

Invitation for Bid (IFB)

***Award of this contract is contingent upon approval by the Arkansas Division of Building Authority (MOF). No award will be made until such approval is secured.**

| SOLICITATION INFORMATION | | | |
|-----------------------------|----------------------------------|-----------------------------|--------------|
| Solicitation Number: | FB-25-005 | Solicitation Issued: | May 12, 2025 |
| Description: | Little Pine Construction Project | | |

| | | | |
|---|--------------|--------------------------|--------------|
| Bid Opening Date: | May 29, 2025 | Bid Opening Time: | 12:00 PM CST |
| Per Arkansas Procurement Law and Bid Rules, it is the supplier's responsibility to submit bids at the designated location on or before the bid opening date and time. Submissions received after the designated bid opening date and time may be rejected as untimely. Procurement Services shall return them to the supplier without review. It is not necessary to return "no bids." | | | |

| DELIVERY OF RESPONSE DOCUMENTS | |
|--------------------------------|---|
| Delivery Address: | <p>Arkansas School for Mathematics, Sciences, and the Arts 200 Whittington Avenue Hot Springs, AR 71901</p> <p>Suppliers are responsible for delivering their bid documents to ASMSA on or before the scheduled bid opening time. Postage service providers—USPS, UPS, and FedEx—deliver mail to our offices based on our street address. Supplier assumes all risk for timely and properly submitted deliveries.</p> |
| Bid's Outer Packaging: | <p>Seal the outer packaging and mark it with the following information.</p> <ul style="list-style-type: none"> • Solicitation number • Date and time of bid opening • Prospective supplier's name and return address <p>Improperly marked packages may be opened for identification purposes.</p> |

| ASMSA PROCUREMENT SERVICES CONTACT | | | |
|------------------------------------|-----------------|---------------|--|
| Buyer: | Corey Alderdice | Email: | alderdicec@asmsa.org |

Section 1 - General Instructions and Information

Do not respond to items in this section unless specifically and expressly required

1.1. Introduction

The Arkansas School for Mathematics, Sciences, and the Arts is soliciting sealed bids from qualified contractors to furnish all labor, materials, equipment, and supervision for the construction of a 13,254 SF parking area and 2,189 SF of new sidewalks, including all associated demolition, concrete paving, landscaping, and electrical work as detailed in the site plans and specifications.

1.2. Current Environment

The Arkansas School for Mathematics, Sciences, and the Arts is preparing for the summer construction season and seeks to initiate site upgrades, including parking and pedestrian circulation improvements. The project will improve site usability, ADA accessibility, and campus safety.

1.3. Objective and Goals

- Complete parking lot and sidewalk construction efficiently within the summer timeframe.
- Ensure compliance with ADA, city, and state regulations.
- Provide reliable site lighting and utility connections, including EV charging stations.
- Maintain minimal disruption to surrounding campus operations during construction.

1.4. About ASMSA

The Arkansas School for Mathematics, Sciences, and the Arts is one of seventeen public, residential high schools in the country specializing in the education of talented and motivated students who have an interest and aptitude for mathematics and science as well as a passion for creativity, humanities, and the arts.

ASMSA is unique in its mission and service to education in Arkansas. Created in 1991 by an act of the General Assembly, we have the distinction of being one of the nation's top secondary schools for superior students. The Washington Post, Newsweek, and The Daily Beast have ranked ASMSA among the "Top 25" public high schools in America.

For more information on ASMSA, please see [About Us – Arkansas School for Mathematics, Sciences, and the Arts](#).

1.5. Type of Contract

- A. As a result of this IFB, ASMSA intends to **award a contract to a single supplier.**
- B. By submitting a signed proposal in response to this IFB, the prospective supplier represents and warrants that it will honor its proposal as being held open as irrevocable after this period.
- C. The initial term of a contract will be for **one (1) year upon award unless designated otherwise. Upon mutual agreement by the supplier and school, the contract may be renewed by ASMSA for up to six (6) additional one-year terms or portions thereof, not to exceed a total aggregate contract term of seven (7) consecutive years.**
- D. Pursuant to Ark. Code Ann. § 19-11-249, any campus, unit or division of the School of Arkansas System or any college or school in Arkansas will be eligible to acquire from the successful purchaser or bidder goods or services that are the subject of this procurement, on all of the terms and conditions contained in any contract issued under this solicitation.

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1.6. Schedule of Events

| Event Description | Date |
|---|------------------------|
| Release of IFB | 5/12/2025 |
| Pre-Bid Meeting | 5/20/2025 |
| Questions from Bidders due | 5/22/2025 |
| Answers to questions posted* | 5/27/2025 |
| Bid Deadline/ Bid Opening | 5/29/2025 |
| Evaluation complete* | 6/2/2025 |
| Recommended award submitted for legislative approval* | TBD (June 2025) |
| Final legislative review* | TBD (June 2025) |
| Award Commences* | TBD (June 2025) |

Table A

*Anticipated Dates.

1.7. Delivery and Shipping

- A. The contractor must begin work within 10 days of Notice to Proceed and complete all work within 60 calendar days.
- B. All materials and equipment shall be delivered to the site at the contractor's expense and risk.
- C. Deliveries must occur during standard business hours (8:00 AM–4:00 PM, Monday–Friday).
- D. Any loss or damage incurred during transit or prior to acceptance by ASMSA is the responsibility of the contractor.
- E. Contractor must provide notice of anticipated delivery delays due to force majeure.

1.8. Clarification of IFB Solicitation

Submit any questions requesting clarification of information contained in this solicitation via email to the buyer no later than the date and time listed in Table A. Questions will be consolidated and responded to by the school as deemed appropriate. The school's consolidated, written response is anticipated to be posted on the school's website by the close of business on the date provided in Table A.

- A. For each question submitted, the prospective supplier should reference the specific solicitation item number to which the question refers.
- B. Prospective suppliers' If a prospective supplier's questions are unclear or non-substantive, the school may request clarification of a question(s) or decline to answer.
- C. Prospective suppliers may contact the buyer with non-substantive questions before the proposal opens.
- D. The prospective supplier should notify the buyer of any term, condition, etc., that precludes the prospective supplier from submitting a compliant, responsive proposal. Prospective suppliers should note that it is their responsibility to seek resolution of all such issues, including those relating to the terms and conditions of the contract, before submitting a proposal.

