

A G E N D A

FORT SMITH PORT AUTHORITY

MEETING

Thursday, October 31, 2019

Bank OZK Building
5401 Rogers Avenue
Fort Smith, Arkansas

TIME: 11:30 a.m.

1. Call to order – Larry Combs, Chair
2. Roll Call
3. Approve minutes of:
 - a. July 25, 2019 regular meeting
 - b. August 6, 2019 special meeting
 - c. August 7, 2019 special meeting
 - d. October 11, 2019 special meeting
4. Treasurer’s Report – Dustin Collyge, Treasurer
 - a. Port Authority Bank Statements
 - b. Ratification of bills paid to date
 - c. Authorization of outstanding expenditures
5. Operations Reports – Wesley Daniel, Five Rivers Distribution
 - a. Tonnage Report
 - b. Operations Report
6. Business Items for discussion:
 - a. Consider proposal from Studio 6 Architects for design services related to the reconstruction of the Port of Fort Smith.
 - b. Discussion related to Construction Manager professional services related to the reconstruction of the Port of Fort Smith.
 - c. Consider authorization to order freight scale system for the Port of Fort Smith to replace scale system destroyed in the 2019 Flood.
7. Other discussion items.
8. Next meeting: To be determined.
9. Adjourn

City of Fort Smith
Port Authority Meeting
11:30 a.m. Thursday, July 25, 2019
Bank OZK Building
5401 Rogers Avenue
Fort Smith, Arkansas

DRAFT
MINUTES

The Fort Smith Port Authority scheduled its regular quarterly meeting at 11:30 a.m. on Thursday, July 25, 2019 at the Bank OZK building, 5401 Rogers Avenue, Fort Smith, Arkansas.

The meeting was called to order by Larry Combs, chairperson, at 11:45 a.m. and a quorum was noted present. Other Port Authority members present were Philip Doss, Eddie Norman and Dustin Collyge. Chad Lane was absent and excused by unanimous vote. Others present were Marty Shell of Five Rivers Distribution and Jeff Dingman of the City of Fort Smith.

The minutes of the May 2, 2019 regular meeting and the May 30, 2019 special meeting were presented, and Mr. Norman moved approval of both. Mr. Doss seconded, and the motion carried unanimously.

Mr. Collyge reviewed the Port Authority's bank account statements for the months comprising the second quarter of 2019. The balance of the operating account as of June 28, 2019 was \$34,402.51. Mr. Collyge noted the deposits and the canceled checks for regular disbursements. He also noted that the check reimbursing Five Rivers Distribution for \$1,500 for rent paid for the month of May 2019 (abated at the May 30 special meeting) was just delivered and not yet cashed. No other outstanding bills were presented, and as of today's meeting, Mr. Collyge noted that the checkbook shows a balance of \$32,697.09. Mr. Norman moved ratification of bills paid and acceptance of the Treasurer's Report. Mr. Doss seconded, and the motion carried by unanimous vote.

For the Operator's Report, Mr. Shell reported on how the Port of Fort Smith has been inoperable since the flooding that occurred May 23, 2019 and several days subsequent, which completely inundated all facilities at the facility. The facility awaits cleanup and restoration/reconstruction of damaged buildings and property, which cannot start until all insurance adjusters for the Arkansas Municipal League's Municipal Property Program (and the program's reinsurer) have completed their reports regarding the flood damage at the property, along with the associated value of the damage. Five Rivers Distribution has moved Mr. Daniel to duties elsewhere, but has had to lay off four full-time employees that work at the Port of Fort Smith. He is anxious for the insurance reports to be completed so that the restoration efforts can begin. By comparison, the privately-owned Port of Van Buren was closed to business for 32 days, having restarted operations recently. The Port of Fort Smith will take considerably longer, as indications so far are that warehouses 1 and 2 were completely inundated by the flood and are expected to be deemed total losses. The new bulk storage building fared better, as it sits much higher, and should only need a thorough cleaning before it can be put back to use. Other items, such as the office area and the underground truck scales, are also anticipated to be deemed total losses. Other items included on the property insurance schedule are both barge docks. It remains to be seen how much total damage the adjusters have determined was sustained at the port.

Commissioners asked about how the facility might be adjusted, assuming both old warehouses must be removed and rebuilt. They are both 40,000 sqft warehouse buildings, but Mr. Shell offered

that he might suggest replacing them with two 30,000 sqft bulk storage facilities similar to the new one just built, including mitigating against future floods by raising the elevations if resources allow. The configuration footprint might also be adjusted to maximize efficient travel patterns for trucks moving about the facility. The office area and scales would ideally be separated from the warehouses and built to a higher elevation, as even lower flood levels than the one experienced this year have gotten into the office area in the past. Mr. Dingman mentioned that there may be FEMA grants available for mitigation efforts to raise such facilities to higher elevations.

Mr. Shell mentioned several times that the Port of Fort Smith was an important part of Five Rivers Distribution's business, and that the longer it remains closed the more likely it is that he will lose customers to competing interests. He has already lost two customers, and fears that more will follow if the Port of Fort Smith is not back in operation quickly. He has identified contractors that can be ready to go if allowed to start soon, but their window of availability could close if other work comes along. Mr. Dingman reminded all that procurement procedures and bid regulations will need to be followed.

Amid discussion of the options that exist for getting the facility back to port operations, Mr. Dingman also noted that the possibility does exist that the facility could be deemed destroyed and unusable for its purpose as a port, and not rebuilt. Mr. Shell replied that he would object, as he believes that insurance proceeds could be sufficient to rebuild the facility to a functioning port. Members of the Port Authority remained interested in what a rebuilt facility might look like, everyone realizing that final determination relied upon the pending insurance adjuster's reports. Mr. Collyge moved acceptance of the Operator's Report. Mr. Norman seconded, and the motion carried four votes in favor to zero opposed.

Mr. Norman asked about the Tonnage Report, to which Mr. Shell replied there has been little to no activity at the Port of Fort Smith since the flooding. However, for the second quarter, the Port of Fort Smith saw a total of 5,576.405 net tons of material move through the facility. The Port of Van Buren recorded activity for 16,380.053 net tons of material for a total of 21,956.458 net tons. Some material at Fort Smith was moved to Van Buren before the flooding, but is still being shown as tonnage attributable to Fort Smith. There has been some activity at the Port of Fort Smith since the flood with customers removing their flood-damaged material (steel coils). Mr. Doss specifically asked about some reported tonnage activity during the month of May, when rent was abated. Mr. Shell replied that much of the activity involved moving material to the Port of Van Buren or dealing with minimal rail deliveries of lumber for outside storage. Mr. Doss moved approval of the tonnage report. Mr. Collyge seconded and the vote was unanimous to approve.

Mr. Dingman presented Resolution 2019-02 for approval, such resolution extending the abatement of rent under the terms of the Lease Agreement with Five Rivers Distribution through October 31, 2019. This extends the rent abatement approved through July 31 by Resolution No. 2019-01 approved at the May 30 special meeting. Mr. Norman asked about how the overall term of the Lease Agreement might be affected, to which Mr. Dingman replied that the term of the Lease Agreement could be extended on the back end to make up for the months abated. This would also apply to the initial four years of the Lease Agreement whereby the rent due was reduced as repayment to Five Rivers for previous capital investments in the facility. Mr. Doss noted that since it is currently unknown how long the facility will be out of operation, it will make sense to recognize any such extensions in a formal way after Five Rivers is able to resume operations and the length of the needed extension is known. Mr. Norman moved approval of Resolution No. 2019-02. Mr. Doss seconded, and the motion carried by unanimous vote.

The next regular meeting of the Port Authority will be scheduled for October 31, 2019. There being no further business before the body, the meeting adjourned at 12:44 pm.

Respectfully submitted,

DRAFT

Jeff Dingman
Deputy City Administrator
City of Fort Smith, Arkansas

City of Fort Smith
Port Authority Special Meeting
11:30 a.m. August 6, 2019
Bank OZK Building
5401 Rogers Avenue
Fort Smith, Arkansas

DRAFT
MINUTES

The Fort Smith Port Authority held a special meeting at 11:30 a.m. on Tuesday, August 6, 2019 at the Bank OZK building, 5401 Rogers Avenue, Fort Smith, Arkansas.

The meeting was called to order by Larry Combs, chairperson, at 11:41 a.m. and a quorum was noted present. Other Port Authority members present were Philip Doss and Chad Lane. Eddie Norman and Dustin Collyge were absent. Others present were Marty Shell and Wesley Daniel of Five Rivers Distribution and Jeff Dingman of the City of Fort Smith.

