

# Arkansas River Resource Center

Little Rock, Arkansas

## Architect

Jackson Brown Palculict Architects

The Arkansas River Resource Center was designed to be a symbol of commerce for the City of Little Rock, Arkansas. The building replaces the cramped and secluded space that previously housed the Little Rock Port Authority. It is the welcome center for businesses, municipalities and international countries interested in doing business in Central Arkansas. The project was supported by a grant from the Economic Development Administration and is currently submitting documentation to achieve a LEED Certification.

Prior to the construction of this project, the Little Rock Port Authority offices were housed in a small side office to an old fire station in the industrial part of Southwest Little Rock. The board meetings were previously housed in the director's office, where the conference table was not large enough to house guests of the board. Chairs lined the walls, and meetings were often cramped. This situation did not reflect all the good work being done to facilitate commerce in Little Rock. With the completion of the new building, the Port Authority can now boast an office as impressive as their economic development power.

The goal of the project was to design a building that was both beautiful and functional. The inspiration for the overall scheme was taken right from the river that wraps around the back of the site. The tugboat, a symbol of economic commerce, is represented in details large and small. Situated in Southeast Little Rock, along the Arkansas River, the 4,926 square foot building takes advantage of the beautiful views with cantilevered balconies, panoramic expanses of glass, and high ceilings. The horizontal lines of the building are a direct reference to the bands commonly seen on tugboats, which act as connection points for the construction of the vessel. The window punches, balcony railing, and even a sloped out wall all connect back to the tugboat motif and give the building a nautical feel. The interior finishes give the building a modern and inviting atmosphere, and cool colors, sleek surfaces and thoughtful lighting were used in the design. Way finding signs around the industrial harbor were referenced as the inspiration for the material choices on the exterior of the building. The signs were comprised of a solid stone base, with a bright silver metal tower and blue lettering. The design team used stone and insulated metal panels to anchor the building to its place.

Many environmental design strategies were used throughout the building, including site placement, ample daylight and views,



Photos Courtesy of Tim Stifler



low VOC materials, and reduced water and energy consumption. The landscaping around the site is planted with native species, creating an inviting feel along the project approach.

The building showcases the beauty of the Arkansas River, which can be seen prominently from most of the site. From its perch on the banks, it stands to greet river traffic flowing through the area. The Arkansas River Resource Center serves as an example of the importance of trade and industry to the growth of any city as it works to help bring in more economic development for Arkansas in the future.

### LEED® PENDING

#### Product Information

*Building Envelope:* MBCI

*Roofing:* MBCI

*Entrances & Storefronts, Windows:*  
Kawneer

*Interior:* CertainTeed,

Sherwin Williams, Armstrong

*Flooring:* Mannington, Stonepeak,  
Green Umbrella

*Lighting:* Day-Brite Lighting

**Architect**

Jackson Brown Palculict Architects, Inc.  
12921 Cantrell Road, #201, Little Rock, AR 72223  
www.jbparchitects.com

**Project Team****Structural Engineer:**

Engineering Consultants, Inc.  
401 W. Capitol Avenue, #305, Little Rock, AR 72201

**Mechanical Engineer:**

ISGI Consulting Engineers  
136 Apple Blossom Loop, Maumelle, AR 72113

**Electrical Engineer:**

Lucas, Merriott & Associates  
2225 W. 7th Street, Little Rock, AR 72201

**Civil Engineer:**

Garver, LLC  
4701 Northshore Drive, N. Little Rock, AR 72118

**General Contractor:**

Cline Construction Group  
4311 E. McCain Boulevard, N. Little Rock, AR 72117

**Landscape Architect:**

Crafton Tull  
10825 Financial Centre Parkway, #300, Little Rock, AR 72211

**Project General Description**

**Location:** Little Rock, Arkansas

**Date Bid:** June 2013 **Construction Period:** Aug 2013 to Aug 2014

**Total Square Feet:** 4,926 **Site:** 3.5 acres.

**Number of Buildings:** One.

**Building Sizes:**

First floor, 4,926;  
total, 4,926 square feet.

**Building Height:**

First floor, 10';  
total, Varies 10' to 28'.

**Basic Construction Type:**

New/5B.

**Foundation:**

Cast-in-place,  
pier & grade beam,  
reinforced concrete,  
slab-on-grade.

**Exterior Walls:**

Insulated metal wall panel,  
stone.

**Roof:** Metal, membrane.**Floors:** Concrete.**Interior Walls:**

Wood stud drywall.

DIVISION	COST	% OF COST	SQ.FT. COST	SPECIFICATIONS
PROCUREMENT & CONTRACTING REQ.	87,147	5.10	17.69	—
GENERAL REQUIREMENTS	281,830	16.48	57.21	—
CONCRETE	136,000	7.95	27.61	Forming & accessories, cast-in-place, cast decks & underlayment, grouting.
MASONRY	24,086	1.41	4.89	Stone assemblies.
METALS	63,943	3.74	12.98	Structural metal framing.
WOOD, PLASTICS & COMPOSITES	140,047	8.19	28.43	Rough carpentry, finish carpentry, architectural woodwork.
THERMAL & MOISTURE PROTECTION	176,662	10.33	35.86	Dampproofing & waterproofing, thermal protection, weather barriers, roofing & siding panels, membrane roofing, flashing & sheet metal, roof & wall specialties & accessories, fire & smoke protection, joint protection.
OPENINGS	135,036	7.90	27.41	Doors & frames, specialty doors & frames, entrances & storefronts, windows, hardware, glazing.
FINISHES	109,823	6.42	22.29	Plaster & gypsum board, tiling, ceilings, flooring, acoustic treatment, painting & coating.
SPECIALTIES	7,719	0.45	1.57	Information, signage, other.
EQUIPMENT	1,400	0.08	0.28	Residential.
FURNISHINGS	29,950	1.75	6.08	Window treatments, other.
PLUMBING	92,100	5.39	18.70	Piping & pumps, equipment, fixtures.
HVAC	190,500	11.14	38.367	Piping & pumps, air distribution, air cleaning devices, central heating equipment, central cooling equipment, central HVAC equipment.
ELECTRICAL	233,426	13.65	47.39	Medium-voltage electrical distribution, low-voltage electrical transmission.
<b>TOTAL BUILDING COSTS</b>	<b>1,709,669</b>	<b>100%</b>	<b>\$347.07</b>	
EARTHWORK	106,864			Site clearing, earth moving, earthwork methods, shoring & underpinning.
EXTERIOR IMPROVEMENTS	137,642			Bases, bollards & paving, site, planting.
<b>TOTAL PROJECT COST</b>	<b>1,954,175</b>			(Excluding architectural and engineering fees)
<b>UPDATED ESTIMATE TO APRIL 2015: \$363.16 PER SQUARE FOOT</b>				

**Regional Cost Trends**

This project, updated to April 2015 in the selected cities of the United States.

EASTERN U.S.	Sq.Ft. Cost	Total Cost	CENTRAL U.S.	Sq.Ft. Cost	Total Cost	WESTERN U.S.	Sq.Ft. Cost	Total Cost
Atlanta GA	\$407.45	\$2,007,112	Dallas TX	\$394.17	\$1,941,663	Los Angeles CA	\$527.03	\$2,596,156
Pittsburgh PA	\$513.74	\$2,530,707	Kansas City KS	\$531.46	\$2,617,973	Las Vegas NV	\$482.74	\$2,377,992
New York NY	\$655.47	\$3,228,833	Chicago IL	\$553.60	\$2,727,055	Seattle WA	\$527.03	\$2,596,156

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