

## **EXECUTIVE SUMMARY**

Contact: Jennus Burton (870) 933-7950

### **INFORMATION ITEM:**

Arkansas State University System submits the attached as the status report on capital projects.

### **ISSUE:**

ASU System, Jonesboro, Beebe, Mountain Home, and Newport have several capital projects underway in various stages of programming, design, and construction. This report is submitted to keep the board members informed as to the status and stages of capital development of each major project.

### **BACKGROUND:**

#### **ARKANSAS STATE UNIVERSITY-SYSTEM (ASU SYSTEM)**

- ASU System has one project in construction document phase. The System Office renovations are estimated to cost \$492,000. Asbestos abatement is complete and final renovation bids opened February 9, 2010.

#### **ARKANSAS STATE UNIVERSITY-JONESBORO (ASUJ)**

- ASUJ has a total of 15 capital projects in various stages of development ranging from a high of \$18,048,461 for the Marion Berry Parkway to a low of \$140,000 for the Field Research Facility.
- ASUJ has five projects in schematic design—Commercial Innovation Center, Red Wolf Stadium Turf, American Recovery and Reinvestment Act (ARRA) Stimulus Projects, International English Studies Building and Student Union Renovations.
- ASUJ has six capital projects under construction—Lakeport Plantation Renovation, Tennis Courts, Marion Berry Parkway, Living Learning Community, Liberal Arts Building, and Field Research Facility.
- ASUJ has four projects substantially complete—Delta Center for Economic Development, Red Wolf Center, Food Court Alterations, and District Loop Utility Extensions.

#### **ARKANSAS STATE UNIVERSITY-BEEBE (ASUB)**

- ASUB has a total of two capital projects in construction phase—\$1,850,000 for the ASUB England Center renovation and an estimated budget of \$10,275,000 for new Residence Halls.

#### **ARKANSAS STATE UNIVERSITY-MOUNTAIN HOME (ASUMH)**

- ASUMH has one capital project in construction phase. The Vada Sheid Community Development Center is under construction at an estimated cost of \$19,000,000. Construction began June 16, 2008.

## **ARKANSAS STATE UNIVERSITY-NEWPORT (ASUN)**

- ASUN has two capital projects near completion— the \$1,432,353 building addition/renovation at the ASU Technical Center in Jonesboro, and the \$1,001,791 South Parking Lot renovation at the ASU Technical Center in Marked Tree.
- ASUN has one capital project under construction— the \$176,000 High Voltage Lineman Technology Outdoor Underground Laboratory.

**ASU SYSTEM  
CONSTRUCTION REPORT  
March 5, 2010**

<b><u>PROJECT TITLE</u></b>	<b><u>FUNDS AVAILABLE</u></b>	<b><u>STATUS</u></b>
System Office Renovation	\$ 492,000	Construction Documents

**1. System Office Renovation**

Architect: Brackett-Krennerich & Associates  
Contractor: TBD  
Expected Completion: June 2010  
Funding: Agency Bank Funds

Status: Project provides for the renovation of the former Ellis House located on Nettleton Avenue to become the System Office. The project is in construction document phase. The work will entail refurbishment of interiors and mechanical upgrades. Asbestos Containing Material (ACM) removal by separate contract is complete. Renovation bids opened February 9, 2010.

**ASU-JONESBORO CAMPUS  
CONSTRUCTION REPORT  
March 5, 2010**

<u>PROJECT TITLE</u>	<u>FUNDS AVAILABLE</u>	<u>STATUS</u>
Liberal Arts Building	\$ 6,745,590	Under Construction
Marion Berry Parkway	18,048,461	Under Construction
Lakeport Plantation Renovation – Phases III & IV	5,220,000	Under Construction
Delta Center for Economic Development	6,612,560	Substantially Complete
Red Wolf Center	17,000,000	Substantially Complete
Tennis Courts	550,000	Under Construction
District Loop Utility Extensions	2,263,399	Substantially Complete
Food Court Alterations (Private Funds)	1,500,000	Substantially Complete
Commercial Innovation Center	1,750,000	Schematic Design
Living Learning Community	6,100,000	Under Construction
ARRA Stimulus Projects	4,000,000	Schematic Design
Red Wolf Stadium Turf	750,000	Schematic Design
International English Studies Building – Phase I	750,000	Schematic Design
Field Research Facility	140,000	Under Construction
Student Union Renovations	370,000	Construction Documents

**1. Liberal Arts Building**

Architect: AMR Architects & Cahoon Firm/Brackett-Krennerich  
 Contractor: Tate General Contractors  
 Expected Completion: March 2010  
 Funding: State Appropriations

Status: Provides classrooms, offices, and support spaces for programs of the College of Humanities and Social Sciences. Structural steel is erected to the fourth floor of the main building. Building fill is in place and foundation work is 100% complete. The central plant building is nearing completion. The switchgear is installed and mechanical piping is nearing completion. Sitework is hampered by weather. Start-up of the 750 ton chiller is scheduled for early March. Additional work beyond the steel structure awaits further State funding.