Mr. Combs noted that the meeting was called at the request of Five Rivers Distribution for the express purpose of securing the Port Authority's authorization to start demolition and reconstruction of the public Port of Fort Smith at 200 Navy Road. Upon being asked to elaborate, Mr. Shell noted that the report from the insurance adjuster Young & Associates detailing flood damage to the various facilities at the Port of Fort Smith was made available last week and he has studied it in detail ever since, holding the belief that the work necessary for cleanup, demolition and reconstruction of an operable port facility can be achieved within the reported damage estimate of \$3,938,462.31. As the lease agreement between the Port Authority and Five Rivers Distribution requires that the Port Authority authorize any restoration work to be done with insurance proceeds, Mr. Shell asked for the meeting to obtain such authorization to start demolition and rebuilding processes.

Mr. Dingman noted that he prepared the proposed resolution included in the meeting packet to include provisions authorizing the cleanup, demolition, and reconstruction of the damaged port facilities. Upon further consideration, however, recommends that while cleanup and demolition could proceed at this time, the Port Authority should withhold authorization for reconstruction efforts until such reconstruction project can be better defined by a design professional (such as an engineer/architect) and go through the proper procurement processes for demolition, design, and construction services. Further, Mr. Dingman noted that while the insurance adjuster's damage estimate has been delivered, neither the city nor the Port Authority itself has actually received the

payment of insurance proceeds from this claim, and until that time, the amount paid on the claim is still uncertain. Therefore, the Port Authority has no funds other than what is currently in its Operating Account to pay for any demolition or cleanup efforts, much less reconstruction, so any authorization of such should be made with that in mind.

Mr. Doss asked that the Port Authority take some time to look at the insurance adjuster's report, which was distributed in the agenda packet for this meeting. The report details damages to each facility, and summarizes all of the damages totaling the \$3.9 million noted above, and all recognized that the funds have not yet actually been received. The report states that it is a damage/repair estimate only, not an authorization to repair. While payment is expected soon, there is no firm schedule as to when the payment will come.

Mr. Dingman noted the Port Authority's responsibility to evaluate whether the port facility gets rebuilt or not, and if so, how it should be configured and rebuilt. All members in attendance indicated support for rebuilding the Port of Fort Smith. Still, there is a process the public agency must follow in order to properly administer such a construction project. Both the Port Authority and Five Rivers want the facility up and running as soon as possible, but the process the public agency must follow will not facilitate the quick turnaround that a private entity would typically enjoy. The business interest of a private entity, while an important consideration, does not necessarily constitute an emergency situation for the public agency to justify emergency procurement procedures for rebuilding this facility.

Mr. Doss reiterated that the actual amount of disbursement from the insurance carrier is still unknown, which makes it difficult to have discussion about or issue authorization to start spending the money. Mr. Shell noted that the numbers will move around some based on actual cost to cleanup and rebuild. Mr. Dingman replied that certain amount of the dollars received will go toward cleanup, while the remaining amount will go toward reconstruction of the two bulk storage warehouses, the office space, scales and other facilities following normal procurement procedures.

After further discussion indicating support for pursuing proposals for demolition at this time but reserving any discussion regarding reconstruction or rebuilding to a later date, there was no action taken on the resolution as presented in the packet. Instead, Mr. Doss moved to authorize Five Rivers Distribution to solicit proposals for demolition of the damaged warehouse facilities at the Port of Fort Smith. Mr. Lane seconded, and the motion carried by a vote of three in favor, zero opposed.

Mr. Combs then asked Mr. Shell how long it would take him to secure written proposals for evaluation, to which he replied he could have them today or tomorrow. After further discussion, the Port Authority agreed to meet at 4:00 p.m. on Wednesday, August 7 at the Bank OZK building to evaluate the proposals for demolition services.

Mr. Dingman then updated the Port Authority on progress for a Request for Public Assistance from FEMA. Such request will be submitted to Arkansas Dept. of Emergency Management today to begin the process, whereby FEMA funds could be available to help with mitigation efforts that might complement the reconstruction of the facility. FEMA funds will not replace or match insurance proceeds for the damage but could help fund parts of the reconstruction project aimed at preventing future flood losses.

Mr. Dingman also noted that the Port Authority's portion of the city's insurance premium for 2019 will be around \$6,500. This will be finalized and invoiced by the city for payment in the near future.

Mr. Shell referenced information he shared earlier in the day regarding a state grant program offered through AEDC and the governor's office for transportation efforts, particularly on the waterway, that could be as much as \$50,000 toward and enhancement project. Mr. Doss moved to authorize Mr. Shell to pursue an application for this grant program on behalf of the Port Authority. Mr. Lane seconded, and the motion carried three votes in favor, zero opposed.

There being no further business before the body, the meeting adjourned at 12:34 pm upon motion by Mr. Lane, second by Mr. Doss, and a unanimous vote.

Respectfully submitted,

DRAFT

Jeff Dingman
Deputy City Administrator
City of Fort Smith, Arkansas

City of Fort Smith
Port Authority Special Meeting
4:00 p.m. August 7, 2019
Bank OZK Building
5401 Rogers Avenue
Fort Smith, Arkansas

DRAFT
MINUTES

The Fort Smith Port Authority held a special meeting at 4:00 p.m. on Wednesday, August 7, 2019 at the Bank OZK building, 5401 Rogers Avenue, Fort Smith, Arkansas.

The meeting was called to order by Larry Combs, chairperson, at 4:05 p.m. and a quorum was noted present. Other Port Authority members present were Philip Doss, Eddie Norman and Chad Lane. Dustin Collyge were absent. Others present were Marty Shell of Five Rivers Distribution and Jeff Dingman of the City of Fort Smith.

Mr. Combs noted that the meeting was called at the request of Five Rivers Distribution for the express purpose of reviewing proposals and authorizing a vendor to proceed with the demolition of the two lost warehouses at the public Port of Fort Smith at 200 Navy Road. Five Rivers asked several contractors for sealed bids for the work, and four bids were received.

The four bids received were as follows:

Haston Recycling:	Will perform the work for the ability to recover the scrap value of the materials, zero cash required from the Port Authority.
Cameron Hubbs	\$297,092
Hudson Excavating	\$385,000
Holmes Erection	\$365,000

As Mr. Haston was present at the meeting, Mr. Dingman asked him to confirm his bid, which

he did. He indicated that if the city could provide a demolition permit and disposal of non-recyclable materials, he could perform the demolition for the value of the scrap material removed. He could get started immediately and have the buildings cleared within two weeks.

Mr. Doss moved to accept the demolition bid submitted by Haston Recycling. Mr. Norman seconded, and the motion carried unanimously. There being no further business, the meeting adjourned at 4:30 p.m.

Respectfully submitted,

DRAFT

Jeff Dingman
Deputy City Administrator
City of Fort Smith, Arkansas

City of Fort Smith
Port Authority Special Meeting
1:30 p.m. October 11, 2019
Bank OZK Building
5401 Rogers Avenue
Fort Smith, Arkansas

DRAFT
MINUTES

The Fort Smith Port Authority held a special meeting at 1:30 p.m. on Friday, October 11, 2019 at the Bank OZK building, 5401 Rogers Avenue, Fort Smith, Arkansas.

The meeting was called to order by Larry Combs, chairperson, at 1:30 p.m. and a quorum was noted present. Other Port Authority members present were Philip Doss, and Eddie Norman. Chad Lane and Dustin Collyge were absent. Others present were Marty Shell of Five Rivers Distribution and Jeff Dingman of the City of Fort Smith.

Mr. Combs noted that the meeting was called to review responses to the Port Authority's Request for Proposals for design-build services to rebuild the Port of Fort Smith. Mr. Dingman interjected and conveyed that through discussion with the City Attorney, the Port Authority (like the City) does not have statutory authority to employ the design-build project delivery method. Therefore, all proposals in response to the RFQ should be rejected. Such motion was made by Mr. Norman, seconded by Mr. Doss, and carried with a unanimous vote.

Mr. Dingman suggested that the Port Authority consider securing professional design services by reviewing Statements of Qualifications for design professionals on file with the City Clerk of the City of Fort Smith. Mr. Norman asked if Studio 6 Architects had such an SOQ on file, to which Mr. Dingman replied that they do. Mr. Doss moved that the Port Authority negotiate a design services agreement with Studio 6 Architects based on the facts that they expressed an interest in the project through participation in one of the rejected design-build proposals and that their SOQ for professional services is on file with the city. Mr. Norman seconded, and the motion carried by unanimous vote.

