Services in coordination with Owner, Owner's Representative and Owner's Design Professionals; Early site package utilities construction; Project Construction; Guaranteed Maximum Price (GMP); Fast Track Project Management and Construction; Cost Estimating; Sub-Contractor Competitive Bidding and Selection; Cost Reduction and Control; Real-time estimating during pre-construction (including programming, options analysis and design) and construction to ensure decision making information is accurate and timely; Project and Schedule Order Pricing; Schedule Control; Project Coordination; Project Closeout; Contract Document Closeout; Warranties.

Address nine (9) copies of responses to:

Division of Building Authority
Attn: Doran White
501 Woodlane, Suite 101N
Little Rock, AR 72201

00 11 19 Request for Proposal Written and Oral Interview Content

All proposals received will be evaluated by the Selection Committee. The Committee will evaluate the written proposals based on the following criteria.

I. Written Response (Total of 80 points available):

A. Specialized Experience & Technical Competence **25 points**

1. Experienced key personnel proposed to be assigned to this project in Alternative Delivery/Negotiated Work method of contracting to include:
 - Name & title of each team member proposed for this project
At a minimum include: Project Executive, Project Manager, Site Superintendent, Scheduler, Estimator, QA/QC Manager.
 - Resume for each member illustrating individual experience on projects of similar scale
 - Examples of proven quality of performance throughout all phases of the pre-construction and construction process
 - Availability and anticipated commitment during each of the key project phases (e.g., planning, design, construction, warranty) for each team member proposed.

2. Information about the firm's personnel resources proposed to be utilized for this project and self-performed work:
 - Size of firm
 - Ability to meet time requirements
 - Personnel resource descriptions
 - Identify which professions/trades/crafts will be self-performed

3. Prior experience with projects of similar scale to include:
 - Prior contractor experience constructing adult correctional facilities with construction cost of \$400 million or more.
 - List relevant projects completed by your company, including (3) most recent detention facilities, completed or under construction and include:
 - Name & Location
 - Owner name and contact information
 - Project Description
 - Total Square Footage
 - Project Budget
 - Scope of GC work
 - Number of Requests for Information (RFIs)
 - Unique characteristics and/or challenges
 - Preliminary Schedule; Original Completion Date
 - Actual Completion Date
 - Original Construction Budget

- Original Contract Value; Change Order Value; Final Contract Value
 - Scope of Project: Number of beds, Program Space, Intake, Medical, etc.
 - Proposed key team members involved with the referenced project and their role
- Describe experience in collaborating with the owner, owner's representative and the design team in achieving project goals and objectives.
 - Describe communication plan for ensuring adherence to schedule, budget, quality control, and document control.

B. Performance 25 points

1. Describe pre-construction experience, include the following:
 - Performance related to development of preliminary cost estimates and schedules. Describe accuracy of pre-construction estimates and schedules compared to how they aligned with the GMP proposal and the actual final project completion date and cost.
 - Participation in master planning, programming, and options analysis phases to assist the owner in making informed and timely decisions.

2. Describe experience in the following:
 - Building large scale correctional facilities
 - Building multi-security level facilities
 - Utilizing modular and tilt-up construction processes
 - Installation of automated building and integrated systems (i.e., CCTV systems, Fire & Life Safety systems, integrated utility control, access control systems and security management platforms)

3. Provide examples of proposed management team's ability to deliver similar sized projects, of at least \$400M on time, within budget and with high-quality workmanship. Include:
 - Ability to meet schedules and deadlines
 - Completing contractual obligations in a timely manner
 - Adhering to established schedules, include examples of fast-tracked projects
 - Completing all contract obligations within original budget
 - Performing work accurately with a high standard of quality
 - Being responsive to the owner's needs and accessible to the owner

3. References from clients of similar projects to include:
 - 3-5 references from clients of similar projects, including name, title, organization, phone number and email address

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C. Capacity & Capability 15 points

1. Current & projected workload to include:
 - List of contractor's current projects
 - Demonstration that other staff commitments will not interfere with the contractor's ability to meet the needs of the owner
2. Current maximum bonding capacity & weight

D. Approach to Project 15 points

1. Description of the General Contractor's project management approach
2. Description of approach to expedited delivery using examples of fast-tracking used in prior projects.

E. Proof of Current Licensure in the State of Arkansas 0 points
(Proposal rejection if Contractor is not properly licensed and classified)

F. Complete the "Combined Certifications for Contracting with the State of Arkansas" 0 points
(Proposal rejection if Contractor is unable to complete the certifications form)

Added by DBA 03/21/25

II. Proposal Review and Scoring:

The Selection Committee will review and score all proposals received. The respondents with the highest scores will be selected to enter into the final interviews (maximum of five). The Agency will notify the finalist within five business days of their selection as well as date and time of the oral interviews. The Selection Committee will conduct the interviews and score the finalist.

The order of the scheduled times for interviews shall be determined by random drawing. The names of the contractor's selected for interview shall be placed in a container and the names drawn one at a time from the container by a member of the selection committee. The order of the schedule shall be as follows; the first name drawn shall have the first time slot; the second name drawn the second slot and so forth until all names are drawn. All interviews may be scheduled for the same date and location.

In the event of a tie score(s) the Agency will notify the effected Contractors. The tie(s) shall be broken by a question-specific response from at least two of the Contractors' listed references. The reference's responses will be rated and added to the average score and will determine the position ranking for contract negotiations. The Contractor having the highest total score (ranking) shall be selected for negotiations.

III. Oral Interviews (Total of 80 points available):

The Contractor will have up to forty-five (45) minutes to discuss their written proposal and provide additional information to the Selection Committee. The Committee will have thirty (30) minutes to ask questions related to the proposed project and proposal submitted. The content and scoring of the interview will be based on the criteria listed above for the written proposal.

Once the final selection is determined, the Agency may begin to enter into final negotiations with the successful finalist for Pre-Construction Services. Nothing shall prohibit the Agency from entering into negotiations with other finalists if negotiations with the first selected finalist are not successful.

00 31 13 Preliminary Schedules

The following schedule of events is provided to convey to you the time critical events and proposed milestones for the development and construction of this project. Dates are subject to change.

Date(s)	Project Activity
04/08/2025	Advertises Request for Proposal
04/22/2025	Deadline for submittal of qualifications
04/28/2025	Finalist Selection Notification
05/13/2025	Oral Interviews of Finalist
05/15/2025	Final Selection/Commence Pre-Construction Services Negotiations
06/19/2025	DBA Approval and Arkansas Legislative Council Review
August 2025	Notice to Proceed for Design Assist Services
September 2025	First Phases Project Design and Contract Documents Completed to a Sufficient Level to Begin Contractor/Owner Construction GMP negotiations.
September 2025	Mobilization/Early Sitework & Utilities
<div style="border: 2px solid red; border-radius: 50%; padding: 5px; display: inline-block;"> January 2026 Corrected 03/21/25 </div>	Final GMP Negotiations and Pre-Construction Services Contract Amended: Construction Contract Executed, Notice to Proceed Issued

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