**2. Marion Berry Parkway**

Engineer: Jacobs Carter-Burgess  
 Contractor: Cameron Construction  
 Expected Completion: August 2011  
 Funding: Design- Federal (80%)/Matching (20%)  
 Construction- Federal (87%)/Institutional Match (13%)

Status: Matching funds of 80%/20% will provide for the design of a project which will eliminate potential accidents due to conflict with trains passing through campus. Jacobs Carter-Burgess Engineers is the project engineer. Arkansas Highway and Transportation Department has authorized local utilities to relocate mains in conflict with the project. Phase I work provides for the construction of all improvements north of the Union Pacific Railroad. Phase I has been awarded to Cameron Construction. Construction began on February 5, 2009. Phase I work is largely bridge related construction. Earthwork is underway and is 70% complete. Bridge piers are 100% and structural steel is 100% complete. Inclement weather has delayed significant progress on the bridge structure. Phase II work provides for the construction of a bridge overpassing the Union Pacific Railroad, reconstruction of approximately 1500 linear feet of Washington Avenue, and realignment of Matthews Street to a new signaled intersection. Tentative bid date is March 5, 2010.

### **3. Lakeport Plantation Renovation – Phases III/IV**

Architect: Witsell, Evans, Rasco  
Contractor: Varies  
Expected Completion: July 2010  
Funding: Arkansas Natural and Cultural Resources Council Grants

Status: Restoration of the Lycurgus Johnson House at Lakeport Plantation will preserve this antebellum home for future generations. Extensive restoration of the original masonry foundation, a new roof, and complete painting were required. Phase III work (HVAC) is complete. Phase III provides mechanical and electrical upgrades. Site improvements include cistern stabilization and Americans with Disabilities Act (ADA) approved ramps. Interior plaster restoration is complete. Site landscaping nears completion as well as interior door and trim restoration. Shutter installation is done and interior painting is 95% complete.

### **4. Delta Center for Economic Development**

Architect: Brackett-Krennerich & Associates  
Contractor: Tate General Contractors  
Expected Completion: August 2009  
Funding: Department of Commerce – Economic Development Administration  
Federal 50%/Matching 50%

Status: Two grants from the Economic Development Administration have been received in the amount of \$3.3 million for construction of the Delta Center for Economic Development. The project will provide for the construction of a two story, steel-framed structure with a gross square footage of 21,344. The facility will house the Delta Center for Economic Development, Small Business Development Center, Centers for Entrepreneurial and Family Business Studies, Economic Education, and Transportation Management. Federal funding will be at the 50% level. ASU administration provided College Savings Bond proceeds in the amount of \$3.3 million as matching funds. The building is substantially complete.

## **5. Red Wolf Center**

Architect: Brackett-Krennerich & Associates w/Hastings-Chivetta  
Contractor: CDI Contractors  
Expected Completion: June 2010  
Funding: Bond Proceeds

Status: Provides space for nonacademic recreation and intramural activities programs. Proposed construction will provide an 85,000 square foot facility which would include multipurpose venues for exercise, weightlifting, and basketball. An indoor walking track is planned as well as appropriate offices and ancillary support spaces. The project is substantially complete. Various improvements are underway by change order.

## **6. Tennis Courts**

Architect: Brackett-Krennerich & Associates  
Contractor: Noland Construction of Morrilton  
Expected Completion: August 2010  
Funding: Agency Bank Funds

Status: The site grading for six courts is 95% complete. First courts were poured on October 14, 2008. Six court slabs are in place. This project is nearing completion; however, extensive cracking in three of the courts is being evaluated for possible remedial action or replacement. ASU is in discussion with the general contractor and his bonding company.