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- E. An oral statement by ASMSA will not be part of any contract resulting from this solicitation. It may not reasonably be relied on by any prospective supplier as an aid to interpretation unless it is expressly adopted in writing by ASMSA.

1.9. Response Documents

All responses should be submitted in English. **Do not** include any other documents or ancillary information, such as a cover letter or promotional/marketing information.

A. Bid Response Packet

The following are submission requirements and should be submitted in the original bid response packet.

- a. Original signed Bid Signature Page (see Bid Response Packet)
 - o An official authorized to bind the prospective supplier(s) to a resultant contract should sign the Bid Signature Page included in the Bid Response Packet.
 - o The prospective supplier's signature signifies agreement to and compliance with all requirements in this IFB. Any exception that conflicts with Terms and Conditions or a requirement of this solicitation will cause the prospective supplier's bid to be rejected.
- b. **One (1)** original hard copy of the Official Bid Price Sheet.
 - o Any management fees or costs should be disclosed below as well.
 - o Pricing should be proposed in US dollars and cents.
- c. Prospective Supplier's Equal Opportunity Policy, if available
- d. Proposed Subcontractors Form, if applicable
- e. **One (1)** flash drive with the following documents in PDF format.
 - o Bid Signature Page
 - o Official Bid Price Sheet
 - o Prospective Supplier's Equal Opportunity Policy
 - o Proposed Subcontractors Form

1.10. Additional Terms and Conditions

- A. This solicitation incorporates all of the Solicitation Terms and Conditions located on the UA Little Rock Procurement Services website here: <https://ualr.edu/procurement/bids/>.
 - a. Any special terms and conditions included in this solicitation shall override the Solicitation Terms and Conditions.
- B. Any purchase or contract as a result of this solicitation incorporates all the UA System Procurement Terms and Conditions as posted here: <https://www.uasys.edu/system-office/finance-and-administration/procurement/>.
 - a. Any special terms and conditions included in this solicitation shall override the UA System Procurement Terms and Conditions.

Section 2 - Specifications

***Do not** respond to items in this section unless specifically and expressly required.*

2.1. Specifications

Required Services & Specifications

Construction Scope

- Concrete parking area: 13,254 SF
- Sidewalk construction: 2,500 SF
- Site demolition of trees/underbrush and white house, earthwork, concrete/asphalt paving, rebar, and installation
- EV charging stations: 3 Level 2 units
- Concrete retaining walls, culverts, and site lighting
- ADA ramps, striping, site demolition, and cleanup

Site Utilities and Lighting

- 200A electrical panel and conduit service
- Parking lot pole lights and LED fixtures
- Utility coordination with Entergy and local authorities

Specialty Installations

- ADA-compliant concrete sidewalks with tactile warning surfaces
- Concrete dumpster pad installation

Materials and Standards

- All concrete to be 4000 psi
- Rebar: #4 @ 24" O.C. both directions
- Pavement base: 8" crushed stone over compacted subgrade

Reporting and Inspection Requirements

- Contractor must submit weekly progress reports
- Inspection sign-offs required at key milestones (site prep, rebar placement, final pour)
- Final walk-through and punch list resolution prior to substantial completion

Insurance and Certification Requirements

- \$1,000,000 general liability per occurrence
- \$3,000,000 aggregate coverage
- Workers' Compensation in accordance with Arkansas state law
- State contractor's license required

Section 3 - Terms and Conditions

Do not respond to items in this section unless specifically and expressly required

3.1. Doing Business With ASMSA

Compliance with Procurement Processes

- To conduct business with ASMSA, all suppliers must be registered and approved in PaymentWorks, our secure supplier management system.
- Procurement Services will issue the apparent successful supplier an invitation to PaymentWorks upon completion of the evaluation, release of the Intent to Award letter, **and** ALC approval.
- Failure to register in PaymentWorks may result in the cancellation of this award or resulting contract.
- For more information, see <https://ualr.edu/procurement/suppliers/>.

Regulatory Compliance

- All work shall comply with the latest edition of the Arkansas Fire Prevention Code, local codes, ordinances, and applicable laws. Where conflicts occur, the most stringent requirement shall apply.
- Contractors must comply with the Americans with Disabilities Act (ADA) and Arkansas accessible design guidelines, where applicable.

Familiarity with Drawings and Site Conditions

- Contractors shall verify all dimensions shown in the drawings and shall report any discrepancies to the Architect before proceeding.
- Contractors shall visit the site prior to bidding to examine conditions and verify all information affecting the work.
- No extra compensation will be made for difficulties encountered due to the contractor's failure to examine the site or contract documents.

Materials and Substitutions

- Materials listed in the specifications establish standards of quality. No substitutions may be made without prior written approval.
- All materials and equipment must be delivered in undamaged condition and stored securely. Damaged materials must be replaced at no cost to the Owner.

Workmanship and Standards

- All vertical surfaces must be plumb, horizontal surfaces level, and alignments true within 1/8" in 10'.
- Finished surfaces must be free of defects such as waves, bulges, or unevenness.
- All moving parts shall operate freely without sticking or binding.

Coordination and Integration

- Contractors shall coordinate with all trades and subcontractors to ensure proper sequencing and avoid conflicts.
- Work must be laid out accurately, especially at intersections of multiple systems.

- Contractors shall review architectural, structural, electrical, and mechanical plans for discrepancies.

Project Cleanliness and Waste Removal

- Rubbish and waste must be removed regularly and not allowed to accumulate.
- Final cleaning is required at project completion before final acceptance.

Temporary Facilities and Utilities

- Contractor shall provide and remove all temporary facilities immediately after project completion.
- All utilities required for construction must be supplied by the contractor unless otherwise noted.

Safety and Protection

- Contractor shall protect all finished work, adjacent property, and utilities from damage.
- Work shall be executed with proper barricades, lighting, and signage as necessary for safety.

Insurance

- General Contractor must purchase and maintain insurance coverage in accordance with project requirements.