Similarly, Mr. Dingman indicated that construction management services is a professional

service that can be negotiated with qualified individuals that provide Statements of Qualifications and proved to be the best qualified firm for the project. Any contractor with a license in the state can serve as a construction manager, and if they are willing, agree to a contract for services whereby they participate in the design process for value engineering and constructability purposes and then agree to a Guaranteed Maximum Price by contract for delivering the project. Mr. Norman moved that the Port Authority negotiate a contract for construction manager services with Cameron Hubbs of Hubbs Construction based on the facts that he expressed interest in the project through submitting one of the rejected design-build proposals and that he built the remaining bulk storage warehouse at the Port of Fort Smith, and several similar buildings at the Port of Van Buren. Mr. Doss seconded the motion, and the motion carried by unanimous vote.

Next the Port Authority considered Resolution No. 2019-04 extending rent abatement for the Port of Fort Smith through March 31, 2020. Mr. Norman moved approval, Mr. Doss seconded. The motion carried by unanimous vote.

The Port Authority then discussed two grant opportunities upcoming, the Arkansas Waterways Grant and the AEDC Community Assistance Grant. With the Port of Fort Smith needing significant repair, it was decided that the entirety of the repair assessment estimate of \$3.9 million be included with the application for the Arkansas Waterways Grant. It was also decided that the insurance proceeds could be used to provide the 10% matching funds for any grant award received. Mr. Norman moved approval of Resolution No. 2019-05 authorizing application to the Arkansas Waterways Commission Grant. Mr. Doss seconded, and the motion carried unanimously. The deadline for grant submittal is October 17, 2019.

Mr. Shell indicated he had collected three proposals for replacement freight/truck scales at the Port of Fort Smith. They have various prices associated, but the proposals do not all propose the same scope considering warranty offered and freight. The Port Authority asked Mr. Shell to negotiate prices with the vendors and present his recommendation to the Port Authority at the October 31 regular meeting. The scales could be ordered soon thereafter.

Mr. Doss asked to verify that the city has received insurance money for the port. Mr. Dingman indicated that the city has received approximately \$2.7 million on the damaged port property claim, and more is expected. Mr. Doss indicated his interest in getting the funds transferred to the Port Authority's account in order that it might start accruing interest to the Port Authority's benefit.

There being no further business, the meeting adjourned at 2:40 p.m.

Respectfully submitted,

DRAFT

Jeff Dingman
Deputy City Administrator
City of Fort Smith, Arkansas



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69753 0.6580 AB 0.412 216 2 9



CITY OF FORT SMITH PORT AUTHORITY

OPERATING ACCOUNT

623 GARRISON AVE

FORT SMITH AR 72901-2508

Statement Date: 07/31/2019

Account Number: [REDACTED]

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PUBLIC FUND CHECKING ACCOUNT - [REDACTED]

PREVIOUS STATEMENT BALANCE AS OF 06/28/19:	34,402.51
PLUS 1 DEPOSITS AND OTHER CREDITS:	1.55
LESS 2 CHECKS AND OTHER DEBITS:	1,508.00
CURRENT STATEMENT BALANCE AS OF 07/31/19:	32,896.06
NUMBER OF DAYS IN THIS STATEMENT PERIOD:	33

CHECK TRANSACTIONS

SERIAL	DATE	AMOUNT
105	07/30	1,500.00

OTHER TRANSACTIONS

DATE	DESCRIPTION	DEBITS	CREDITS
07/31	INTEREST		1.55
07/31	SERVICE CHARGE	8.00	

ITEMIZATION OF SERVICE CHARGE PAID THIS PERIOD

TOTAL CHARGE FOR CYCLE SERVICE FEE	8.00
------------------------------------	------

	TOTAL FOR THIS PERIOD	TOTAL YEAR TO DATE
TOTAL OVERDRAFT FEES	0.00	0.00
TOTAL RETURNED ITEM FEES	0.00	0.00

BALANCE BY DATE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
07/30	32,902.51	07/31	32,896.06				

PAYER FEDERAL ID NUMBER: 71-0130170

INTEREST PAID YEAR TO DATE: 9.54

INTEREST EARNED THIS STATEMENT PERIOD

AVERAGE LEDGER BALANCE:	34,311.60
INTEREST EARNED:	1.55
INTEREST PAID THIS PERIOD:	1.55
ANNUAL PERCENTAGE YIELD EARNED:	.05%
INTEREST RATE:	.05%



CITY OF FORT SMITH PORT AUTHORITY
OPERATING ACCOUNT
625 GARRISON AVE
FORT SMITH, AR 72903

105
01-22/2019
1029

5/30/19 Date

Pay to the Order of Five Rivers Distribution \$ 1,500.00
One thousand five hundred dollars Dollars

BANK of the OZARKS
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For May Rent Reimbursement

[Signature]

[REDACTED]

105 \$1500.00 07/30/2019

>082901017< 20190729
CITIZENS BANK AND TRUST
10390 10

<082901017> 10390 10 07/29/19

FOR DEPOSIT ONLY
FIVE RIVERS DISTRIBUTION LLC
P. O. BOX 5906
VAN BUREN, AR 72957


105 \$1500.00 07/30/2019





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 72621 0.4640 AB 0.412 226 2 10

 CITY OF FORT SMITH PORT AUTHORITY
 OPERATING ACCOUNT
 623 GARRISON AVE
 FORT SMITH AR 72901-2508

Statement Date: 08/30/2019

Account Number: XXXXXXXXXX

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PUBLIC FUND CHECKING ACCOUNT - XXXXXXXXXX

PREVIOUS STATEMENT BALANCE AS OF 07/31/19:	32,896.06
PLUS 2 DEPOSITS AND OTHER CREDITS:	9.35
LESS 1 CHECKS AND OTHER DEBITS:	8.00
CURRENT STATEMENT BALANCE AS OF 08/30/19:	32,897.41
NUMBER OF DAYS IN THIS STATEMENT PERIOD:	30

OTHER TRANSACTIONS

DATE	DESCRIPTION	DEBITS	CREDITS
08/06	Service Charge Refund		8.00
08/30	INTEREST		1.35
08/30	SERVICE CHARGE	8.00	

ITEMIZATION OF SERVICE CHARGE PAID THIS PERIOD

TOTAL CHARGE FOR CYCLE SERVICE FEE	8.00
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	TOTAL FOR THIS PERIOD	TOTAL YEAR TO DATE
TOTAL OVERDRAFT FEES	0.00	0.00
TOTAL RETURNED ITEM FEES	0.00	0.00

BALANCE BY DATE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
08/06	32,904.06	08/30	32,897.41				

PAYER FEDERAL ID NUMBER: 71-0130170

INTEREST PAID YEAR TO DATE: 10.89

INTEREST EARNED THIS STATEMENT PERIOD


AVERAGE LEDGER BALANCE:	32,902.72
INTEREST EARNED:	1.35
INTEREST PAID THIS PERIOD:	1.35
ANNUAL PERCENTAGE YIELD EARNED:	.05%
INTEREST RATE:	.05%





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 95293 0.4640 AB 0.412 281 2 10

 CITY OF FORT SMITH PORT AUTHORITY
 OPERATING ACCOUNT
 623 GARRISON AVE
 FORT SMITH AR 72901-2508

Statement Date: 09/30/2019

Account Number: XXXXXXXXXX

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PUBLIC FUND CHECKING ACCOUNT - XXXXXXXXXX

PREVIOUS STATEMENT BALANCE AS OF 08/30/19:	32,897.41
PLUS 1 DEPOSITS AND OTHER CREDITS:	1.40
LESS 1 CHECKS AND OTHER DEBITS:	8.00
CURRENT STATEMENT BALANCE AS OF 09/30/19:	32,890.81
NUMBER OF DAYS IN THIS STATEMENT PERIOD:	31

OTHER TRANSACTIONS

DATE	DESCRIPTION	DEBITS	CREDITS
09/30	INTEREST		1.40
09/30	SERVICE CHARGE	8.00	

ITEMIZATION OF SERVICE CHARGE PAID THIS PERIOD

TOTAL CHARGE FOR CYCLE SERVICE FEE	8.00
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	TOTAL FOR THIS PERIOD	TOTAL YEAR TO DATE
TOTAL OVERDRAFT FEES	0.00	0.00
TOTAL RETURNED ITEM FEES	0.00	0.00

BALANCE BY DATE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
09/30	32,890.81						