## **7. District Loop/Utility Extensions**

Engineer: Pettit & Pettit Engineers/City Water and Light  
Contractor: Utilities Construction  
Expected Completion: December 2009  
Funding: Agency Bank Funds

Status: This project provides for the extension of district chilled water piping to serve several campus buildings. Work is substantially complete.

## **8. Food Court Alterations**

Architect: Brackett-Krennerich & Associates  
Contractor: Big M Construction  
Expected Completion: October 2009  
Funding: Private Funds

Status: This project provides for the relocation of food court services in order to improve use of available space. Site utility work and grading is nearing completion. The food court alterations are complete; related cafeteria reconfiguration is substantially complete.

**9. Arkansas Biosciences Institute Commercial Innovation Center (ABI-COM)**

Architect: Brackett-Krennerich & Associates  
Contractor: TBD  
Expected Completion: TBD  
Funding: Federal Grant

Status: ASUJ has received a federal grant appropriation and a federal grant for the purpose of constructing a Commercial Innovation Center (ABI-COM). The ABI-COM will be built in the 4,800 square foot unfinished portion of the ASU Biosciences Institute. The ABI-COM will incubate new scientific research projects until they are fully qualified or funded. The architectural program is complete and plans are in schematic design.

**10. Living Learning Community**

Architect: Brackett-Krennerich & Associates  
Contractor: Tate General Contractors  
Expected Completion: August 2010  
Funding: Bond Proceeds

Status: This project provides for the construction of a 100-bed residence facility made available to sophomores and higher. Inclement weather has delayed progress. Building slabs and stairs are in place. Building B is framed through the second floor.

**11. American Recovery and Reinvestment Act (ARRA) Stimulus Fund Projects**

Architect: Wittenberg Delony & Davidson  
Contractor: TBD  
Expected Completion: June 30, 2011  
Funding: Agency Bank Funds (Stimulus)

Status: ASUJ has received funding to effect upgrades in science and engineering laboratories, elevator upgrades and energy conservation measures. Each element of the project is in some stage of design but construction has not begun. Projects include:

- Renovations and upgrades to engineering, organic chemistry, and biology labs.
- Boiler replacement/upgrades at College of Business and Administration Buildings.
- Elevator upgrades to current safety codes in various campus buildings.
- Residence hall fire sprinkler systems.

Existing conditions have been verified and the project scope is being prepared for presentation to senior administration.

## **12. Red Wolf Stadium Turf**

Architect: TBD  
Contractor: TBD  
Expected Completion: August 2010  
Funding: Insurance Claim

Status: A hundred-year rain event during the summer of 2009 caused substantial damage to the artificial turf on the field. A claim was filed with the university surety and they have declared the turf a total loss. The university will move expeditiously to have the new turf in place in August 2010.

## **13. International English Studies Building - Phase I**

Architect/Engineer: Pettit & Pettit  
Contractor: In-House & Contractors TBD  
Expected Completion: August 2010  
Funding: Agency Bank Funds

Status: Project provides for the renovation of interior finishes for the instructional programs of the International English Studies Program. The majority of the work will be performed with in-house forces with major mechanical work done by contract. Walls are being primed and ceiling angle installed. Fan coils have been ordered.

## **14. Field Research Facility**

Architect: Brackett-Krennerich & Associates  
Contractor: In-House  
Expected Completion: February 1, 2010  
Funding: Agency Bank Funds

Status: Project provides for the finish out of a 1200 square foot structure donated to ASU by the Scott House family. The structure will provide research and ancillary support spaces for programs of the College of Sciences and Mathematics. Work has begun on interior and exterior improvements. Contractor to install lights. Facilities will install ceiling tile and floor finishes. Exterior sitework has been delayed by inclement weather. Work remaining includes sidewalks, finish grading and installation of the septic system.

## **15. Student Union Renovations**

Architect: Brackett-Krennerich & Associates  
Contractor: TBD  
Expected Completion: August 2010  
Funding: Agency Bank Funds

Status: Project provides for interior renovations of the former second and third floor exercise areas. The large open spaces will be sub-divided to provide meeting rooms, multicultural and non-traditional lounges and an internet café. The Starbucks Coffee space will be included in the renovation. The project documents are complete and bids opened February 4, 2010.