Construction Tolerances and Precision

- No unauthorized deviation from plans will be permitted. Work must conform to indicated lines, grades, and dimensions.
- Installation of work must comply with manufacturer instructions and applicable codes.

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3.2. Piggyback Clause

Pursuant to Ark. Code Ann. § 19-11-249, any campus, unit, or division of the University of Arkansas System or any college or school in Arkansas will be eligible to acquire from the successful purchaser of bidder goods or services that are the subject of this procurement, on all of the terms and conditions contained in any contract issued under this solicitation.

3.3. Minority Business Policy

Minority participation is encouraged in this and all other procurements by state agencies. Minority is defined by Arkansas Code Annotated § 15-4-303 as a lawful permanent resident of this State who is: African American, Hispanic American, American Indian, Asian American, Pacific Islander American, or a Service Disabled Veteran as designated by the United States Department of Veterans Affairs. The Arkansas Economic Development Commission conducts a certification process for minority businesses. Bidders unable to include minority-owned businesses as subcontractors "may explain the circumstances preventing minority inclusion."

- A. The Arkansas Economic Development Commission conducts a certification process for minority-owned and women-owned businesses.
- B. Per Arkansas Code Annotated § 15-4-303, a minority-owned business is defined as a business that is at least fifty-one percent (51%) owned by one (1) or more minority persons, and a minority is defined as a lawful permanent resident of this State who is:

- African American
- American Indian
- Asian American
- Hispanic American
- Pacific Islander American
- A Service Disabled Veteran as designated by the United States Department of Veterans Affairs

- C. Per Act 1080 of the 91st General Assembly Regular Session 2017, a women-owned business is defined as a business that is at least fifty-one percent (51%) owned by one (1) or more women who are lawful permanent residents of this State.

3.4. Equal Employment Opportunity Policy

In compliance with Arkansas Code Annotated § 19-11-104, **ASMSA** must have a copy of the supplier's Equal Opportunity Policy before issuing a contract award. **ASMSA** will maintain a file of all supplier EO policies submitted in response to solicitations issued by this office.

- A. *EO Policies* may be submitted electronically to the following email address: procurement@ualr.edu, but a hard copy should also be included with the bid response.
- B. Submitting an *EO Policy* to **ASMSA** is a one-time Requirement. Contractors are responsible for providing updates or changes to their policies and supplying *EO Policies* upon request to other state agencies, which must also comply with this statute.
- C. Prospective Contractors who are not required by law to have an *EO Policy* must submit a written statement to that effect.

3.5. Prohibition Of Employment Of Illegal Immigrants

- A. Pursuant to Arkansas Code Annotated § 19-11-105, Contractor(s) providing services of \$25,000 or greater shall certify with **ASMSA** that they do not employ or contract with illegal immigrants.

- B. By signing and submitting a response to this Bid Solicitation, a Prospective Contractor for services of \$25,000 or greater agrees and certifies that they do not employ or contract with illegal immigrants. In addition, if selected, the Prospective Contractor certifies that they will not employ or contract with illegal immigrants during the aggregate term of a contract.

3.6. Restriction Of Boycott Of Israel

- A. Pursuant to Arkansas Code Annotated § 25-1-503, a public entity shall not enter into a contract with a company unless the contract includes a written certification that the person or company is not currently engaged in, and agrees for the duration of the contract not to engage in, a boycott of Israel.
- B. This prohibition does not apply to:
- a. A company that offers to provide the goods or services for at least twenty percent (20%) less than the lowest certifying business.
 - b. Contracts with a total potential value of less than \$1,000.
- C. By checking the designated box on the first page of this bid, a Prospective Contractor agrees and certifies that they do not, and will not, for the duration of the contract, boycott Israel.

3.7. Restriction Of Boycott Of Energy, Fossil Fuel, Firearms, and Ammunition Industries

In accordance with Ark. Code Ann. § 25-1-1002, the respondent certifies that it is not currently engaged in a boycott of the energy, fossil fuel, firearms, and ammunition industries and agrees for the duration of its agreement not to engage in a boycott of the energy, fossil fuel, firearms or ammunition industries.

- A. The preceding does not apply to:
- a. A financial services provider as defined at Ark. Code Ann. § 25-1-1001(8)(A),
 - b. An agreement with a total potential value of less than \$75,000, or
 - c. A contract under which the supplier's price for the goods or services is at least 20% less than the lowest certifying business.

3.8. Restriction Of Contracts with Scrutinized Companies

- A. In accordance with Ark. Code Ann. § 25-1-1001, the respondent certifies that the government of the People's Republic of China ("PRC") does not wholly own the bidder or hold a majority interest in the bidder. Bidder further certifies that the PRC does not own or hold a majority interest in a for-profit parent company, subsidiary, or affiliate of the bidder or in a subcontractor to be employed by the bidder
- B. A "scrutinized company" is an entity in which the People's Republic of China holds 51% or greater ownership and includes any for-profit parent, subsidiary, or affiliate of such a company.
- C. This restriction applies regardless of the source of the funds but does not apply to exempt commodities and services.

3.9. Payment and Provisions

- A. Invoices are accepted by mail or email. Supplier shall send invoices to one of the following:

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PHYSICAL ADDRESS**EMAIL**

Arkansas School for Mathematics,
Sciences, and the Arts
ATTN: Accounts Payable
200 Whittington Avenue
Hot Springs, AR 71901

ACCOUNTSPAYABLE@ASMSA.ORG

- B. Payment shall be made in accordance with applicable State of Arkansas accounting procedures upon acceptance by the school.
- C. ASMSA may not be invoiced before delivery and acceptance of any equipment, service or commodity.
- D. Payment will be made only after the contractor has successfully satisfied the school as to the goods and/or services purchased.
- E. Suppliers shall provide an itemized invoice for all charges.
- F. The Purchase Order Number and/or ASMSA Supplier Contract Number (SPC) should be referenced on each invoice.

