

1 State of Arkansas
2 80th General Assembly
3 Regular Session, 1995
4 By: Representative Newman

A Bill

HOUSE BILL 1958

For An Act To Be Entitled

8 "AN ACT TO AMEND ARKANSAS CODE 22-2-107 TO ENUMERATE THE
9 VARIOUS SECTIONS OF THE STATE BUILDING SERVICES AND TO
10 PRESCRIBE THE FUNCTIONS AND DUTIES OF EACH; AND FOR OTHER
11 PURPOSES."

Subtitle

14 "TO ENUMERATE THE VARIOUS SECTIONS OF
15 THE STATE BUILDING SERVICES AND
16 PRESCRIBE FUNCTIONS AND DUTIES OF EACH."

18 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF ARKANSAS:

20 SECTION 1. Arkansas Code 22-2-107 is amended to read as follows:

21 "22-2-107. Creation of sections.

22 (a) There are created within the State Building Services the following
23 sections which shall have the duties and responsibilities designated by the
24 Director of the State Building Services with the approval of the council and
25 which may include, in relation to other provisions of this chapter, the
26 duties and responsibilities respectively designated below:

27 (1) Construction Section. The Construction Section shall:

28 (A) Supervise the bidding and awarding of contracts for
29 new construction and renovations for or by state agencies' capital
30 improvements;

31 (B) Approve methods of finance and establish and maintain
32 complete construction files on all jobs including plans and specifications
33 for alterations, renovations, and repairs of all capital improvements;

34 (C) Approve all proposed contracts, change orders, and
35 payments requests;

1 (D) Ensure that on-site inspection of all construction
2 projects, alterations, and repairs is accomplished on a regular basis and
3 maintain records of such inspections; obtain and maintain construction
4 inspection reports from architects or engineers or their consultants from
5 state agencies and institutions for all capital improvement construction
6 projects;

7 (E)(i) The design professional shall conduct visits to
8 determine the responsibility and performance required by the contract
9 documents.

10 (ii) On-site observations shall concur with the
11 contractor's payment request and shall be submitted in written form with the
12 pay request.

13 (iii) The inspection reports shall be as adopted by the
14 Arkansas State Building Services Council.

15 (iv) State agencies shall engage the services of
16 licensed architects or engineers for all projects covered by §§ 17-14-101 et
17 seq. and 17-27-101 et seq.;

18 (F) Ensure that the construction of all projects complies
19 with the contract documents.

20 (2) Building Operation/Maintenance Section. The Building
21 Operation/Maintenance Section shall:

22 (A) Operate, maintain, and manage public buildings as
23 required by the provisions of this chapter or otherwise by law;

24 (B) Provide for maintenance and operation including
25 janitorial services for any buildings, structures, or grounds which are
26 owned, leased, or managed by the State Building Services as may be required
27 by the provisions of this chapter;

28 (C) Develop and, upon adoption by the council, enforce
29 procedures, standards, and criteria designed to standardize the level of
30 maintenance on all public buildings and other capital improvements;

31 (3) Architectural Section. The Architectural Section shall be
32 directed by an architect registered and licensed to practice architecture in
33 the state who shall have had seven (7) years experience as a registered
34 architect. The section shall:

35 (A) Establish procedures, as approved by the Council, for

1 the selection of architectural and building design consultant services by
2 state agencies and the State Building Services, which procedures shall ensure
3 an equitable opportunity for all persons and firms;

4 (B) Encourage within the rules and regulations of the
5 state, the timely and expedient commitment and expenditure of appropriations
6 for construction;

7 (C) Establish standard fee schedules, as approved by the
8 Council, for architectural and building design consultant services for
9 capital improvements.