**ASU-BEEBE CAMPUS  
CONSTRUCTION REPORT  
March 5, 2010**

<u>PROJECT TITLE</u>	<u>FUNDS AVAILABLE</u>	<u>STATUS</u>
ASUB England Center Renovation	\$ 1,850,000	Under Construction
ASUB Residence Halls	10,275,000	Construction Document

**1. ASUB England Center Renovation**

Architect: Witsell Evans Rasco  
Contractor: Arrow Construction Company, Inc.  
Expected Completion: August 2010  
Funding: Funds from Federal Stimulus, GIF Funds, and Plant Reserve Funds

Status: The England Center was occupied by the Math and Science Division before moving into the new Science Building. Renovation is needed to remove old science labs and to update the building. Project was bid and awarded to Arrow Construction Co., Inc. on January 4, 2010 in the amount of \$1,080,000, 28% under architect's estimate. Expected completion is August 2, 2010.

**2. ASUB Residence Halls**

Architect: Brackett- Krennerich & Associates  
Expected Completion: July 2011  
Funding: Bond Proceeds

Status: Programming, schematic design, and design development phases are 100% complete. Construction document phase is 60% complete. Target date for construction to begin is May 1, 2010. Residence Halls will be occupied for the first time in the fall semester 2011. Bond sale to finance the project was approved by the Arkansas Higher Education Coordinating Board January 29, 2010.

**ASU-MOUNTAIN HOME CAMPUS  
CONSTRUCTION REPORT  
March 5, 2010**

<b><u>PROJECT TITLE</u></b>	<b><u>FUNDS AVAILABLE</u></b>	<b><u>STATUS</u></b>
Vada Sheid Community Development Center	\$ 14,103,378	Construction Phase

**1. Vada Sheid Community Development Center**

Architects: Wilcox Group Architects  
Contractor: Nabholz Construction  
Expected Completion: TBD  
Funding: General Improvement Funds, Federal Grants, ASUMH Bonds, Private Contributions,  
Agency Cash

**Status:** This project is proposed as a 65,211 square foot community development center housing an auditorium with a total seating capacity of 1,600. The building will contain a great hall, a two-story library, business/industry meeting rooms, continuing education classrooms, catering kitchen, and supporting space that can be utilized for conventions and community use.

**ASU-NEWPORT CAMPUS  
CONSTRUCTION REPORT  
March 5, 2010**

<u>PROJECT TITLE</u>	<u>FUNDS AVAILABLE</u>	<u>STATUS</u>
Building Addition- Jonesboro	\$ 1,432,353	Near Completion
South Parking Lot Renovation- Marked Tree	1,001,791	Near Completion
High Voltage Lineman Technology Outdoor Underground Laboratory	176,000	Under Construction

**1. Building Addition – Technical Center at Jonesboro**

Architect: Brackett- Krennerich & Associates  
Contractor: Bailey Contractors, Inc.  
Expected Completion: December 2009  
Funding: Institutional Cash Funds

Status: This project consists of an 8,000 square foot building addition to the existing facility located on Krueger Drive in Jonesboro. The project includes classrooms, technical training laboratory space, computer laboratory space, faculty offices, restrooms, and a student lounge area, which will extend the existing facility from its north wing. Work on this project is near completion.

**2. South Parking Lot Renovation – Technical Center at Marked Tree**

Architect: SCM Architects PLLC  
Contractor: Bailey Contractors, Inc.  
Expected Completion: December 2009  
Funding: Institutional Cash Funds and ASUN Revenue Bonds

Status: This project includes resurfacing and lighting the existing south parking lot as well as improvements to surface drainage to facilitate the flow of storm water when necessary. Also included is the demolition of existing curbs and parking surfaces and the installation of new fill material to make ready for the resurfacing of the lot. Security light poles and electrical materials will be installed as needed. Work on this project is near completion.

**3. High Voltage Lineman Technology Outdoor Underground Laboratory**

Architect: SCM Architects PLLC  
Contractor: Bailey Contractors, Inc.  
Expected Completion: March 2010  
Funding: Economic Incentive Funds and Institutional Cash Funds

Status: This project includes the removal of the existing SBII parking area located at the High Voltage Lineman Technology Outdoor Laboratory and removal of the sub-base as required to meet grade specifications, and the installation of new paving. The new parking area includes curbing as well as concrete edge band curbing

to enclose the loose-fill rubber mulch pole climbing area. New concrete sidewalks will be installed near the underground electrical service area and will include a series of standing pads for small group instruction. A small pre-engineered pavilion will be erected to provide limited shelter for instruction during inclement weather. The project also includes electrical service and security lighting for the site, and two frost-proof water hydrants. This project is progressing and is currently on schedule.