



JOHN THURSTON

ARKANSAS SECRETARY OF STATE

January 17, 2020

Ms. Marty Garrity
Arkansas Legislative Council
State Capitol, Room 315
Little Rock, AR 72201

Re: Historic Sites Law Contract Advertisement and Bidding (ACA 22-9-208 through 22-9-211)
Roof Replacement and Repairs, Arkansas State Capitol

Dear Ms. Garrity:

Pursuant to ACA 22-9-208 through 22-9-211, the Arkansas Secretary of State's Office respectfully requests that the above-referenced project be approved for contracting under provisions of the Historic Sites Law.

Listed on the National Register of Historic Places, the Arkansas State Capitol Building was constructed between 1899 and 1915, and serves not only as the seat of state government but also as a symbol of the state's history and heritage. Responsibility for maintenance and preservation of the State Capitol Building is the responsibility of the Capitol Facilities Division of the Secretary of State's Office.

In accordance with this responsibility, the Capitol Facilities Division has determined that the four (4) main roofing systems of the Capitol, located directly above the fourth floor, are in dire need of significant repair and replacement due to leaks and the expiration of warranties. The age of the existing roofing systems vary, with the oldest sections exceeding thirty (30) years.

The proposed project will consist of removal of existing roofing material, antiquated or unused curbs and vents; replacement of flashings in compliance with preservation standards; and installation of new roofing material systems and deck insulation. Estimated construction costs are approximately \$850,000.

Final design documents are anticipated to be submitted to the Division of Building Authority by the first week of February 2020. In anticipation of their approval, we are hopeful for ALC review in February.

The successful repair and replacement of the roofing systems significantly depends upon the ability of the Secretary of State's Office to select and hire qualified contractors based upon a combination of lowest responsible bid price, the bidder's experience in like work, and evaluation of the techniques they propose to employ. Also, given the age and condition of the roofing systems and the likelihood of discovering hidden damage, it is imperative that the Secretary of State be able to reimburse contractors on an actual cost basis for components which cannot be accurately predetermined before undertaking the project.

Prior to bidding this project, the Secretary of State requests approval to utilize the provisions of the Historic Sites Law.

If you have any questions or need additional information, please contact me at 501-680-0239 or email me at kurt.naumann@sos.arkansas.gov.

Sincerely,



Kurt Naumann

Director of Administration

Cc: Larry Walther, Chief Fiscal Officer, DFA
Doran White, Construction Administrator, Division of Building Authority
Amy Fecher, Cabinet Secretary, Department of Transformation and Shared Services
Anne Laidlaw, Director, Division of Building Authority
Brent Stamp, Capitol Facilities Division Director
John Greer, WER Architects/Planners



Department of Transformation and Shared Services

Governor Asa Hutchinson
Secretary Amy Fecher
Director Anne Laidlaw

February 13, 2020

Honorable John Thurston
Arkansas Secretary of State
State Capitol
500 Woodlane, Ste 256
Little Rock, AR 72201

Re: Historic Site Request; State Capitol Roof Improvements

Dear Secretary Thurston:

I am in receipt of the Arkansas Secretary of State's (SOS) requests for the use of the Historic Site laws regarding the renovations in the above referenced building. The use of the Historic Site laws for the contracting of these improvements is predicated upon the General Assembly's determination that increased costs are associated with traditional bids for these types of structures. The Historic Site laws allow for the selection process for these types of contracts to be awarded so that contractors are reimbursed on an actual cost basis for cost components which cannot be accurately predetermined due to the nature of the historic site.

Your office states that given the age of the four main roofing systems above the fourth floor of the State Capitol and the significant work required for the roof repair of this vital area of the State Capitol, there is an inability on the part of bidders to accurately determine the extent of the work involved in the renovation of the structures and experience of this type of work along with an evaluation of the techniques to be utilized for the renovations is better suited for the Historic Site contracting as opposed to the traditional bid. I along with staff have reviewed the request and have determined the Historic Site law for contracting is appropriate under these circumstances and therefore approved.

Since DBA's approval is only one of four approvals necessary for the use of this contracting method, please let us know if we can assist you in this approval process. Your request referenced providing plan specifications to the DBA Design Review Section. There is no need for your office to submit any plan or specification for DBA review. Should your office have any questions regarding how state agencies have awarded these contracts please do not hesitate for your staff to make contact with Doran White, DBA Construction Administrator, at 682-5577 or doran.white@dfa.arkansas.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Anne W. Laidlaw', is written over a faint circular stamp.

Anne W. Laidlaw

Cc: Amy Fecher, Secretary, TSS
Larry Walther, Secretary, DFA
Marty Garrity, Bureau of Legislative Research



Department of Transformation and Shared Services

Governor Asa Hutchinson
Secretary Amy Fecher

February 13, 2020

Honorable John Thurston
Arkansas Secretary of State
State Capitol
500 Woodlane, Ste 256
Little Rock, AR 72201

Re: Historic Site Request; State Capitol Roof Improvements

Dear Secretary Thurston:

I am in receipt of the Arkansas Secretary of State's (SOS) requests for the use of the Historic Site laws regarding the renovations to the State Capitol. The use of the Historic Site laws for the contracting of these improvements is predicated upon the General Assembly's determination that increased costs are associated for these types of structures when process through a traditional bid. These laws allow for the contracts to be awarded to a contractor on a reimbursement of actual cost basis for cost components which cannot be accurately predetermined due to the nature of the historic site.

I have reviewed your request with the Division of Building Authority (DBA) Director, Anne W. Laidlaw. I understand that DBA has provided approval of your request earlier today. I have determined the Historic Site laws for contracting is appropriate under these circumstances and therefore approved.

Should you have any questions regarding the contracting of these contracts, please contact the DBA Construction Staff.

Sincerely,


Amy Fecher

Cc: Larry Walther, Secretary, DFA
Marty Garrity, Director, Bureau of Legislative Research
Anne W. Laidlaw, Director, DBA