10 (D) Develop and, upon adoption by the Council, establish
11 minimum design standards and criteria, which shall be made available to all
12 architects in the state;

13 (E) Utilize, require, or undertake studies concerning the
14 needs for and costs of proposed capital improvements;

15 (F) Review and approve, consistent with the provisions of
16 this chapter, contracts for architectural and building design consultant
17 services, preliminary plans, cost estimates, building programs, feasibility
18 studies, and construction bid documents for capital improvements, and mediate
19 architectural design and construction related problems;

20 (G) Assist in analyzing architectural design and
21 construction problems at state owned facilities;

22 (H) Ensure that state agencies shall engage the services
23 of licensed architects and licensed engineers for all appropriate capital
24 improvement projects contracted, not exempted by the requirements of the
25 Arkansas Architectural Act Annotated Code 17-14-101 et seq., and the Arkansas
26 Engineering Act Annotated Code 17-27-101 et seq., and the Arkansas Public
27 Works Act Annotated Code 22-9-101 et seq.

28 (4) Leasing Section. The Leasing Section shall:

29 (A) Develop and enforce minimum leasing standards and
30 criteria for consideration and adoption by the council;

31 (B) Design standard lease forms to be approved by the
32 council for use by state agencies as provided in this chapter;

33 (C) Assist state agencies and the council in determining
34 and evaluating rental space needs and the allocation of space for state
35 agencies;

1 (D) Conduct surveys to determine available rental space
2 which meets minimum leasing standards and criteria and which may be available
3 for use by state agencies;

4 (E) Otherwise carry out and administer those duties and
5 responsibilities delegated to the Leasing Section by the director and assist
6 state agencies and the council to ensure that rental space acquired and
7 utilized by state agencies is acquired and utilized in a manner consistent
8 with the intent of this chapter so that no state agency shall lease space
9 which is not absolutely essential to the efficient performance of its duties
10 and responsibilities.

11 (5) Engineering Section. The Engineering Section shall be
12 directed by an engineer registered and licensed to practice engineering in
13 the state who shall have had seven (7) years experience as a registered
14 engineer. The section shall:

15 (A) Establish procedures as approved by the council, for
16 the selection of engineering and environmental services by state agencies and
17 the State Building Services, which procedures shall ensure an equitable
18 opportunity for all persons and firms;

19 (B) Encourage within the rules and regulations of the
20 state, the timely and expedient commitment and expenditure of appropriations
21 for construction;

22 (C) Establish standard fee schedules, as approved by the
23 council, for engineering and environmental services for capital improvements;

24 (D) Develop and, upon adoption by the council, establish
25 minimum design standards and criteria, which shall be made available to all
26 engineers in the state;

27 (E) Utilize, require, or undertake studies concerning the
28 needs for the costs of proposed capital improvements;

29 (F) Review and approve, consistent with the provisions of
30 this chapter, contracts for engineering and environmental services,
31 preliminary plans, construction plans, and construction bid documents for
32 capital improvements;

33 (G) Assist in analyzing engineering problems at state
34 owned facilities;

35 (H) Ensure that state agencies shall engage the services

1 of licensed architects and licensed engineers for all appropriate capital
2 improvement projects contracted, not exempted by the requirements of the
3 Arkansas Architectural Act Annotated Code 17-14-101 et seq., the Arkansas
4 Engineering Act, Annotated Code 17-27-101 et seq., and the Arkansas Public
5 Works Act Annotated Code 22-9-101 et seq.

6 (b) The director may transfer the various duties and functions among
7 the various sections of the State Building Services and effect any other
8 organizational or administrative changes as may be necessary to bring about
9 the efficient and effective implementation of this chapter."

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11 SECTION 2. All provisions of this act of a general and permanent
12 nature are amendatory to the Arkansas Code of 1987 Annotated and the Arkansas
13 Code Revision Commission shall incorporate the same in the Code.

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15 SECTION 3. If any provision of this act or the application thereof to
16 any person or circumstance is held invalid, such invalidity shall not affect
17 other provisions or applications of the act which can be given effect without
18 the invalid provision or application, and to this end the provisions of this
19 act are declared to be severable.

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21 SECTION 4. All laws and parts of laws in conflict with this act are
22 hereby repealed.

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