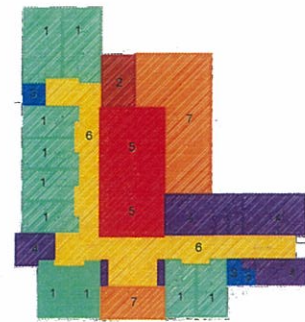




ARKANSAS BUILDING AUTHORITY
 DESIGN REVIEW SECTION
 501 WOODLANE DRIVE, SUITE G-1
 LITTLE ROCK
 (PHONE) 501-682-5544
 (FAX) 501-682-5689

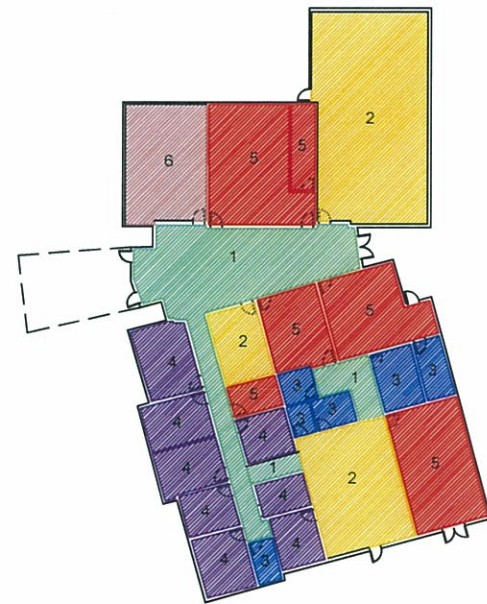
ARKANSAS DEPARTMENT
 OF VETERANS AFFAIRS
 PROPOSED VETERANS HOME

DESIGNER	-
DRAWN BY	-
CHECKED BY	-
APPROVED BY	-
PROJECT NO.	-
SHEET TITLE	PROPOSED SITE PLAN - SCHEMATIC DESIGN
DATE	MAY 28, 2013
SHEET NO.	C1.0



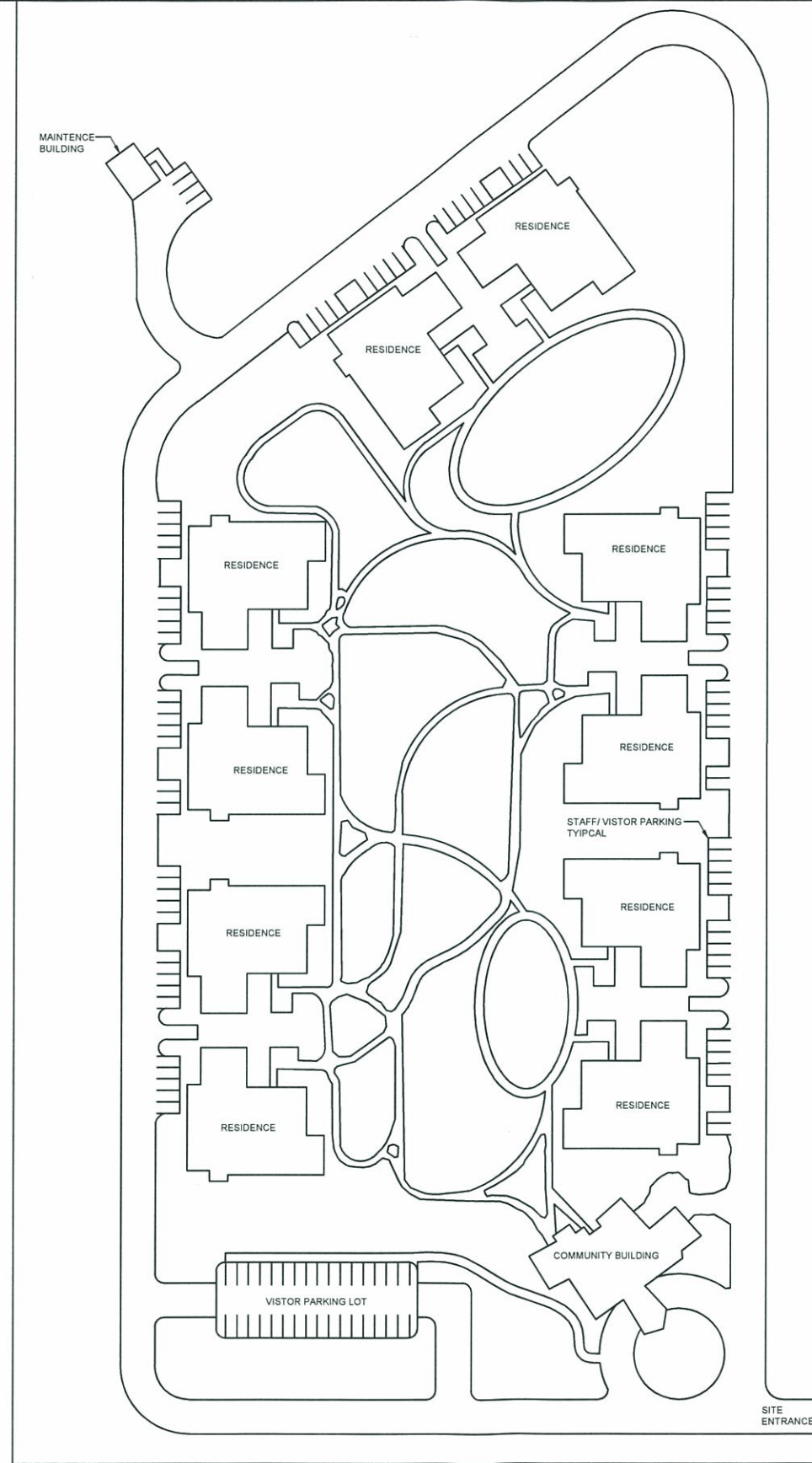
- 1 RESIDENT AREAS - 3,480 SF.
- 2 SOCIAL INTERACTION - 350 SF.
- 3 SERVICES - 400 SF.
- 4 SUPPORT - 1,265 SF.
- 5 COMMON AREAS - 780 SF.
- 6 CIRCULATION - 745 SF.
- 7 PORCH & PATIO - 1,000 SF.

