

**A.C.A. § 19-4-1415 Alternative Delivery Project
Construction Transmittal Form**

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To: Bureau of Legislative Research
State Capitol, Rm 315
Little Rock, AR 72201
Attn: Katy Walden

From: Christopher Myers

Re: Alternative Delivery Method Contract Review

Date: 9/3/2025

Agency/Board/Commission: ADPHT Division of State Parks

Contact : Marty Ryall, Chief of Legislative Affairs / Director of Division of Heritage
(marty.ryall@arkansas.gov)

Project Name: Mena Trails Project

Project Description: To construct a state park expansion and development in partnership with the U.S. Forest Service, City of Mena, and Arkansas Parks and Recreation Foundation. The project will be located on state park-controlled property (approximately 1,300 acres) located between Ward Lake and Round Top Mountain. The Mena Trails project will create a unique and inspiring visitor experience with a focus on gravity-fed trails and unique state park amenities and traditional facilities. The expansion will include construction of a bike park, lift system, visitor service facilities, restaurant, unique adventure facilities including a mountain coaster, infrastructure and utilities, parking improvements, and recreational site amenities.

Project Location: Queen Wilhelmina State Park, Mena Arkansas

Project Square Footage: approximately 1300 Acres

Funding Source: Amendment 75 and ANCRC

Estimated Construction Costs: \$48,000,000

Procurement Method: ☒ RFQ (§19-4-1415)

Number of Contractor Proposals Reviewed: 5

Number of Contractors Interviewed: 5

Contractor: Kinco Constructors

Estimated % of work that will be bid: 100%

Design Professional: Sno Engineering

Estimated Completion Date: Spring 2027

Submitted by: Christopher Myers



Department of Shared Administrative Services

Governor Sarah Huckabee Sanders

Secretary Leslie Fiskens

July 7, 2025

Shea Lewis, Cabinet Secretary
One Capitol Mall, Suite 3B
Little Rock, AR 72201

RE: Alternative Delivery Method for New Biking Hub in Mena, AR

Dear Secretary Lewis:

I received your request to utilize the alternative delivery method of negotiated work pursuant to Section 3-700 of the DBA's Minimum Standards and Criteria for the above-referenced project. Due to the estimated project cost of \$48 million, the unique nature of this extensive project, as well as the complexities associated with the site development and design as outlined in your letter, I agree that your project is an ideal candidate for the alternative method by negotiated contract.

As I know your team at the ADPHT is very familiar with this delivery method and the process by which a contractor's services will be selected, I ask that you please keep Doran White, DBA Construction Administrator, informed of your progress and contact Doran when you are ready to designate the pre-selection committee. At the appropriate time, I will appoint two members from the DBA to participate on the committee.

Should you or your team have any questions as you prepare for the next steps in this process, please do not hesitate to reach you to me or Doran for assistance. We are thrilled to assist your department with this exciting project for our State!

Sincerely,

Anne W. Laidlaw, Director
Division of Building Authority

Cc: Doran White, DBA Construction Administrator
Suzanne Grobmyer, ADPHT Chief of Staff
Jeff King, ADPHT Parks, Deputy Director



Sarah Huckabee Sanders

Governor

Shea Lewis

Secretary

July 3, 2025

Ms. Anne Laidlaw, Director
Division of Building Authority
Department of Transformation and Shared Services
501 Woodlane, Suite 101N
Little Rock, AR 72201

Dear Ms. Laidlaw:

Arkansas State Parks, a division of the Department of Parks, Heritage, and Tourism, is currently in the design phase for a groundbreaking new mountain biking hub in Mena, Arkansas. This state-of-the-art facility will feature lift infrastructure, several robust support facilities, and the one of the longest mountain biking runs in the country, in the state of Arkansas. This development will be completed utilizing a phased construction method. In addition, this project addresses the growing demand for outdoor recreation, which has surged in recent years, and promises to attract enthusiasts from across the nation.

Based on prior experience with similar projects utilizing both traditional bid and alternative delivery methods, Arkansas State Parks has determined the most beneficial approach would be to have a qualified construction manager engage at this stage of the process to help, find efficient ways to reduce project costs, effectively coordinate the complex implementation of the design plans, and best manage overall costs for the project. Arkansas State Parks recognizes a project of this size and complexity requires an extraordinary amount of coordination between the owner, designer, and the various construction trades. Initial estimates for the project cost are estimated at \$48 million for site improvements, support facilities, lifts, trail development, and related infrastructure.

As a result, Arkansas State Parks requests permission to utilize the alternative delivery method of procuring construction services pursuant to Section 3-700 of the Division of Building Authority's Standards and Criteria. Several factors justify this request:

- **Complexity of Site:** The development site in Mena presents significant challenges due to its rugged terrain, natural features, and existing infrastructure. This transformative project will involve extensive trail construction, lift installation, and support facilities, requiring a construction manager with the expertise to navigate these complexities effectively.
- **Design Elements:** Certain design elements for both the trail & lifts and the support facilities create additional complexity for the project, and the careful use and placement of facilities and materials is integral to the successful execution of this project. Careful placement and use of materials will be critical to the project's success. A construction manager will ensure that these elements are installed in the most cost-effective and efficient manner, contributing to a higher-quality final product for visitors.

Division of Arkansas State Parks
One Capitol Mall, Suite 4A-900 • Little Rock, AR 72201 • 501.682.1191
ArkansasStateParks.com

A.C.A. 19-4-1415 Project Transmittal Form

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To: Bureau of Legislative Research
Room 315, State Capitol
Little Rock, AR 72201

Attn: Katie Walden Legislative Analyst
Review Committee

Date: August 12, 2025

From: University of Arkansas System Office
2404 North University Avenue
Little Rock, Arkansas

Institution: University of Arkansas Fayetteville

Institution Contact: Mike Oestereicher
Associate Vice Chancellor for Facilities

Project Name: Maple Hill -steam to hot water conversion

Project Description:

This project will convert nine buildings in the Maple Hill district to use Heating Hot Water (HHW) instead of steam. A new HHW mini-plant will be created in the basement of the existing North Chiller Plant that will provide heating capacity for 842,318 GSF in the district, including the proposed new residence halls.

Project Square Footage: n/a

Procurement Method: RFQ as authorized by A.C.A. 19-4-1415

Contractor: Nabholz Construction

Number of Proposals Reviewed: Four

Number of Contractors Interviewed: Four

Design Professional: ENFRA/McClelland and SCM Architects

Estimated Completion Date: December, 2029

Total Project Cost: 19.8M

Funding Sources (%):

100%	University Reserves to be replaced by bond proceeds