Section 4 - Official Bid Price Sheet**Official Bid Price Sheet****Bidder Information:****Company Name**

Mailing Address

City, State, ZIP

Phone Number

Email Address

Arkansas Contractor License Number

Pricing Table:

| Line Item Description | Unit | Quantity |
|---|------|----------|
| Permitting | LS | 1 |
| Bond, Insurance | LS | 1 |
| General Conditions | WK | 4 |
| Construction Cleaning | LS | 1 |
| Demolition - White House | LS | 1 |
| Demolition - Trees & Underbrush | LS | 1 |
| Earthwork & Gravel Subgrade | LS | 1 |
| Utility Services (Entergy) | LS | 1 |
| Concrete Driveway Culvert (24" x 30 LF) | EA | 1 |
| Parking Lot Paving (6" Concrete) | CY | 270 |
| Rebar (#4 @ 24" O.C. each way) | SF | 13,254 |
| Concrete Paving Installation Labor | SF | 13,254 |
| Parking Lot Striping & Markings | LF | 750 |
| Sidewalks (5" Concrete) | SF | 2,500 |

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| | | |
|---|----|-----|
| Seeding & Landscaping | LS | 1 |
| Light Fixture Footings | CY | 2 |
| Concrete Retaining Walls (4' height) | SF | 800 |
| Electrical Service & Panel (200A) | LS | 1 |
| EV Charging Stations (Level 2) | EA | 3 |
| Parking Lot Lighting Poles and Fixtures | EA | 2 |

Raw Construction Cost \$ _____

Contingency (5%) \$ _____

General Contractor Overhead / Profit (15%) \$ _____

Construction Subtotal \$ _____

Architectural / Engineering Fees (6.5%) \$ _____

Printing and Reimbursables \$ _____

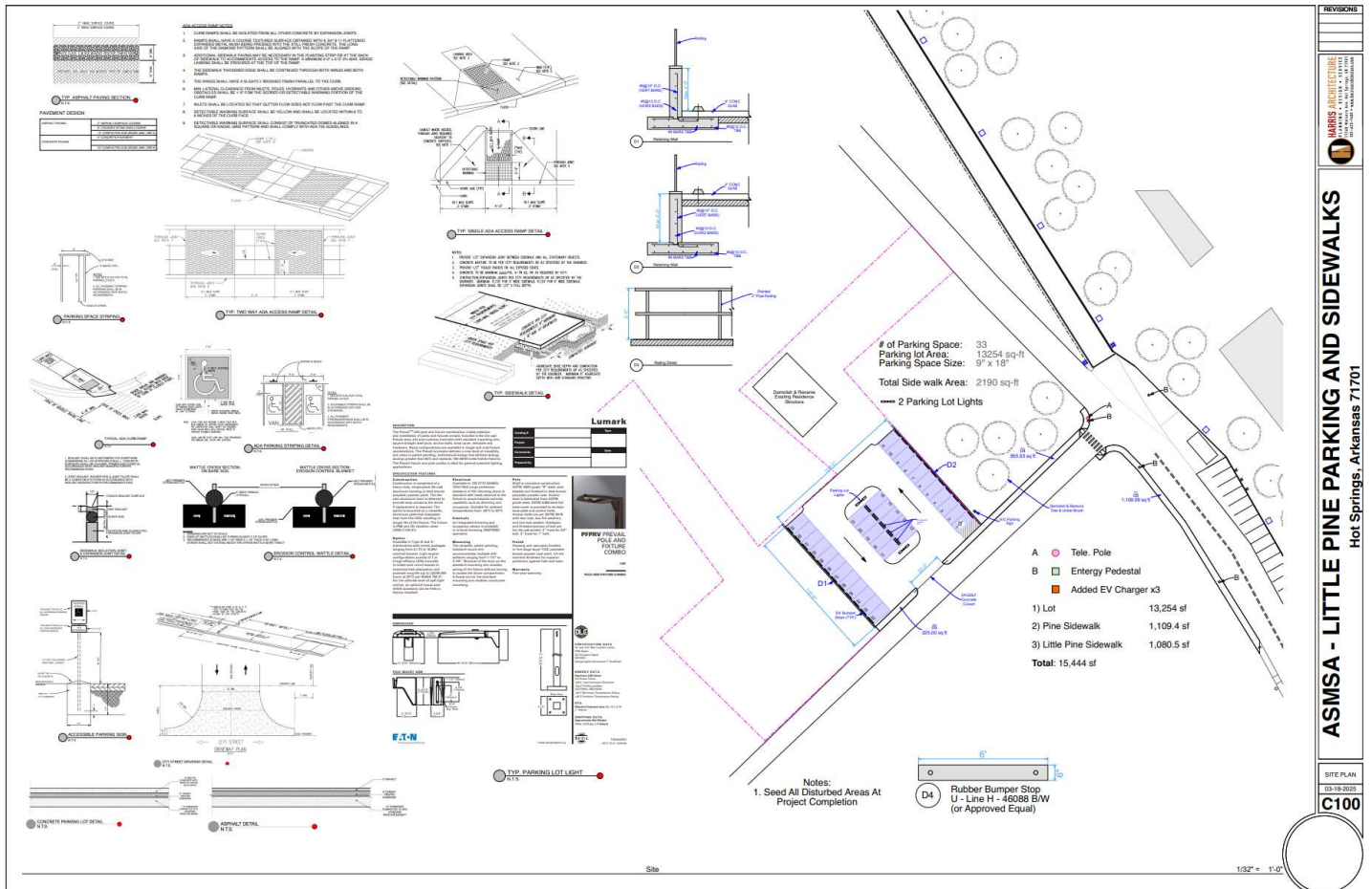
Geotechnical Survey \$ _____

Topographic Survey \$ _____

Total Project Estimate \$ _____**Signature:**

I, the undersigned, hereby certify that the pricing submitted above is accurate, complete, and in accordance with the requirements outlined in the IFB FB-25-005 for the Little Pine Parking & Sidewalks Construction project.