PAYER FEDERAL ID NUMBER: 71-0130170

INTEREST PAID YEAR TO DATE: 12.29

INTEREST EARNED THIS STATEMENT PERIOD

AVERAGE LEDGER BALANCE:	32,897.41
INTEREST EARNED:	1.40
INTEREST PAID THIS PERIOD:	1.40
ANNUAL PERCENTAGE YIELD EARNED:	.05%
INTEREST RATE:	.05%



**FIVE RIVERS DISTRIBUTION - PORT OF FORT SMITH
TONNAGE REPORT**

Date: July 2019

Pay to: City of Fort Smith

PORT	DATE RECD.	COMMODITY	RECD. VIA	LOAD WT	TONS
RECEIVED VIA TRUCKS					
FSPT	07/01-31/19	Steel	Truck	3,677,502	1,838.7510
			TOTALS	3,677,502	1,838.7510
RECEIVED VIA TRUCKS					
FSPT	07/01-31/19	Potash/Trio	Truck	0	0.0000
			TOTALS	0	0.0000
RECEIVED VIA RAIL					
FSPT	07/01-31/19	Steel	Rail Cars	0	0.0000
			TOTALS	0	0.0000
RECEIVED VIA RAIL					
FSPT	07/01-31/19	Lumber	Rail Cars	460,000	230.0000
			TOTALS	460,000	230.0000
RECEIVED VIA RAIL					
FSPT	07/01-31/19	Phosphate	Rail Cars	0	0.0000
			TOTALS	0	0.0000
RECEIVED VIA TRUCKS/RAIL					
FSPT	07/01-31/19	Soy Hull Pellets	Truck/Rail	0	0.0000
			TOTALS	0	0.0000
RECEIVED VIA RAIL/TRUCK					
FSPT	07/01-31/19	Scrap Iron	Trucks	0	0.0000
			TOTALS	0	0.0000
RECEIVED VIA RAIL					
FSPT	07/01-31/19	Potash	Rail Cars	0	0.0000
			TOTALS	0	0.0000
SHIPPED/RECEIVED VIA BARGE					
FSPT	07/01-31/19	Scrap Iron	Barge	0	0.0000
			TOTALS	0	0.0000
RECEIVED VIA TRUCK					
FSPT	07/01-31/19	Alloys	Truck	0	0.0000
			TOTALS	0	0.0000
RECEIVED VIA BARGE/RAIL					
FSPT	07/01-31/19	Alloys	Rail/Barge	0	0.0000
			TOTALS	0	0.0000
RECEIVED/SHIPPED VIA RAIL/BARGE/TRUCK					
FSPT	07/01-31/19	Urea/Trio/Potash	Barge	0	0.0000
FSPT	07/01-31/19	Mag. Oxide	Barge	0	0.0000
FSPT	07/01-31/19	Magnachem Ore	Barge	0	0.0000
FSPT	07/01-31/19	DDG/Soy Hull	Barge	0	0.0000
FSPT	07/01-31/19	Corn	Barge	0	0.0000
			TOTALS	0	0.0000
SHIPPED VIA BARGE					
FSPT	07/01-31/19	Coal	Barge	0	0.0000
			TOTALS	0	0.0000

TOTAL TONNAGE 07/01-31/19 2,068.7510

**FIVE RIVERS DISTRIBUTION - PORT OF FORT SMITH
TONNAGE REPORT**

Date: August 2019

Pay to: City of Fort Smith

PORT	DATE RECD.	COMMODITY	RECD. VIA	LOAD WT	TONS
RECEIVED VIA TRUCKS					
FSPT	08/01-31/19	Steel	Truck	3,444,352	1,722.1760
			TOTALS	3,444,352	1,722.1760
RECEIVED VIA TRUCKS					
FSPT	08/01-31/19	Potash/Trio	Truck	0	0.0000
			TOTALS	0	0.0000
RECEIVED VIA RAIL					
FSPT	08/01-31/19	Steel	Rail Cars	0	0.0000
			TOTALS	0	0.0000
RECEIVED VIA RAIL					
FSPT	08/01-31/19	Lumber	Rail Cars	115,000	57.5000
			TOTALS	115,000	57.5000
RECEIVED VIA RAIL					
FSPT	08/01-31/19	Phosphate	Rail Cars	0	0.0000
			TOTALS	0	0.0000
RECEIVED VIA TRUCKS/RAIL					
FSPT	08/01-31/19	Soy Hull Pellets	Truck/Rail	0	0.0000
			TOTALS	0	0.0000
RECEIVED VIA RAIL/TRUCK					
FSPT	08/01-31/19	Scrap Iron	Trucks	0	0.0000
			TOTALS	0	0.0000
RECEIVED VIA RAIL					
FSPT	08/01-31/19	Potash	Rail Cars	0	0.0000
			TOTALS	0	0.0000
SHIPPED/RECEIVED VIA BARGE					
FSPT	08/01-31/19	Scrap Iron	Barge	0	0.0000
			TOTALS	0	0.0000
RECEIVED VIA TRUCK					
FSPT	08/01-31/19	Alloys	Truck	0	0.0000
			TOTALS	0	0.0000
RECEIVED VIA BARGE/RAIL					
FSPT	08/01-31/19	Alloys	Rail/Barge	0	0.0000
			TOTALS	0	0.0000
RECEIVED/SHIPPED VIA RAIL/BARGE/TRUCK					
FSPT	08/01-31/19	Urea/Trio/Potash	Barge	0	0.0000
FSPT	08/01-31/19	Mag. Oxide	Barge	0	0.0000
FSPT	08/01-31/19	Magnachem Ore	Barge	0	0.0000
FSPT	08/01-31/19	DDG/Soy Hull	Barge	0	0.0000
FSPT	08/01-31/19	Corn	Barge	0	0.0000
			TOTALS	0	0.0000
SHIPPED VIA BARGE					
FSPT	08/01-31/19	Coal	Barge	0	0.0000
			TOTALS	0	0.0000

TOTAL TONNAGE 08/01-31/19 1,779.6760

**FIVE RIVERS DISTRIBUTION - PORT OF FORT SMITH
TONNAGE REPORT**

Date: September 2019

Pay to: City of Fort Smith

PORT	DATE RECD.	COMMODITY	RECD. VIA	LOAD WT	TONS
RECEIVED VIA TRUCKS					
FSPT	09/01-30/19	Steel	Truck	1,479,123	739.5615
			TOTALS	1,479,123	739.5615
RECEIVED VIA TRUCKS					
FSPT	09/01-30/19	Potash/Trio	Truck	0	0.0000
			TOTALS	0	0.0000
RECEIVED VIA RAIL					
FSPT	09/01-30/19	Steel	Rail Cars	0	0.0000
			TOTALS	0	0.0000
RECEIVED VIA RAIL					
FSPT	09/01-30/19	Lumber	Rail Cars	0	0.0000
			TOTALS	0	0.0000
RECEIVED VIA RAIL					
FSPT	08/01-31/19	Phosphate	Rail Cars	0	0.0000
			TOTALS	0	0.0000
RECEIVED VIA TRUCKS/RAIL					
FSPT	09/01-30/19	Soy Hull Pellets	Truck/Rail	0	0.0000
			TOTALS	0	0.0000
RECEIVED VIA RAIL/TRUCK					
FSPT	09/01-30/19	Scrap Iron	Trucks	0	0.0000
			TOTALS	0	0.0000
RECEIVED VIA RAIL					
FSPT	09/01-30/19	Potash	Rail Cars	0	0.0000
			TOTALS	0	0.0000
SHIPPED/RECEIVED VIA BARGE					
FSPT	09/01-30/19	Scrap Iron	Barge	0	0.0000
			TOTALS	0	0.0000
RECEIVED VIA TRUCK					
FSPT	09/01-30/19	Alloys	Truck	0	0.0000
			TOTALS	0	0.0000
RECEIVED VIA BARGE/RAIL					
FSPT	09/01-30/19	Alloys	Rail/Barge	0	0.0000
			TOTALS	0	0.0000
RECEIVED/SHIPPED VIA RAIL/BARGE/TRUCK					
FSPT	09/01-30/19	Urea/Trio/Potash	Barge	0	0.0000
FSPT	09/01-30/19	Mag. Oxide	Barge	0	0.0000
FSPT	09/01-30/19	Magnachem Ore	Barge	0	0.0000
FSPT	09/01-30/19	DDG/Soy Hull	Barge	3,127,800	1,563.9000
FSPT	09/01-30/19	Corn	Barge	0	0.0000
			TOTALS	3,127,800	1,563.9000
SHIPPED VIA BARGE					
FSPT	09/01-30/19	Coal	Barge	0	0.0000
			TOTALS	0	0.0000