2 RESIDENCE COTTAGE (8,000 SF EACH)
 NOT TO SCALE



- 1 CIRCULATION - 1,800 SF.
- 2 SOCIAL INTERACTION - 2,000 SF.
- 3 SERVICES - 2,300 SF.
- 4 ADMINISTRATION - 1,200 SF.
- 5 SUPPORT - 1,700 SF.
- 6 SENIOR DAY CARE - 1,000 SF.

3 COMMUNITY BUILDING (10,000 SF)
 NOT TO SCALE



1 SITE PLAN (20 ACRES)
 SCALE 1" = 60' - 0"



This estimate excludes the costs of the following items:

- Acquisition of the property,
- Furniture, linens, kitchen and dining attire, utensils, and cookware,
- Artwork
- Grounds maintenance equipment,
- Personnel and material transportation equipment (golf carts and gators)

The site is estimated to be 20 acres with approximately 15 acres developed. The remaining 5 acres will remain undeveloped as a natural buffer around the facility. Absent a specifically identified site, this estimate is based on nominal probable costs associated with a typical site consisting of undeveloped, lightly wooded and moderately rolling topography. Soils conditions are assumed to be less than ideal and requiring a 2-foot undercut and backfill under each building pad and all driveways and parking areas.

1. Site Investigation (archeological/cultural/endangered species surveys and soil borings).....	\$ 50,000
2. Site Preparation (includes: clearing & grubbing, topographic survey, rough grading, undercut, backfill, termite pre-treatment, and storm water pollution prevention plan).....	\$ 2,265,000
3. Site Improvements (includes: drives, parking lots, sidewalks, storm water detention structure, and fencing).....	\$ 1,465,044
4. Site Utilities (includes: water system, sanitary sewer system, storm drainage system, site lighting, electrical service, emergency power, exterior CCTV, interconnection of buildings with telephone/data/fire alarm/security/nurse call systems).....	\$ 1,871,151
5. Landscaping.....	\$ 830,000
6. Residence Cottages (10 x \$ 1,091,502 each).....	\$ 10,915,020
7. Community Building.....	\$ 1,621,429
8. Maintenance Building.....	\$ 195,000
9. General Contractor's Bonds and Insurance.....	\$ 480,000
10. Architectural-Engineering Fees and Expenses.....	\$ 1,236,560
11. Total Construction Budget Estimate.....	\$ 20,929,204

DRAWING FILE NO.