Authorized Signature: _____**Printed Name:** _____**Title:** _____**Date:** _____



ASMSA ACADEMIC Building
Renovation - Phase 1
Stairwells



GENERAL NOTES

1. ALL WORK IS TO CONFORM TO THE LATEST EDITION OF THE ARKANSAS FIRE PREVENTION CODE AND ALL APPLICABLE LOCAL CODES AND ORDINANCES. IF A CONFLICT IS FOUND BETWEEN APPLICABLE CODES, THE MORE STRINGENT SHALL BE USED AND BASED ON ACTUAL FIELD CONDITIONS AND MEASUREMENTS. DO NOT RELY ON SCALING PLANS FOR ACCURATE DIMENSIONS.
2. THIS CONTRACT IS TO COMPLY WITH THE STATE OF ARKANSAS ADOPTED AND ACCESSIBLE GUIDELINES IN REGARD TO ACCESSIBLE OR HANDICAPPED FEATURES, IF REQUIRED.
3. THE CONTRACTOR SHALL BE FAMILIAR WITH THE DRAWINGS, THE BUILDING SITE AND OTHER INFORMATION PRESENTED FOR THE CONSTRUCTION OF THIS PROJECT. CLAIMS MADE SUBSEQUENT TO THE PROPOSAL FOR MATERIALS AND LABOR BECAUSE OF DIFFICULTIES ENCOUNTERED WILL NOT BE RECOGNIZED IF THEY COULD HAVE BEEN FORESEENING A COMPLETE AND THOROUGH EXAMINATION BEEN MADE.
4. CONTRACTORS SHALL VISIT THE PREMISES WHILE BIDDING AND SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND THE REQUIREMENTS OF THE PROJECT PRIOR TO DEVELOPING THEIR BID. MATERIAL QUANTITIES SHALL BE BASED ON ACTUAL FIELD CONDITIONS AND MEASUREMENTS. DO NOT RELY ON SCALING PLANS FOR ACCURATE DIMENSIONS.
5. WHERE JOB CONDITIONS REQUIRE CHANGES FROM THE CONTRACT DOCUMENTS THAT DO NOT CHANGE THE SCOPE OR NATURE OF THE WORK REQUIRED, THE CONTRACTOR SHALL MAKE SUCH CHANGES WITHOUT ADDITIONAL COST TO THE OWNER. NO OTHER CHANGES WILL BE MADE WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE OWNER.
6. THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR WHICH MATERIALS ARE FURNISHED, FABRICATED OR FIELD ERECTED. THIS CONTRACTOR GUARANTEE SHALL EXIST FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL OWNER ACCEPTANCE OF THE WORK AND SHALL APPLY TO ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF ANY KIND.
7. CONTRACTOR SHALL TAKE CARE TO PROTECT ADJACENT AREAS FROM DIRT AND DAMAGE DURING THE CONSTRUCTION PROCESS, AND SHALL CLEAN UP AFTER THEMSELVES AT THE END OF EACH WORK DAY.
8. ALL RUBBISH AND TRASH SHALL BE REMOVED FROM THE PREMISES AND PROPERLY DISPOSED OF EACH DAY.
9. THE ENTIRE SET OF DRAWINGS LISTED HEREIN CREATE AN ENTIRE PACKAGE. ALL TRADES SHALL BE RESPONSIBLE FOR REVIEWING THEIR RESPECTIVE REQUIREMENTS AND COORDINATING THEIR METHOD OF EXPANDED WORK WITH RELATED TRADES. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICT OR DISCREPANCY IN THE DRAWINGS.
10. COORDINATE ALL WORK OF THE VARIOUS TRADES AND SUBCONTRACTORS TO ASSURE EFFICIENT AND PROPER INSTALLATION. PROVIDE ACCOMMODATIONS FOR ITEMS TO BE INSTALLED AT LATER DATE. VERIFY THAT CHARACTERISTICS OF ELEMENTS OF INTERRELATED OPERATING EQUIPMENT ARE COMPATIBLE. COORDINATE WORK OF VARIOUS SECTIONS WHICH HAVE INTERDEPENDENT REQUIREMENTS FOR INSTALLATION, CONNECTIONS AND PLACING IN SERVICE. SUCH EQUIPMENT COORDINATE SPACE REQUIREMENTS AND INSTALLATION OF MECHANICAL, ELECTRICAL, PLUMBING AND OTHER SYSTEMS WHERE (IF ANY) WHICH ARE INDICATED, SHALL BE SHOWN UNAMBIGUOUSLY ON DRAWINGS.
11. UNLESS SPECIFICALLY NOTED, PROVIDE AND PAY FOR LABOR, MATERIALS AND EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, AND OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK. INCLUDING PERMITS, UTILITIES SHALL BE PROVIDED BY THE OWNER WITH CONNECTIONS BY THE CONTRACTOR.
12. THE GENERAL CONTRACTOR SHALL PURCHASE AND MAINTAIN INSURANCE COVERAGE IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER.
13. THE GENERAL CONTRACTOR SHALL PURCHASE AND MAINTAIN INSURANCE COVERAGE IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER.
14. ALLOWABLE TOLERANCES - UNLESS OTHERWISE NOTED OR INDICATED, THE FOLLOWING TOLERANCES SHALL APPLY TO ALL WORK:
 - a. ALL VERTICAL SURFACES SHALL BE PLUMB OR CONSTRUCTED TO THE EXACT SLOPES OR ANGLES INDICATED.
 - b. THE MAXIMUM DEVIATION FROM THE TRUE PLANE FOR VERTICAL OR HORIZONTAL SURFACES SHALL NOT BE GREATER THAN 1/8" IN 10' AS MEASURED BY A STRAIGHT EDGE PLACED ANYWHERE ON THE SURFACE.
 - c. ALL HORIZONTAL SURFACES SHALL BE LEVE OR CONSTRUCTED TO THE EXACT ANGLE INDICATED OR INTENDED.
 - d. WALL AND SOFFIT INTERSECTIONS SHALL BE 90° OR THE EXACT ANGLE INDICATED OR INTENDED.
 - e. ALL CORNERS AND EDGES SHALL BE STRAIGHT AND TRUE WITHOUT DENTS, WAVES, BULGES, OR OTHER BLEMISHES.
 - f. ALL JOINTS SHALL BE TIGHT, STRAIGHT, EVEN AND SMOOTH.
 - g. ALL OPENABLE ITEMS SHALL OPERATE SMOOTHLY WITHOUT STICKING OR BINDING.
 - h. WITHOUT EXCESSIVE "PLAY" OR LOOSENESS.
15. PERFORM ALL WORK IN ACCORDANCE WITH ACCEPTABLE TRADE PRACTICE TO INSURE THE HIGHEST QUALITY FINISHED PRODUCT. EXPRESSED OR IMPLIED. PERFORM ALL WORK BY SKILLED MECHANICAL, ELECTRICAL, PLUMBING AND LOW-VOLTAGE WORK SHALL BE CAPABLE TO A HIGH LEVEL OF AESTHETIC WHERE WORK IS TO BE EXPOSED.
16. COORDINATE BLOCKING REQUIREMENTS WITH ADJACENT OR RELATED TRADES, ACCESSORIES, EQUIPMENT AND FIXTURES. VERIFY AND RETAIL BLOCKING FOR OTHER TRADES.
17. PROVIDE SECURITY OF THE WORK INCLUDING TOOLS AND UNFINISHED MATERIALS. PROTECT THE WORK, STORED PRODUCTS, CONSTRUCTION EQUIPMENT AND OWNER'S PROPERTY FROM THEFT AND DAMAGE AND THE PREMISES FROM ENTRY BY UNAUTHORIZED PERSONNEL UNTIL FINAL ACCEPTANCE BY OWNER.
18. WHEN THE PROJECT REQUIREMENTS REQUIRE THAT THE INSTALLATION OF WORK SHALL COMPLY WITH MANUFACTURER'S INSTRUCTIONS, PERFORM WORK IN ACCORDANCE WITH THE STRICTEST CURRENT WRITTEN MANUFACTURER'S INSTRUCTIONS.
19. ALL PRODUCTS AND EQUIPMENT SHALL BE DELIVERED IN UNDAMAGED CONDITION AND STORED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS TO AVOID CORRUPTION OF THE WORK OR DAMAGE TO THE ITEMS. REPLACE DAMAGED OR UNFIT MATERIALS AT NO COST TO THE OWNER.