TOTAL TONNAGE 09/01-30/19 2,303.4615

FIVE RIVERS DISTRIBUTION - VAN BUREN TONNAGE REPORT

Date: July 2019

Pay to: City of Fort Smith

PORT	DATE RECD.	COMMODITY	RECD. VIA	LOAD WT	TONS
RECEIVED VIA TRUCKS					
VB	07/01-31/19	Electrical Coils	Trucks	0	0.0000
VB	07/01-31/19	Steel Coils	Trucks	0	0.0000
VB	07/01-31/19	Tinplate Coils	Trucks	0	0.0000
VB	07/01-31/19	Wire Rods	Trucks	5,260,363	2,630.1815
VB	07/01-31/19	Ingots	Trucks	0	0.0000
TOTALS				5,260,363	2,630.1815
RECEIVED/SHIPPED VIA RAIL					
VB	07/01-31/19	Lumber	Rail Cars	0	0.0000
VB	07/01-31/19	Ingots	Rail Cars	0	0.0000
VB	07/01-31/19	Tinplate Coils	Rail Cars	0	0.0000
VB	07/01-31/19	Wire Rods	Rail Cars	1,822,828	911.4140
TOTALS				1,822,828	911.4140
RECEIVED VIA RAIL					
VB	07/01-31/19	Feed Pellets/DDG	Rail Cars	0	0.0000
VB	07/01-31/19	Sand	Rail Cars	0	0.0000
TOTALS				0	0.0000
RECEIVED VIA BARGE					
VB	07/01-31/19	Wire Rods	Barges	0	0.0000
VB	07/01-31/19	Tinplate	Barges	0	0.0000
VB	07/01-31/19	Steel Coils	Barges	0	0.0000
TOTALS				0	0.0000
RECEIVED VIA BARGE					
VB	07/01-31/19	Urea/DFP/Potash/MCP	Barges	2,931,740	1,465.8700
VB	07/01-31/19	Feed Pellets	Barges	0	0.0000
VB	07/01-31/19	Phosphate	Barges	0	0.0000
VB	07/01-31/19	DDG/Corn Gluten	Barges	0	0.0000
VB	07/01-31/19	MagOx	Barges	0	0.0000
VB	07/01-31/19	MagnaChem	Barges	0	0.0000
TOTALS				2,931,740	1,465.8700
RECEIVED VIA TRUCK					
VB	07/01-31/19	Potash/Magox	Trucks	0	0.0000
				0	0.0000
RECEIVED VIA BARGE					
VB	07/01-31/19	Scrap	Barges	0	0.0000
TOTALS				0	0.0000
SHIPPED VIA BARGE					
VB	07/01-31/19	Soy Beans	Barges	0	0.0000
TOTALS				0	0.0000

TOTAL TONNAGE 07/01-31/19

5,007.4655

**FIVE RIVERS DISTRIBUTION - VAN BUREN
TONNAGE REPORT**

Date: August 2019

Pay to: City of Fort Smith

PORT	DATE RECD.	COMMODITY	RECD. VIA	LOAD WT	TONS
RECEIVED VIA TRUCKS					
VB	08/01-31/19	Electrical Coils	Trucks	0	0.0000
VB	08/01-31/19	Steel Coils	Trucks		0.0000
VB	08/01-31/19	Tinplate Coils	Trucks	0	0.0000
VB	08/01-31/19	Wire Rods	Trucks	3,265,832	1,632.9160
VB	08/01-31/19	Ingots	Trucks	0	0.0000
			TOTALS	3,265,832	1,632.9160
RECEIVED/SHIPPED VIA RAIL					
VB	08/01-31/19	Lumber	Rail Cars	0	0.0000
VB	08/01-31/19	Ingots	Rail Cars	0	0.0000
VB	08/01-31/19	Tinplate Coils	Rail Cars	0	0.0000
VB	08/01-31/19	Wire Rods	Rail Cars	3,269,662	1,634.8310
			TOTALS	3,269,662	1,634.8310
RECEIVED VIA RAIL					
VB	08/01-31/19	Feed Pellets/DDG	Rail Cars	0	0.0000
VB	08/01-31/19	Sand	Rail Cars	0	0.0000
			TOTALS	0	0.0000
RECEIVED VIA BARGE					
VB	08/01-31/19	Wire Rods	Barges	9,282,019	4,641.0095
VB	08/01-31/19	Tinplate	Barges	0	0.0000
VB	08/01-31/19	Steel Coils	Barges	5,425,348	2,712.6740
			TOTALS	14,707,367	7,353.6835
RECEIVED VIA BARGE					
VB	08/01-31/19	Urea/DFP/Potash/MCP	Barges	17,238,162	8,619.0810
VB	08/01-31/19	Feed Pellets	Barges	0	0.0000
VB	08/01-31/19	Phosphate	Barges	0	0.0000
VB	08/01-31/19	DDG/Corn Gluten	Barges	0	0.0000
VB	08/01-31/19	MagOx	Barges	0	0.0000
VB	08/01-31/19	MagnaChem	Barges	0	0.0000
			TOTALS	17,238,162	8,619.0810
RECEIVED VIA TRUCK					
VB	08/01-31/19	Potash/Magox	Trucks	0	0.0000
				0	0.0000
RECEIVED VIA BARGE					
VB	08/01-31/19	Scrap	Barges	3,230,340	1,615.1700
			TOTALS	3,230,340	1,615.1700
SHIPPED VIA BARGE					
VB	08/01-31/19	Soy Beans	Barges	0	0.0000
			TOTALS	0	0.0000

TOTAL TONNAGE 08/01-31/19

20,855.6815

FIVE RIVERS DISTRIBUTION - VAN BUREN

TONNAGE REPORT

Date: September 2019

Pay to: City of Fort Smith

PORT	DATE RECD.	COMMODITY	RECD. VIA	LOAD WT	TONS
RECEIVED VIA TRUCKS					
VB	09/01/19	Electrical Coils	Trucks	0	0.0000
VB	09/01/19	Steel Coils	Trucks	0	0.0000
VB	09/01/19	Tinplate Coils	Trucks	0	0.0000
VB	09/01/19	Wire Rods	Trucks	12,790,122	6,395.0610
VB	09/01/19	Ingots	Trucks	0	0.0000
			TOTALS	12,790,122	6,395.0610
RECEIVED/SHIPPED VIA RAIL					
VB	09/01/19	Lumber	Rail Cars	0	0.0000
VB	09/01/19	Ingots	Rail Cars	0	0.0000
VB	09/01/19	Tinplate Coils	Rail Cars	0	0.0000
VB	09/01/19	Wire Rods	Rail Cars	1,258,625	629.3125
			TOTALS	1,258,625	629.3125
RECEIVED VIA RAIL					
VB	09/01/19	Feed Pellets/DDG	Rail Cars	0	0.0000
VB	09/01/19	Sand	Rail Cars	0	0.0000
			TOTALS	0	0.0000
RECEIVED VIA BARGE					
VB	09/01/19	Wire Rods	Barges	0	0.0000
VB	09/01/19	Tinplate	Barges	0	0.0000
VB	09/01/19	Steel Coils	Barges	0	0.0000
			TOTALS	0	0.0000
RECEIVED VIA BARGE					
VB	09/01/19	Urea/DFP/Potash/MCP	Barges	2,921,274	1,460.6370
VB	09/01/19	Feed Pellets	Barges	0	0.0000
VB	09/01/19	Phosphate	Barges	0	0.0000
VB	09/01/19	DDG/Corn Gluten/SHP	Barges	6,008,462	3,004.2310
VB	09/01/19	MagOx	Barges	0	0.0000
VB	09/01/19	MagnaChem	Barges	0	0.0000
			TOTALS	8,929,736	4,464.8680
RECEIVED VIA TRUCK					
VB	09/01/19	Potash/Magox	Trucks	0	0.0000
				0	0.0000
RECEIVED VIA BARGE					
VB	09/01/19	Pig Iron	Barges	5,027,420	2,513.7100
			TOTALS	5,027,420	2,513.7100
SHIPPED VIA BARGE					
VB	09/01/19	Soy Beans	Barges	0	0.0000
			TOTALS	0	0.0000

TOTAL TONNAGE 09/01-30/19

14,002.9515

October 29, 2019

Jeff Dingman, Deputy City Administrator
City of Fort Smith, Arkansas
623 Garrison Avenue, Room 315
Fort Smith, Arkansas 72901

(delivered via email to
jdingman@fortsmithar.gov)

Re: Proposal for Architectural and Engineering Design Services
Reconstruction - Port of Fort Smith
Fort Smith, Arkansas

On behalf of **Studio 6 Architects** I want to thank you for allowing us to submit our proposal for architectural and engineering design services for the Port of Fort Smith Project in Fort Smith, Arkansas, generally in accordance with the Scope of Work for Design enumerated in the Design / Build RFQ originally issued by the City of Fort Smith, Arkansas on or about August 22, 2019.

