

**REQUEST FOR QUALIFICATIONS**  
**Agency Construction Management**  
**Faulkner County Incarceration Facility**

In accordance with A.C.A. 19-11-801-805, et seq. Faulkner County, Arkansas, is requesting statements of qualifications for the construction of an incarceration facility which will house approximately 200-300 maximum security prisoners in a two-story unit to be constructed adjacent to the County's current incarceration facility on 500 South German Lane, Conway, AR. Written statements of qualifications will not be considered if received later than 9:00 a.m. on March 13, 2024.

As used in this section, "construction management" means a project delivery method based on an agreement in which a political subdivision acquires from a construction entity a series of services that include, but are not limited to, design review, scheduling, cost control, value engineering, constructability evaluation, preparation and coordination of bid packages, and construction administration.

Agency construction management, is defined as a relationship in which a construction manager is hired to serve as an agent for the purpose of providing administration and management services. The construction manager agent shall not hold subcontracts for the project or provide project bonding for the project.

Written responses should contain the following information. However, in accordance with A.C.A. 19-11-801 competitive bidding shall not be used for the procurement of professional services, and respondents submitting cost data in response to this RFQ will be disqualified from the selection process.

1. Contact Information including telephone and email for the company contact
2. Firm profile and history
3. The Firm's current resources
4. The specialized experience and technical competence of the Firm with respect to the type of professional services required – specific to correctional facilities
5. The capacity and capability of the Firm to perform the work in question, including specialized services, within the time limitations fixed for the completion of the project
6. Qualifications and approach to Pre-construction services, including:
  - a. Estimating and budget adherence
  - b. Value analysis
  - c. Sustainable Construction and Life-Cycle Analysis
  - d. Scheduling
  - e. Constructability reviews
  - f. Bid package development
  - g. Identification and ordering of materials with long lead-time
  - h. Development and solicitation of sub-contractor and supplier interest
  - i. Design review and support
7. Qualifications and approach to Construction-phase services, including:
  - a. Ability to meet the schedule for occupying the new facilities
  - b. Cost control
  - c. Job-site coordination
  - d. Change order management
  - e. Quality Control, close-out process and warranty programs
  - f. Site control and safety

8. Proof of insurance and State of Arkansas Contractor's License
9. References from recent local governmental projects

Interested parties may obtain further information on  
"RFQ Incarceration Facility Construction Management"  
from the Faulkner County Attorney,  
Philip Murphy,  
801 Locust Street,  
Conway, Arkansas 72034  
501-450-4900  
or visit our website at [www.faulknercounty.org/business/rfp](http://www.faulknercounty.org/business/rfp)

Please send 3 copies of the response to: *Phil Murphy, Faulkner County Attorney, 801 Locust St., Conway, AR 72034*. All responses must be sealed and submitted by 9:00 a.m. Wednesday, March 13, 2024, to the attention of "RFQ Incarceration Facility Construction Management" at the aforementioned address.

The Requestor reserves the right to reject any or all responses and to waive formalities and technicalities.

By Allen Dodson  
Faulkner County Judge  
Faulkner County, Arkansas

The Faulkner County Judge's Office paid \$\_\_\_\_\_ for this publication.