HARRIS ARCHITECTURE
PLANNING • DESIGN • SERVICE

11208 Malvern Ave., Hot Springs, AR 71901 +
voice 501.825.7400 • cell 501.802.2900 +
fso@harrisarchitecture.com

DRAWINGS INDEX

ARCHITECTURAL

- A101 - EXISTING 1ST FLOOR PLAN
- A102 - EXISTING FINISH SCHEDULE
- A103 - NEW FINISH SCHEDULE
- A104 - DOOR SCHEDULE
- A105 - STAIR SECTION

**ASMSA ACADEMIC Building
Renovation - Phase 1**
200 Whittington, Hot Springs, Arkansas 71901

Jan. 27, 2025

ARCHITECTURAL STANDARD SYMBOLS

- | | | |
|-------------|---|--------------------|
| EL. 601.00' | PROPOSED ELEVATION IN PLAN | WALL SECTION |
| 1ST FLOOR | PROPOSED ELEVATION IN ELEVATION OR SECTION | ROOF NUMBER |
| EL. 601.00' | CENTER LINE | DOOR NUMBER |
| --- | HIDDEN LINES / PROJECTIONS ABOVE, BELOW OR BEYOND | WINDOW TYPE |
| --- | BREAK LINE | INTERIOR ELEVATION |
| A --- A | BUILDING SECTION | WALL PARTITION |
| --- | BUILDING ELEVATION | |
| --- | REFERENCE DETAIL | |

SITE MAP



SITE VICINITY MAP



INVITATION FOR BID

BID NO: FB-25-0005



1



2



3



EXISTING CONDITIONS

LEGEND

- LGS paint on walls
- Wood paneling wainscot

1/8" = 1'-0"

Ground Floor

EXISTING FINISH SCHEDULE

| ROOM NUMBER | ROOM NAME | FLOOR | WALL BASE | WALLS | NOTES |
|-------------|-------------------------------|----------------------|------------------------|----------------------------------|-------|
| 105A | KITCHEN | TILE | 4" COVERED RUBBER BASE | PAINTED GYP | |
| 210A | OFFICE | CARPET | 4" COVERED RUBBER BASE | PAINTED GYP W/ PARALAND WAINSCOT | |
| 210A | CLASSROOM | VINYL COMPOSITE TILE | 4" COVERED RUBBER BASE | PAINTED GYP | |
| 210B | BOARD ROOM | VINYL COMPOSITE TILE | 4" COVERED RUBBER BASE | PAINTED GYP | |
| 210B | RECEPTION LOBBY | 1/4" T&G | 4" COVERED RUBBER BASE | PAINTED GYP | |
| 211A | ACADEMIC | CARPET | 4" COVERED RUBBER BASE | PAINTED GYP W/ PARALAND WAINSCOT | |
| 211A | OFFICE | CARPET | 4" COVERED RUBBER BASE | PAINTED GYP | |
| 211A | STORAGE | CARPET | 4" COVERED RUBBER BASE | PAINTED GYP W/ PARALAND WAINSCOT | |
| 211A | STORAGE | CARPET | 4" COVERED RUBBER BASE | PAINTED GYP W/ PARALAND WAINSCOT | |
| 211A | KITCHEN | TILE | 4" COVERED RUBBER BASE | PAINTED GYP W/ PARALAND WAINSCOT | |
| 211A | DIRECTOR'S OFFICE | CARPET | 4" COVERED RUBBER BASE | PAINTED GYP | |
| 211A | RECEPTION WAITING AREA | CARPET | 4" COVERED RUBBER BASE | PAINTED GYP | |
| 211A | KITCHEN BREAK ROOM | CARPET | 4" COVERED RUBBER BASE | PAINTED GYP | |
| 211A | ACCOUNTS PAYABLE | CARPET | 4" COVERED RUBBER BASE | PAINTED GYP | |
| 211A | STORAGE | CARPET | 4" COVERED RUBBER BASE | PAINTED GYP | |
| 211A | OFFICE | CARPET | 4" COVERED RUBBER BASE | PAINTED GYP | |
| 211A | PURCHASING TRAVEL COORDINATOR | CARPET | 4" COVERED RUBBER BASE | PAINTED GYP | |
| 211A | ASSISTANT DIRECTOR OF FINANCE | CARPET | 4" COVERED RUBBER BASE | PAINTED GYP | |
| 211A | COPY CENTER | CARPET | 4" COVERED RUBBER BASE | PAINTED GYP | |
| 211A | MAIL ROOM | CARPET | 4" COVERED RUBBER BASE | PAINTED GYP | |
| 211A | PUBLIC INFORMATION SPECIALIST | CARPET | 4" COVERED RUBBER BASE | PAINTED GYP | |

