



# Arkansas

THE NATURAL STATE

**DEPARTMENT OF  
PARKS & TOURISM**

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Little Rock, AR 72201  
501-682-7777

Central Administration  
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501-682-2039

Great River Road Division  
870-295-2005  
Arkansas.com

Human Resources Section  
501-682-7742 (TDD)

Keep Arkansas  
Beautiful Division  
501-682-3507 (TDD)  
KeepArkansasBeautiful.com

State Parks Division  
501-682-1191 (TDD)  
ArkansasStateParks.com

Tourism Division  
501-682-7777 (TDD)  
Arkansas.com

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**Kane Webb  
EXECUTIVE DIRECTOR**

**DIVISION DIRECTORS**

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ADMINISTRATION

Grady Spann  
STATE PARKS

Jim Dalley  
TOURISM

Kim Williams  
GREAT RIVER ROAD

Mark Camp  
KEEP ARKANSAS  
BEAUTIFUL

**Alternative Delivery Method/Negotiated Contract**  
**Project Disclosure for ALC Review**

1. Owner: Arkansas Department of Parks and Tourism
2. Project Name: Petit Jean State Park Visitor Center
3. Project Location: Morrilton, Arkansas
4. Project Square Footage: 18,184 (bldg. & covered area only)
5. Estimated Capital Improvement Contract Costs:
  - a. Contract Total \$ 7,000,000
  - b. Estimated Project Cost Breakdown: \$
    - i. Pre-construction Services (\$45,000)
    - ii. Demolition (\$200,000)
    - iii. Building (\$4,650,000 / \$255.72 psf)
    - iv. Site Improvements/Landscape (\$1,500,000)
    - v. Fixtures, Furnishings, & Audio Visual (\$255,000)
    - vi. Contingency - 5% (\$350,000)
  - c. List any Special Construction Requirements:
    - i. None
6. Project General Contractor: Kinco Constructors, Inc.
  - a. Estimated % of work that will be bid: 100%
7. Project Design Professional: Fennell Purifoy Architects
8. Contract Delivery Method: Alternative Delivery Method, Guaranteed Maximum Price
9. Number of Proposals Reviewed: 9
10. Number of Contractors Interviewed: 5
11. Contract Award was based upon the response to the Request for Qualifications and Interviews. Kinco Constructors was selected by Arkansas Department of Parks and Tourism based upon the selection committee's review of the written qualifications package and oral interview presentation.
12. Agency Contact for ALC Review Meeting: Randy Roberson, Manager, State Parks Planning and Development

Submitted by: Randy Roberson Manager of PaD 682-6930 8/20/2018  
Name Title Phone # Date