

A.C.A. 19-4-1415 Project Transmittal Form

B2 a

To: Bureau of Legislative Research
Room 315, State Capitol
Little Rock, AR 72201

Attn: Kathy Schmidt, Legislative Analyst
Review Committee

Date: September 10, 2012

From: Ms. Ann Kemp
Vice President for Administration
University of Arkansas System Office
2404 North University Avenue
Little Rock, AR 72207

Institution: University of Arkansas, Fayetteville

Institution Contact: Mr. Richard Hudson
Vice Chancellor for Government Relations

Project Description: **Baseball & Track Indoor Training Facility**

A 40,000 to 45,000 SF climate-controlled multi-use space for the baseball, men's track, and women's track programs. The addition will include a practice infield, throwing areas, batting areas and ancillary team spaces. Also, a shared strength and conditioning space and training room for both programs will be included. This facility will serve over 150 students.

Procurement Method: RFQ as authorized by A.C.A. 19-4-1415

Contractor: Kinco Constructors, LLC.

Term: April, 2013

Estimated Completion Date: February, 2014

Total Project Cost: 9,625,000

Funding Sources (%):

60%	Bond Proceeds
30%	Gifts
10%	Athletic Reserves

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Project Description: **Basketball Practice Facility**

The new basketball practice facility is a 70,000 to 85,000 SF structure to include separate gymnasiums for the men's and women's teams. In addition to two full courts with side baskets, the building will house locker rooms for men and women, weight rooms, training rooms and associated office areas, coaching staff suites, meeting rooms, team lounge and a museum component for highlighting achievements of the basketball programs. The project will include some campus utility infrastructure extensions and improvements for this building.

Procurement Method: RFQ as authorized by A.C.A. 19-4-1415

Contractor: CDI Contractors, LLC.

Term: July, 2013

Estimated Completion Date: December, 2014

Total Project Cost: 25,576,377

Funding Sources (%):

60%	Bond Proceeds
30%	Gifts
10%	Athletic Reserves

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Project Description: **ATHL Academic and Dining Facility**

New 47,000 - 58,000 SF building to include tutorial rooms, group study room, quiet study areas, a computer lab, and learning laboratories to serve over 460 student-athletes. To support the health of student-athletes, a dining hall and full-service kitchen will be an integral part of the building, along with offices for a sports psychologist, nutritionist and student life staff. In addition, a 500 seat auditorium will also be part of the structure and will be available to the larger campus for special events. This project will include some campus utility infrastructure extensions and improvement for this new facility. It will be funded by Utility Reserves.

Procurement Method: RFQ as authorized by A.C.A. 19-4-1415

Contractor: VCC, LLC.

Term: Dec-14

Estimated Completion Date: August, 2014

Total Project Cost: 23,750,000

Funding Sources (%):

60%	Bond Proceeds
30%	Gifts
10%	Athletic Reserves

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Project Description: Performance Arts Center

This project will renovate the existing the Old Filed House, built in 1937, currently used as swing space for architectural students, into a music concert hall. The concert hall will be occupying most of the main floor level with the front part of the audience seating sloping down below the man floor level to provide adequate sight lines. The seat count is expected to be 650 to 700 range. The project will be fully commissioned and constructed to the equivalent of LEED silver or Green Globes Two Globes. The project will include some campus utility infrastructure extensions and improvements, funded by the campus utility system.

Procurement Method: RFQ as authorized by A.C.A. 19-4-1415

Contractor: Manhattan Construction Company

Term: September, 2013

Estimated Completion Date: January, 2015

Total Project Cost: 17,604,926

Funding Sources (%):

55%	Gifts
45%	University Reserves/Facilities Fees

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Project Description: Leroy Pond Utility Plant

This project will expand the campus utility infrastructure to support planned growth in the Athletic Valley district of campus. New chilled and heating hot water distribution infrastructure will connect the new plant to the campus district utility loop that serves housing, dining, and athletic facilities in the area. The new utility plant will be located near Bud Walton Arena and the new Basketball Practice Facility.

Procurement Method: RFQ as authorized by A.C.A. 19-4-1415

Contractor: CDI Contractors LLC

Term: July, 2013

Estimated Completion Date: August, 2014

Total Project Cost: 12,229,090

Funding Sources (%):

80%	Bonds
20%	University/Utility Reserves

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Project Description: General Use Classroom and teaching lab building

The new General Use Classroom and Teaching Lab Building is being considered as a three to five-story building to house 20-75 person classrooms, 20-30 seat wet/dry teaching labs, and a small number of faculty offices. The building is estimated at 65,000 to 90,000 GSF.

Procurement Method: RFQ as authorized by A.C.A. 19-4-1415

Contractor: Nabholz Construction

Term: July, 2013

Estimated Completion Date: January, 2015

Total Project Cost: \$ 26,497,860.00

Funding Sources (%):

71%	Bond Proceeds
29%	Auxiliary/University Reserves



Dedicated to your success
www.pulaskitech.edu

October 11, 2012

Ms. Kathy Schmidt
Bureau of Legislative Research
State Capitol Room 274
Little Rock, AR 72201

Re: Alternate Delivery Contract Review for Culinary Arts & Hospitality Management Center (Amended)

Pulaski Technical College is requesting approval to amend a contract pursuant to ACA 19-4-1415. We would like to request the addition of this review on the next agenda of the ALC Review Committee. The following is a project summary of the information related to this contract and parties involved. The project estimates have changed due part of the project being bided. This request includes the cost of construction, audiovisual equipment, parking and the estimated cost of the kitchen equipment. The initial project disclosure was reviewed on February 9, 2012. This cost does not include architectural and engineering fees.

