

**ARKANSAS  
BUILDING  
AUTHORITY****MIKE BEEBE, GOVERNOR****• ANNE W. LAIDLAW, DIRECTOR**

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501 WOODLANE • SUITE 101N • LITTLE ROCK, AR • 72201 • (501) 682-1833 • Fax (501) 682-5589 • TDD (501) 682-1487

January 27, 2012

Kathy Schmidt  
Arkansas Bureau of Legislative Research  
One Capitol Mall, 5<sup>th</sup> Floor  
Little Rock, AR 72201

Re: Alternative Delivery Contract Review  
Preconstruction & Construction of Fine & Performing Arts Center / Pulaski  
Technical College

Dear Ms. Schmidt:

Pursuant to Arkansas Code Annotated §19-4-1415 please find enclosed the documents necessary for review regarding the above referenced project. I am requesting this project and attached documentation be placed on the agenda for the next meeting of the Arkansas Legislative Council for review.

Sincerely,



Doran White  
Construction Administrator

Cc: Dan Bakke, Pulaski Technical College  
Patricia Palmer, Pulaski Technical College

Enclosures: Project Disclosure  
Agreement Form  
Contract and Grant Disclosure/Certification Form

**Alternative Delivery Method/Negotiated Contract**  
**Project 6931201 Disclosure for ALC Review**

1. Owner: Pulaski Technical College
2. Project Name: Preconstruction & Construction of Fine & Performing Arts Center
3. Project Description: Construct a 100,000 square foot Fine & Performing Arts Center which will include classrooms, faculty offices, theater, art studio, private lesson classrooms and break rooms.
4. Project Location: 3000 West Scenic, North Little Rock, AR 72118
5. Project Square Footage: 100,000
6. Estimated Capital Improvement Contract Costs:
  - a. Contract Total \$ 27,500,000
  - b. Estimated Project Cost Breakdown: \$
    - i. Performing Arts Space 13,125,000
    - ii. Black Box 3,600,000
    - iii. Rehearsal Space 2,250,000
    - iv. Classrooms, offices, meeting rooms 6,000,000
    - v. Furnishings & Equipment 2,525,000
7. Funding Source: PTC Tuition & Fees Revenue Bonds
8. Estimated Completion Date: August, 2013
9. Project General Contractor:
  - a. Estimated % of work that will be bid: 80-85 percent
  - b. Project Design Professional: Jackson Brown Paculict Architects
10. Contract Delivery Method: Alternative Delivery, Cost plus and percentage fee with a guaranteed maximum price (GMP).
11. Number of Proposals Reviewed: 9
12. Number of Contractors Interviewed: 5
13. Contract Award was based upon the response to the Request for Proposals and Oral Presentations. CDI Contractors was selected by Pulaski Technical College based on the committee's evaluation of qualifications and oral presentation.
14. Agency Contact for ALC Review Meeting: Dan Bakke

Submitted by: Patricia Palmer, VP for Finance	501/812-2210	January, 2012
Name	Title	Date

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January 27, 2012

Kathy Schmidt  
Arkansas Bureau of Legislative Research  
One Capitol Mall, 5<sup>th</sup> Floor  
Little Rock, AR 72201

Re: Alternative Delivery Contract Review  
Preconstruction & Construction of Culinary Arts & Hospitality Management  
Center / Pulaski Technical College

Dear Ms. Schmidt:

Pursuant to Arkansas Code Annotated §19-4-1415 please find enclosed the documents necessary for review regarding the above referenced project. I am requesting this project and attached documentation be placed on the agenda for the next meeting of the Arkansas Legislative Council for review.

Sincerely,



Doran White  
Construction Administrator

Cc: Dan Bakke, Pulaski Technical College  
Patricia Palmer, Pulaski Technical College

Enclosures: Project Disclosure  
Agreement Form  
Contract and Grant Disclosure/Certification Form

**Alternative Delivery Method/Negotiated Contract**  
**Project 6931202 Disclosure for ALC Review**

1. Owner: Pulaski Technical College  
Project Name: Preconstruction & Construction of Culinary Arts & Hospitality Management Center
2. Project Description: Construct a 51,321 square foot Culinary Arts and Hospitality Management Building that will house kitchens, classrooms, computer labs, hotel lobby, hotel rooms and faculty offices.
3. Project Location: 13000 I-30, Little Rock, Arkansas 72210
4. Project Square Footage: 51,321
5. Estimated Capital Improvement Contract Costs:
  - a. Contract Total \$ 13,000,0000
  - b. Estimated Project Cost Breakdown: \$
    - i. Structure 2,500,000
    - ii. Exterior 2,000,000
    - iii. Interior 2,600,000
    - iv. M/E/P 3,115,000
    - v. Furnishings & Equipment 2,785,000
6. Funding Source: PTC Tuition & Fees Revenue Bonds
7. Estimated Completion Date: August, 2013
8. Project General Contractor:
  - a. Estimated % of work that will be bid: 80-85 percent
  - b. Project Design Professional: Taggart Foster Currence & Gray
9. Contract Delivery Method: Alternative Delivery, Cost plus and percentage fee with a guaranteed maximum price (GMP).
10. Number of Proposals Reviewed: 13
11. Number of Contractors Interviewed: 5
12. Contract Award was based upon the response to the Request for Proposals and Oral Presentations. Kinco Constructors was selected by Pulaski Technical College based on the committee's evaluation of the oral presentation and qualifications.
13. Agency Contact for ALC Review Meeting: Dan Bakke

Submitted by: Patricia Palmer, VP for Finance,	501/812-2210	January, 2012
Name	Title	Phone #
		Date