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Department of Transformation and Shared Services

Governor Asa Hutchinson
Secretary Amy Fecher
Director Anne Laidlaw

November 18, 2021

Stacy Hurst, Secretary
Department of Parks Heritage & Tourism
1100 North Street
Little Rock, Arkansas 72201

RE: Request for Alternative Delivery – Visitor Center for Pinnacle Mountain State Park

Dear Secretary Hurst:

This letter is to acknowledge the receipt of your written request dated November 17, 2021 for use of the Alternative Delivery Method for procurement of construction services for the new visitor center for Pinnacle Mountain State Park. Pursuant to the justification included in your letter, this communication will confirm my approval for use of this method of procurement pursuant to Section 3-700 of the ABA Minimum Standards and Criteria.

With the anticipation of the advertising for the qualification process to begin as soon as this weekend, November 21st, please notify our office as soon as feasible with who within the State Parks staff will be assigned to the pre-selection committee for the contract procurement. In turn, DBA will assign two staff members who will also participate on the pre-selection committee and those names will be communicated to you.

In addition, it is recommended that your staff re-familiarize themselves with Arkansas Code Annotated §19-4-1415 and the ABA Minimum Standards & Criteria sections pertaining to the alternative delivery as well as other laws impacted by this public works project. It is also highly encouraged that the Parks staff maintain close oversight with this method of contracting to ensure that all requisite documentation associated with the selection process are in order, and equally close monitoring of the contractor's performance for contract fulfillment. Our DBA team is always available to respond to questions and provide assistance to see that the contractor selection and contract performance are administered as smoothly as possible.

I anticipate that both staffs will work closely together for effective communication, and we look forward to sharing in the success of this special project with your team.

Sincerely,

A handwritten signature in blue ink, appearing to read "Anne Laidlaw", written over a horizontal line.

Anne W. Laidlaw, Director

Cc: Doran White, DBA Construction Administrator
Nathan Alderson, DBA Design Review Administrator



Asa Hutchinson
Governor
Stacy Hurst
Secretary

November 17, 2021

Ms. Anne Laidlaw, Director
Division of Building Authority
Department of Transformation and Shared Services
501 Woodlane, Suite 101N
Little Rock, AR 72201

Dear Ms. Laidlaw,

Arkansas State Parks, a division of the Department of Parks, Heritage and Tourism, is currently in the design phase for a new visitor center for Pinnacle Mountain State Park. As the most visited day-use park in the Arkansas State Parks system, a new visitor center has been desperately needed to better serve an ever-increasing number of visitors, a problem which has been compounded by the surge in outdoor recreation during the recent pandemic.

Based on prior experience with similar projects utilizing both traditional bid and alternative delivery methods, Arkansas State Parks has determined the most beneficial approach would be to have a qualified construction manager engage at this stage of the process to help coordinate efforts, find efficient ways to reduce project costs, effectively coordinate the complex implementation of the design plans, and best manage overall cost for the project. Arkansas State Parks recognizes a project of this size and complexity requires an extraordinary amount of coordination between the owner, designer, and the various construction trades. Initial estimates for the project cost are estimated at \$9.1 million for the building and site improvements in addition to another \$1 million for exhibits, furnishings, fixtures, and equipment.

As a result, Arkansas State Parks requests permission to utilize the alternative delivery method of procuring construction services pursuant to Section 3-700 of the Division of Building Authority's Standards and Criteria. We have identified several reasons to justify this request.

- Complexity of Site: The site is rocky and on the western side of Pinnacle Mountain, with a considerable number of unknown factors that could impact site preparation and building. Due to the nature of the site, the development process must be carried out by a construction manager that has the depth and expertise to manage challenging sites.

Anne Laidlaw
November 17, 2021
Page 2

- Design Elements: Certain design elements for both the building and site improvement create additional complexity for the project, and the careful use and placement of facilities and materials is integral to the successful execution of this project. It will be critical for the design team to work with a construction manager during the construction phases to ensure that these elements can be located and installed in the most cost-effective manner possible. The assistance of a construction manager to oversee and manage the complex site development and proposed delivery schedule will lead to a higher quality product for our visitors.
- Supply Chain Challenges: Widespread supply chain disruptions create the possibility that key supplies like steel and insulation will not be available for months. Similarly, labor shortages create the possibility that completing the project in a timely manner will be impossible. A construction manager with the depth of experience needed to manage large projects is critical.
- Impact to On-going Operations: Construction will disrupt the pattern of visitation at Pinnacle Mountain State Park, one of the most visited parks within the system with over 400,000 visitors recorded this calendar year. Construction delays will cause longer disruption and inconvenience to our visitors. Securing a construction manager that can get the job done as quickly and efficiently as possible is ideal.

Through the Alternative Delivery Method, I'm confident we will hire a construction manager that will be a partner in this high profile and important project, a partner that will offer better project coordination, improved risk management, reduced project delivery time, and ultimately, cost savings. Please let me know if you need more information. Thank you for your consideration.

Sincerely yours,


For

Stacy Hurst
Secretary, Dept. of Parks Heritage & Tourism

**A.C.A. § 19-4-1415 Alternative Delivery Project
Construction Transmittal Form**

To: Bureau of Legislative Research
State Capitol, Rm 315
Little Rock, AR 72201
Attn: Kathy Schmidt

From: Department of Parks, Heritage, and Tourism – Division of State Parks

Re: Alternative Delivery Method Contract Review

Date: 1/5/2022

Agency/Board/Commission: Division of State Parks

Contact: Leslie Fiskien, Chief of Legislative Affairs (leslie.fiskien@arkansas.gov)

Project Name: Pinnacle Mountain State Park – New Visitor Center

Project Description: Pinnacle Mountain State Park is Arkansas's most visited day-use state park. Construction of a new visitor center has been planned for many years to serve the ever-increasing number of visitors to the park. The facility will house the park's administrative offices, provide new interactive and educational exhibits, expand retail sales operations, and offer concession food service. The new visitor center will introduce patrons to offerings at both Pinnacle Mountain State Park and the larger Arkansas State Park system. The facility is planned to utilize construction materials native to Arkansas and include significant access and parking improvements for day-use visitation.

Project Location: State Highway 300, Pulaski County

Project Square Footage: Total Building - 13,756 SF

Funding Source: FY22/23 Amendment 75 – 1/8 Cent Conservation Tax Revenues

Estimated Construction Costs: \$9,100,000

Procurement Method: ☒ RFQ (§19-4-1415)

Number of Contractor Proposals Reviewed: Eight (8)

Number of Contractors Interviewed: Five (5)

Contractor: CDI Contractors, LLC

Estimated % of work that will be bid: One hundred percent (100%)

Design Professional: Polk Stanley Wilcox Architects

Estimated Completion Date: Fall of 2022

Submitted by: Shea Lewis, Director, Division of State Parks (shea.lewis@arkansas.gov)