1. Owner: Pulaski Technical College
2. Project Name: Pre-construction & construction of Culinary Arts & Hospitality Management Center
3. Project Description: Construct a 51,321 square foot building to house kitchens, classrooms, computer labs, hotel lobby, hotel room, and faculty offices
4. Project Location: 13000 I-30, Little Rock, Arkansas 72210
5. Project Square Footage: 51,321
6. Original Estimated Cost: \$13,000,000
- 6b. Amended Estimated Project Cost: \$14,550,000

General Conditions, material testing, pre-construction & insurance & fees	\$1,206,591.00
Sitework	\$390,433.00
Concrete	\$661,233.00
Masonry & Metals	\$1,272,076.00
Woods & Plastic	\$159,488.00
Electrical	\$1,382,731.00
Mechanical	\$3,275,453.00
Floors & Finishes	\$1,529,283.00
Audio Visuals	\$520,000.00
Doors & Windows	\$501,564.00
Thermal & Moisture Protection	\$940,886.00
Kitchen Equipment (does not include moveable furnishings)	\$2,090,000.00
Parking	\$72,701.00
Other construction costs	\$197,561.00
Contingency	\$350,000.00
Totals	<u>\$14,550,000.00</u>

7. Funding Source: PTC Revenue Bonds and Private Gifts
8. Estimated Completion Date: August , 2013
9. Project General Contractor: Kinco Constructors
 - a. Estimated % of work that will be bid: 80-85 percent
 - b. Design Professional: Taggart Foster Currence & Gray Architects
10. Contract Delivery Method: Alternate Delivery, Cost plus percentage fee with guaranteed maximum price (GMP).
11. No. of proposals reviewed: 13
12. Number of contractors interviewed: 5
13. Contract award was based upon the response to the request for proposals (RFP) and oral presentations. Kinco Constructors were selected by Pulaski Technical College based on the committee's evaluation of qualifications and oral presentations.
14. Agency contact for ALC Review Meeting: Dr. Margaret Ellibee

Sincerely,

A handwritten signature in black ink that reads "Patricia Palmer". The signature is written in a cursive, flowing style with a large initial "P".

Patricia Palmer, CPA
Vice President for Finance

Enclosure



Dedicated to your success
www.pulaskitech.edu

October 11, 2012

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Bureau of Legislative Research
State Capitol Room 274
Little Rock, AR 72201

Re: Alternate Delivery Contract Review for Fine & Performing Arts Center (Amended)

Pulaski Technical College is requesting approval to amend a contract pursuant to ACA 19-4-1415. We would like to request the addition of this review on the next agenda of the ALC Review Committee. The following is a project summary of the information related to this contract and parties involved. The initial request did not include all project costs related to construction. This request includes estimated total construction costs including parking, fixtures, some furniture and equipment. The initial project disclosure was reviewed on February 9, 2012. This cost does not include architectural and engineering fees.

1. Owner: Pulaski Technical College
2. Project Name: Preconstruction and construction of Fine & Performing Arts Center
3. Project Description: Construct a 101,900 square foot building to house classrooms, faculty offices, theater, art studio, private lesson classroom and break rooms
4. Project Location: 3000 West Scenic, North Little Rock, AR 72118
5. Project Square Footage: 101,900
6. Original Estimated Cost: \$27,500,000
- 6b. Amended Estimated Project Cost: \$30,700,000

General Conditions, material testing, pre-construction, insurance & fees	\$2,874,323.00
Sitework	\$2,323,230.00
Concrete	\$1,427,377.00
Masonry & Metals	\$3,572,671.00
Woods & Plastic	\$921,815.00
Electrical	\$3,073,435.00
Mechanical	\$3,979,868.00
Finishes	\$3,500,726.00
Audio Visuals	\$725,000.00
Doors & Windows	\$1,341,906.00
Thermal & Moisture Protection	\$2,345,046.00
Furnishings (does not include moveable furnishings)	\$222,168.00
Parking	\$1,270,000.00
Other construction costs	\$1,622,435.00
Contingency	\$1,500,000.00
Totals	<u>\$30,700,000.00</u>

7. Funding Source: PTC Revenue Bonds and Private Gifts
8. Estimated Completion Date: October, 2014
9. Project General Contractor: CDI Contractors, LLC
 - a. Estimated % of work that will be bid: 80-85 percent
 - b. Design Professional: Jackson Brown Paculict Architects
10. Contract Delivery Method: Alternate Delivery, Cost plus percentage fee with guaranteed maximum price (GMP).
11. No. of proposals reviewed: 9
12. Number of contractors interviewed: 5
13. Contract award was based upon the response to the request for proposals (RFP) and oral presentations. CDI Contractors were selected by Pulaski Technical College based on the committee's evaluation of qualifications and oral presentations.
14. Agency contact for ALC Review Meeting: Dr. Margaret Ellibee

Sincerely,

A handwritten signature in black ink that reads "Patricia Palmer". The signature is written in a cursive, flowing style.

Patricia Palmer, CPA

Vice President for Finance

Enclosure