PROPOSAL FOR PROFESSIONAL DESIGN SERVICES

Studio 6 Architects proposes to render professional architectural and engineering design services based for the following:

- Site Design for Proposed Buildings, Parking, and Truck Scale, generally as shown on Drawing Sheet A1.1 – Proposed Site Plan attached to this Proposal.
- Two (2) Bulk Storage Warehouse Facilities, each containing approximately 30,000 square feet, generally as shown on Drawing Sheet A2.2 – Proposed Warehouse 1 Floor Plan and Drawing Sheet A2.3 – Proposed Warehouse 2 Floor Plan attached to this Proposal; and,
- One (1) Office / Scale House Building containing an Entry Vestibule, Two Offices, Conference Room, Break Room, Scale Office, Janitor Space, and Toilet, in a single story building of approximately 1,300 square feet, generally as shown on Drawing Sheet A2.1 – Proposed Scale House / Office Plan attached to this Proposal.

PROPOSED DESIGN TEAM:

- Our Design Team is comprised of Professionals from the River Valley (local) that have had experience with Industrial and Commercial Projects of this magnitude, and consists of the following members:
Studio 6 Architects – Fort Smith, Arkansas (Architect of Record)
Brown Consulting Engineering Services – Fort Smith, Arkansas
(Civil Engineer of Record)
Myers Engineering – Van Buren, Arkansas (Structural Engineer of Record)
HSA Engineering Consulting Services – Fort Smith, Arkansas
(MEP Engineer of Record)
- The following Team Members are recommended for the Work described in the **“Services Not Included in this Proposal”** portion of this Proposal, but can be provided as a reimbursable expense provided their Proposals for the Work are addressed to the City of Fort Smith, Arkansas:
Anderson Surveying – Van Buren, Arkansas (Land Survey)
GTS Consulting – Fort Smith, Arkansas (Geotechnical Investigations)

PRE-DESIGN / DESIGN SERVICES PROVIDED:

- Meeting with the City of Fort Smith Port Authority, and representatives of Five Rivers Distribution (hereinafter Port Operator / Tenant) to review preliminary planning / design concept attached hereto consisting of Eight (8) drawing sheets as follows:
 - Cover Sheet & Index
 - A1.1 – Proposed Site Plan
 - A2.1 – Proposed Scale House / Office Plan
 - A2.2 – Proposed Warehouse 1 Floor Plan
 - A2.3 – Proposed Warehouse 2 Floor Plan
 - A1.4 – Proposed Warehouse 1 & 2 Foundation Details
 - A4.1 – Proposed Scale House / Office Wall Sections
 - S0.0 – Sheet Index (Warehouse Structure Submittal Example)
- Meeting with Owner’s Construction Manager for coordination of design and construction schedules.
- Development Meeting with the City of Fort Smith Planning Department, Building Safety, Engineering, Utilities, and Fire Department.

CONSTRUCTION DOCUMENTS SERVICES PROVIDED:

- *Civil Construction Documents:* Site Dimension Plan, Site Grading / Storm Drainage Plan, SWPPP Plan, Site Utility Plan for potable water and sanitary sewer as required, Landscape Plan (in accordance with current City UDO, if required / applicable), and specifications as required for permitting and construction.
- *Architectural Construction Documents:* Architectural floor plans, exterior building elevations, building and wall sections, door and finish schedules, cabinet and millwork drawings, miscellaneous architectural details, and specifications as required for building permitting and construction.
- *Structural Construction Documents:* Foundation Design / Details (based on geotechnical soils investigation report provided by City of Fort Smith), Framing Plans (including floor and roof framing design), and miscellaneous structural details as required for building permitting and construction.
- *Mechanical, Electrical and Plumbing Construction Documents:* All necessary MEP plans, specifications, details and schedules required for building permitting and construction.
- Construction documents to be in accordance with current building codes for the City of Fort Smith and the State of Arkansas.

CONSTRUCTION ADMINISTRATION SERVICES PROVIDED:

- *Shop Drawing Review:* Review of shop drawings and product samples as submitted by Construction Manager for use in construction of the project.
- *On-Site Construction Observation:* Monthly on-site construction observation and report detailing construction progress.
- *Pay Requests:* Monthly review of Pay Requests submitted by Construction Manager including confirmation of progress of project based on on-site field observations.

- *Construction Changes:* Issuance of Architect's Supplemental Instructions, Proposal Requests, Construction Change Directives, and Change Orders as required during the course of construction.
- *Final Inspection:* Review of Contractors Punch List with confirmation of items listed as required for issuance of a Certificate of Substantial Completion.

SERVICES NOT INCLUDED IN THIS PROPOSAL:

- Site Survey, including topographical / boundary survey work and geotechnical investigations. Professional Liability Insurance does not allow for these aforementioned services to be provided in the Architects Basic Services Agreement, but can be provided as a reimbursable thru the Architect provided proposals for such are addressed to the City of Fort Smith. Refer to **PROPOSED DESIGN TEAM** for recommended Consultants for these services.
- Final reproduction costs for bidding / construction documents (plans and specifications), delivery expenses (Federal Express, etc.) and plan review fees required by state or local officials. These fees, if required, shall be billed as a reimbursable expense.

FEE PROPOSAL:

Pre-Design / Design Services: Studio 6 Architects' fee to perform the above mentioned services identified as Pre-Design / Design Services will be charged on an hourly basis with a GMP (Guaranteed Maximum Price) of Five Thousand Dollars (\$5,000.00) excluding any reimbursable costs.

Construction Document & Construction Administration Services: Studio 6 Architects' fee to perform the above mentioned services identified as Construction Document Services and Construction Administration Services will be a fixed fee of One Hundred Twenty Four Thousand Dollars (\$124,000.00) excluding reimbursable costs.

Changes in the scope of work as described above and additional services required, will be charged at our normal hourly rates.

Thank you again for the opportunity to provide this proposal for professional design services. If you are agreeable to the terms of this Proposal, please execute the proposal by affixing your signature, title, and date in the spaces provided below and return to our office for our files. Upon receipt of the executed Acceptance Form, Studio 6 Architects will forward the appropriate AIA Standard Form of Agreement for Architectural Services as required by the City of Fort Smith, Arkansas.

Sincerely,

STUDIO 6 ARCHITECTS

David W. Conyers

David W. Conyers, Vice President

STUDIO 6 ARCHITECTS
1120 Garrison Avenue Suite 1A
Fort Smith, AR 72901
479.782.4085
www.gostudio6.com

ACCEPTANCE

This Proposal for professional design services for the proposed Reconstruction – Port of Fort Smith, Fort Smith, Arkansas as stated in Studio 6 Architects’ proposal letter dated October 29, 2019 is hereby accepted on the _____ day of _____, 2019.

By accepting this proposal, the undersigned will be contractually responsible for all related costs if the account is placed in collection or goes to litigation.