EXISTING FINISH SCHEDULE

| ROOM NUMBER | ROOM NAME | FLOOR | WALL BASE | WALLS | NOTES |
|-------------|--|--------------------------|------------------------|-------------|-------|
| 2107 | RECORDS OFFICE | CARPET | 4" COVERED RUBBER BASE | PAINTED GYP | |
| 2108 | IT ROOM | CARPET | 4" COVERED RUBBER BASE | PAINTED GYP | |
| 2108 | MEN'S RESTROOM | VINYL COMPOSITE TILE | 4" COVERED RUBBER BASE | PAINTED GYP | |
| 2108 | WOMEN'S RESTROOM | VINYL COMPOSITE TILE | 4" COVERED RUBBER BASE | PAINTED GYP | |
| 2107 | HALLWAY | CARPET | 4" COVERED RUBBER BASE | PAINTED GYP | |
| 2107 | OFFICE OF INSTITUTIONAL SERVICES | CARPET | 4" COVERED RUBBER BASE | PAINTED GYP | |
| 2108 | HALLWAY | CARPET | 4" COVERED RUBBER BASE | PAINTED GYP | |
| 2108 | HALLWAY | CARPET | 4" COVERED RUBBER BASE | PAINTED GYP | |
| 2108 | HALLWAY | CARPET | 4" COVERED RUBBER BASE | PAINTED GYP | |
| 2108 | RESTROOM | TILE | CORNMAR TILE | WALL TILE | |
| 2107 | STORAGE | VINYL COMPOSITE TILE | 4" COVERED RUBBER BASE | PAINTED GYP | |
| 2108 | DIRECTOR OF HUMAN RESOURCES AND CAMPUS CULTURE | CARPET | 4" COVERED RUBBER BASE | PAINTED GYP | |
| 2108 | STORAGE | CARPET | 4" COVERED RUBBER BASE | PAINTED GYP | |
| 2108 | STORAGE | CARPET | 4" COVERED RUBBER BASE | PAINTED GYP | |
| 2107 | RESTROOM | TILE | CORNMAR TILE | WALL TILE | |
| 2107 | RESTROOM | TILE | CORNMAR TILE | WALL TILE | |
| 2107 | RESTROOM | TILE | CORNMAR TILE | WALL TILE | |
| 2108 | STAIRS | FLOORING TRIM AND RISERS | 4" COVERED RUBBER BASE | PAINTED GYP | |
| 2108 | STAIRS | FLOORING TRIM AND RISERS | 4" COVERED RUBBER BASE | PAINTED GYP | |
| 2108 | STORAGE | VINYL COMPOSITE TILE | 4" COVERED RUBBER BASE | PAINTED GYP | |
| 2107 | RESTROOM | TILE | CORNMAR TILE | WALL TILE | |
| 2108 | STORAGE | CARPET | 4" COVERED RUBBER BASE | PAINTED GYP | |
| 2108 | HALLWAY | CARPET | 4" COVERED RUBBER BASE | PAINTED GYP | |



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REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|-----|-------------|------|