City of Fort Smith, Arkansas

Signature and Title

Date

REV	DATE	DESCRIPTION

FOR IEG PROPOSAL

PROJECT NO. 19AR8

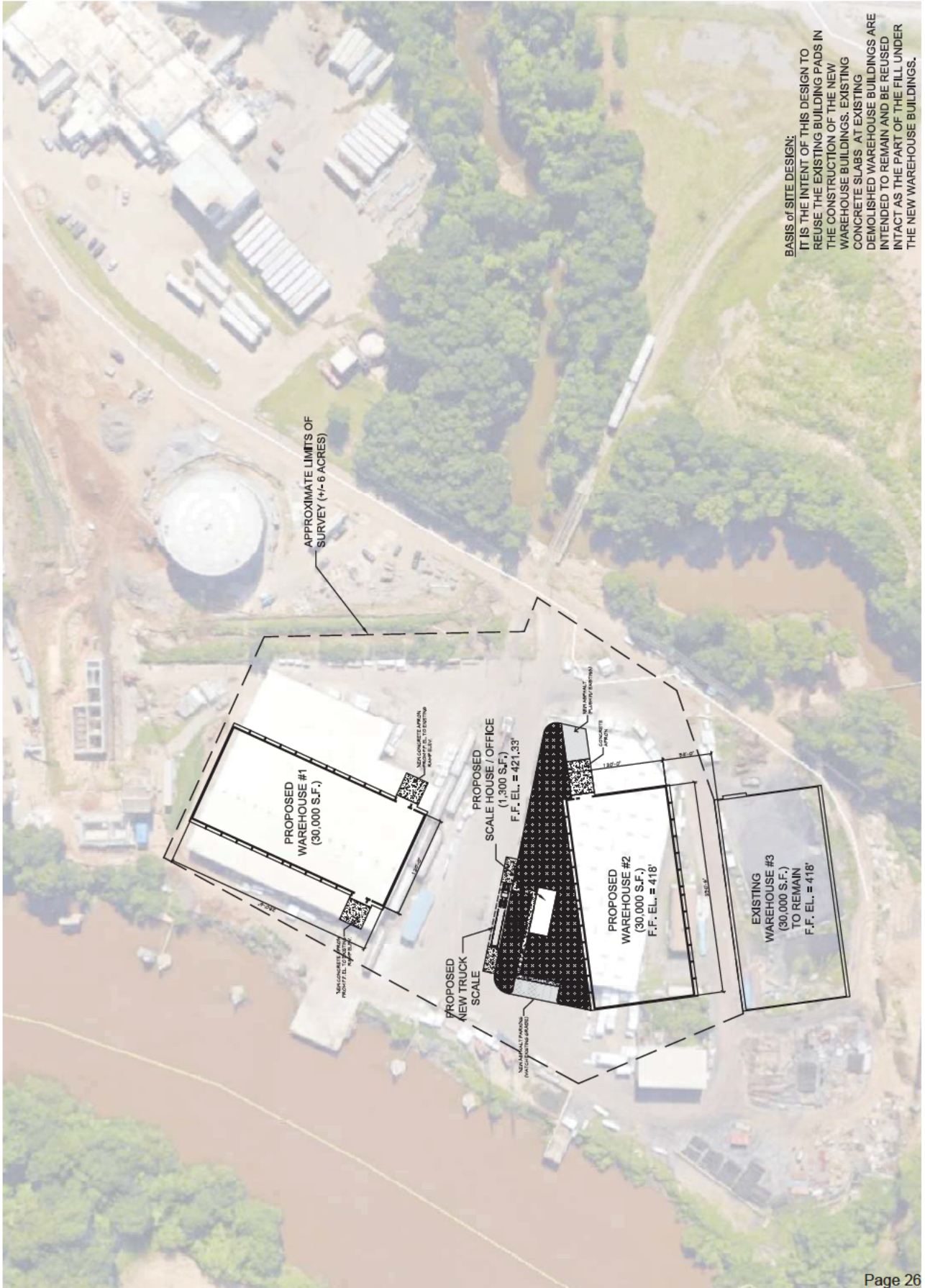
DATE 10.3.2019

TITLE

SHEET TITLE

PROPOSED SITE PLAN

DATE: SHEET NUMBER



BASIS OF SITE DESIGN:
IT IS THE INTENT OF THIS DESIGN TO REUSE THE EXISTING BUILDING PADS IN THE CONSTRUCTION OF THE NEW WAREHOUSE BUILDINGS. EXISTING CONCRETE SLABS AT EXISTING DEMOLISHED WAREHOUSE BUILDINGS ARE INTENDED TO REMAIN AND BE REUSED IN PLACE AS THE PART OF THE FILL UNDER THE NEW WAREHOUSE BUILDINGS.

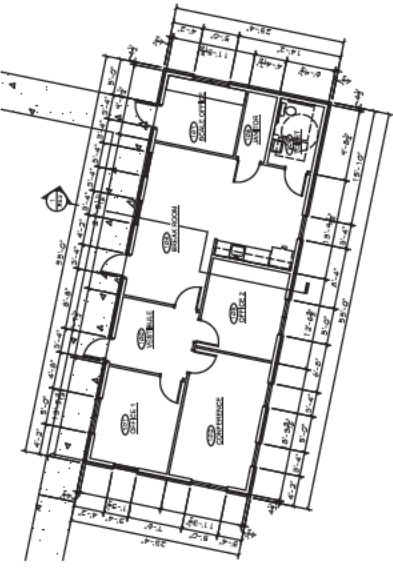
PROPOSED SITE PLAN - R2

MECHANICAL SCHEDULE - SCALE HOUSE / OFFICE

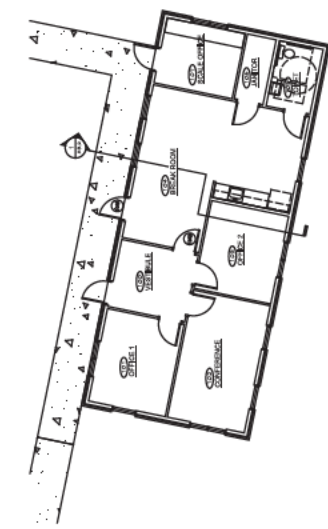
NO.	DESCRIPTION	QTY	UNIT
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WOOD & FRAME SCHEDULE - SCALE HOUSE / OFFICE

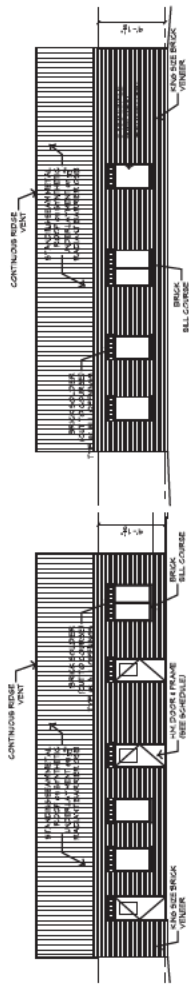
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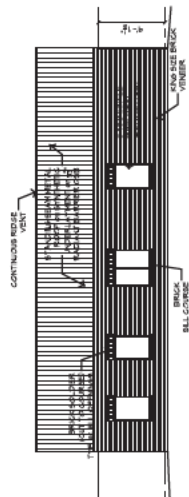
1 FLOOR PLAN - SCALE HOUSE / OFFICE 1/8" = 1'-0"



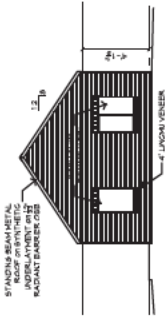
2 DIMENSIONAL PLAN - SCALE HOUSE / OFFICE 1/8" = 1'-0"



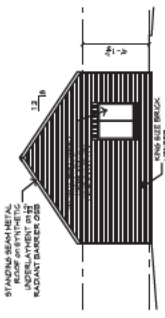
3 NORTH ELEV. - SCALE HOUSE / OFFICE 1/8" = 1'-0"



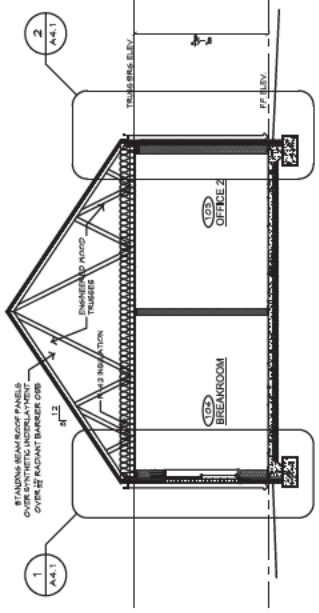
4 SOUTH ELEV. - SCALE HOUSE / OFFICE 1/8" = 1'-0"