HARRIS ARCHITECTURE

200 Whittington, Hot Springs, Arkansas 71701

ASMSA ACADEMIC Building Renovation - Phase 1

200 Whittington, Hot Springs, Arkansas 71701

EXISTING FINISH SCHEDULE

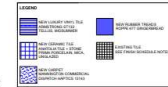
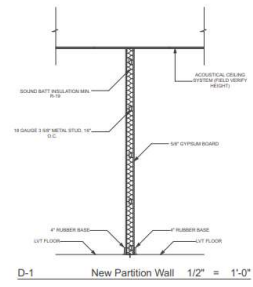
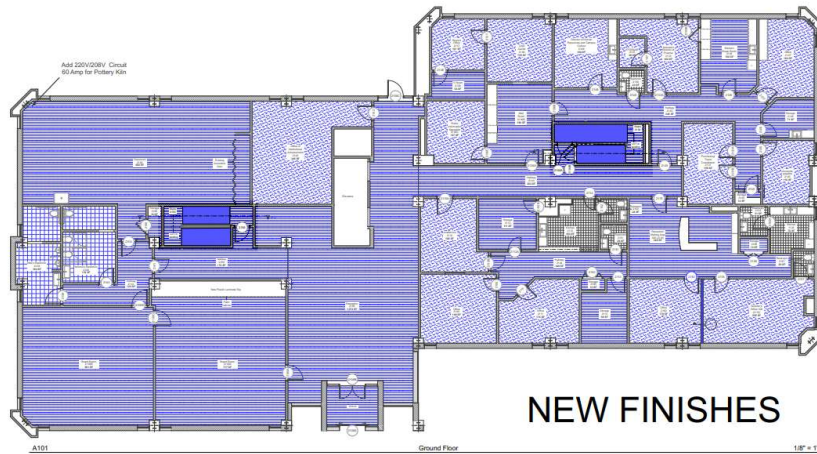
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| NEW FINISH SCHEDULE | | | | | |
|---------------------|---------------------------------|-------------------|------------------------|---------------------------------|---|
| ROOM NUMBER | ROOM NAME | FLOOR | WALL | WALL | NOTES |
| 1104 | KITCHEN | TILE | 4" COVERED RUBBER BASE | PAINTED GYI CRANSE PEEL TEXTURE | 1. EXISTING TILE TO REMAIN 2. CLEAN AND RE-GROUT AS NEEDED |
| 1106 | OFFICE | CARPET | 4" COVERED RUBBER BASE | PAINTED GYI CRANSE PEEL TEXTURE | 1. EXISTING CARPET TO REMAIN AS NEEDED 2. REMOVE ALL FLOORING AS PER FINISH SCHEDULE |
| 1108 | CLASSROOM | LUXURY VINYL TILE | 4" COVERED RUBBER BASE | PAINTED GYI CRANSE PEEL TEXTURE | 1. EXISTING CARPET TO REMAIN AS NEEDED 2. REMOVE ALL FLOORING AS PER FINISH SCHEDULE |
| 1108 | BOARD ROOM | LUXURY VINYL TILE | 4" COVERED RUBBER BASE | PAINTED GYI CRANSE PEEL TEXTURE | 1. EXISTING CARPET TO REMAIN AS NEEDED 2. REMOVE ALL FLOORING AS PER FINISH SCHEDULE |
| 1108 | RECEPTION LIBRARY | LUXURY VINYL TILE | 4" COVERED RUBBER BASE | PAINTED GYI CRANSE PEEL TEXTURE | 1. EXISTING CARPET TO REMAIN AS NEEDED 2. REMOVE ALL FLOORING AS PER FINISH SCHEDULE |
| 1110 | ACADEMICS | CARPET | 4" COVERED RUBBER BASE | PAINTED GYI CRANSE PEEL TEXTURE | 1. EXISTING CARPET TO REMAIN AS NEEDED 2. REMOVE ALL FLOORING AS PER FINISH SCHEDULE |
| 1111 | OFFICE | CARPET | 4" COVERED RUBBER BASE | PAINTED GYI CRANSE PEEL TEXTURE | 1. EXISTING CARPET TO REMAIN AS NEEDED 2. REMOVE ALL FLOORING AS PER FINISH SCHEDULE |
| 1112 | STORAGE | LUXURY VINYL TILE | 4" COVERED RUBBER BASE | PAINTED GYI CRANSE PEEL TEXTURE | 1. EXISTING CARPET TO REMAIN AS NEEDED 2. REMOVE ALL FLOORING AS PER FINISH SCHEDULE |
| 1113 | STORAGE | LUXURY VINYL TILE | 4" COVERED RUBBER BASE | PAINTED GYI CRANSE PEEL TEXTURE | 1. EXISTING CARPET TO REMAIN AS NEEDED 2. REMOVE ALL FLOORING AS PER FINISH SCHEDULE |
| 1114 | KITCHEN | TILE | 4" COVERED RUBBER BASE | PAINTED GYI CRANSE PEEL TEXTURE | 1. EXISTING TILE TO REMAIN 2. CLEAN AND RE-GROUT AS NEEDED |
| 1116 | DIRECTOR'S OFFICE | CARPET | 4" COVERED RUBBER BASE | PAINTED GYI CRANSE PEEL TEXTURE | 1. EXISTING CARPET TO REMAIN AS NEEDED 2. REMOVE ALL FLOORING AS PER FINISH SCHEDULE |
| 1118 | RECEPTION WAITING AREA | LUXURY VINYL TILE | 4" COVERED RUBBER BASE | PAINTED GYI CRANSE PEEL TEXTURE | 1. EXISTING CARPET TO REMAIN AS NEEDED 2. REMOVE ALL FLOORING AS PER FINISH SCHEDULE |
| 1120 | KITCHEN BREAK ROOM | LUXURY VINYL TILE | 4" COVERED RUBBER BASE | PAINTED GYI CRANSE PEEL TEXTURE | 1. EXISTING CARPET TO REMAIN AS NEEDED 2. REMOVE ALL FLOORING AS PER FINISH SCHEDULE |
| 1126 | ACCREDITATION | CARPET | 4" COVERED RUBBER BASE | PAINTED GYI CRANSE PEEL TEXTURE | 1. EXISTING CARPET TO REMAIN AS NEEDED 2. REMOVE ALL FLOORING AS PER FINISH SCHEDULE |
| 1128 | STORAGE | LUXURY VINYL TILE | 4" COVERED RUBBER BASE | PAINTED GYI CRANSE PEEL TEXTURE | 1. EXISTING CARPET TO REMAIN AS NEEDED 2. REMOVE ALL FLOORING AS PER FINISH SCHEDULE |
| 1127 | OFFICE | CARPET | 4" COVERED RUBBER BASE | PAINTED GYI CRANSE PEEL TEXTURE | 1. EXISTING CARPET TO REMAIN AS NEEDED 2. REMOVE ALL FLOORING AS PER FINISH SCHEDULE |
| 1131 | PERFORMANCE VISUAL COORDINATION | CARPET | 4" COVERED RUBBER BASE | PAINTED GYI CRANSE PEEL TEXTURE | 1. EXISTING CARPET TO REMAIN AS NEEDED 2. REMOVE ALL FLOORING AS PER FINISH SCHEDULE |
| 1133 | ASSISTANT DIRECTOR OF FINANCE | CARPET | 4" COVERED RUBBER BASE | PAINTED GYI CRANSE PEEL TEXTURE | 1. EXISTING CARPET TO REMAIN AS NEEDED 2. REMOVE ALL FLOORING AS PER FINISH SCHEDULE |
| 1136 | COPY CENTER | CARPET | 4" COVERED RUBBER BASE | PAINTED GYI CRANSE PEEL TEXTURE | 1. EXISTING CARPET TO REMAIN AS NEEDED 2. REMOVE ALL FLOORING AS PER FINISH SCHEDULE |
| 1138 | MAIL ROOM | LUXURY VINYL TILE | 4" COVERED RUBBER BASE | PAINTED GYI CRANSE PEEL TEXTURE | 1. EXISTING CARPET TO REMAIN AS NEEDED 2. REMOVE ALL FLOORING AS PER FINISH SCHEDULE |
| 1140 | PUBLIC INFORMATION SPECIALIST | CARPET | 4" COVERED RUBBER BASE | PAINTED GYI CRANSE PEEL TEXTURE | 1. EXISTING CARPET TO REMAIN AS NEEDED 2. REMOVE ALL FLOORING AS PER FINISH SCHEDULE |
| 1142 | RECORD OFFICE | CARPET | 4" COVERED RUBBER BASE | PAINTED GYI CRANSE PEEL TEXTURE | 1. EXISTING CARPET TO REMAIN AS NEEDED 2. REMOVE ALL FLOORING AS PER FINISH SCHEDULE |

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BID NO: FB-25-0005

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