5 WEST ELEV. - SCALE HOUSE / OFFICE 1/8" = 1'-0"

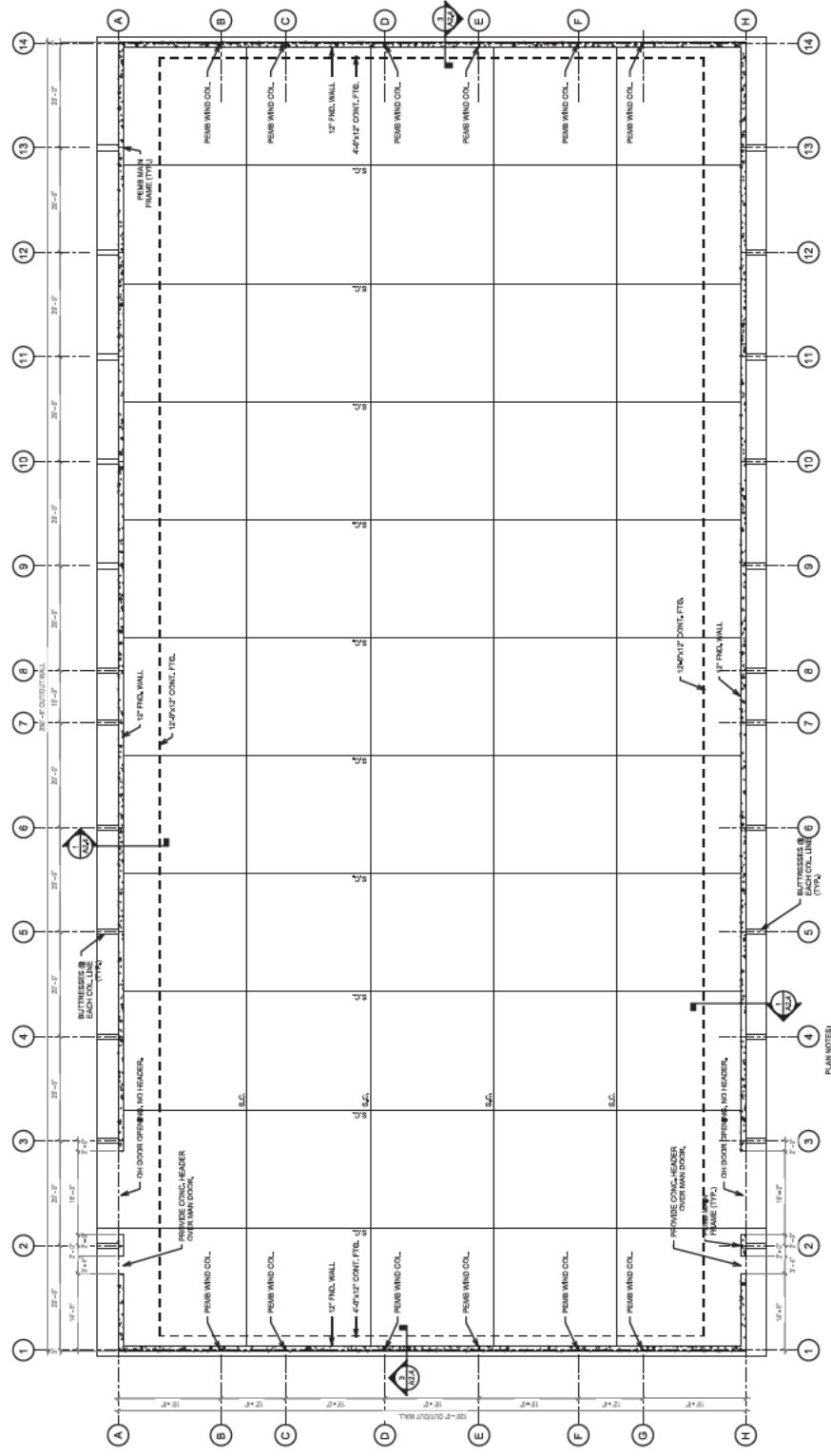


6 EAST ELEV. - SCALE HOUSE / OFFICE 1/8" = 1'-0"



7 BLDG. SECTION - SCALE HOUSE / OFFICE 1/4" = 1'-0"

REVISION	DATE	DESCRIPTION

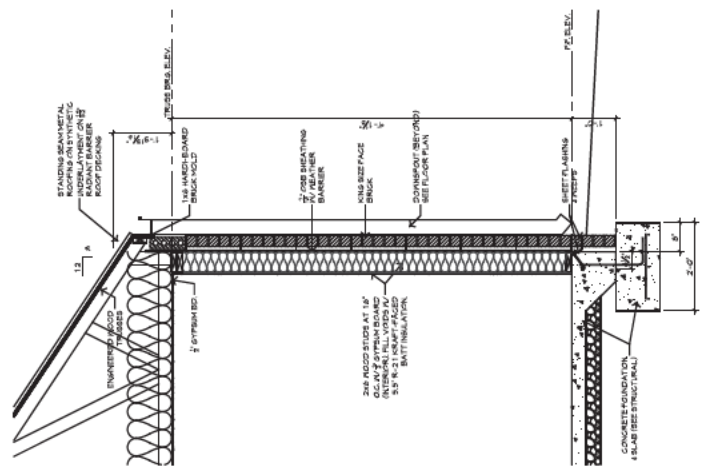


PLAN NOTES:
 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
 2. PERMS COLS. TO BE SPACED AT 12\"/>

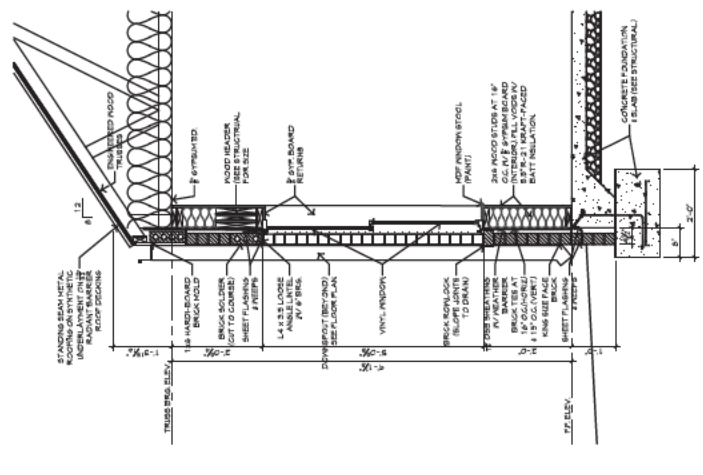
PROPOSED WAREHOUSE 1 FLOOR PLAN
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REVISION	DATE	DESCRIPTION

PROJECT NO. 14489
 DATE 10.3.2017
 DRAWN FOR RFP PROPOSAL

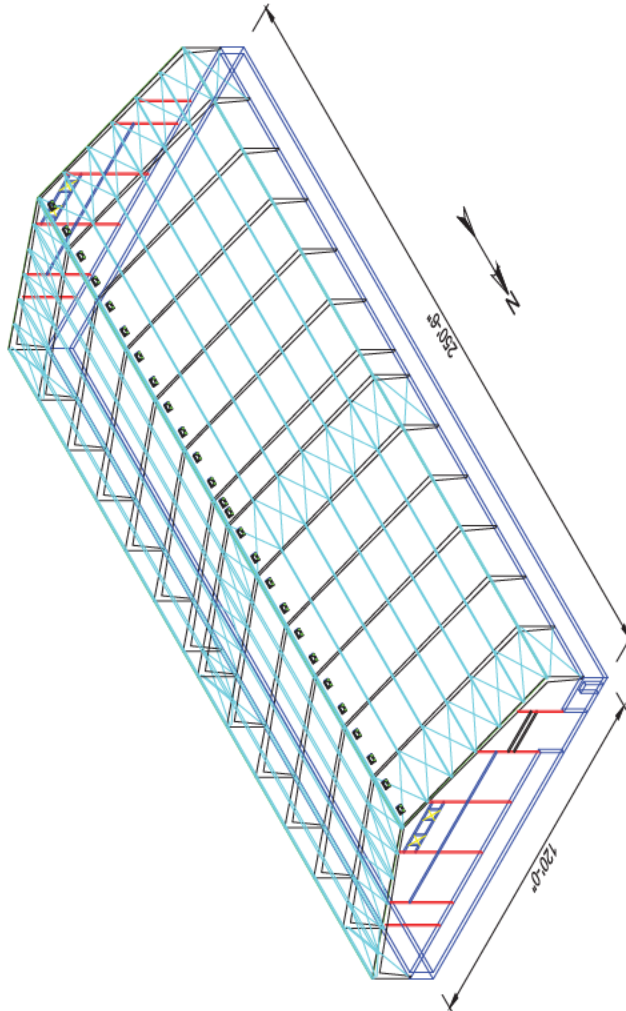


1 WALL SECTION - SCALE HOUSE / OFFICE
 3/8" = 1'-0"



2 WALL SECTION - SCALE HOUSE / OFFICE
 3/8" = 1'-0"

FIVE RIVERS- FORT SMITH 120'-0" x 250'-6"



S0	INDEX & COVER PAGES
	S0.0 - SHEET INDEX
	S0.1 - BUILDING SPECS.
	S0.2 - BUILDING REACTIONS
	S0.3 - 3D VIEW 1
	S0.4 - 3D VIEW 2
S1	ANCHOR BOLT LAYOUT
	S1.0 - BASE PLATE LAYOUT
	S1.1 - BASE PLATE DETAILS
S2	RIGID FRAME SECTIONS
	S2.1 - RIGID FRAME PROFILE: FRAME LINES 1 & 14 @ BAYS 1 & 13
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SHEET INDEX

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