

# Architectural and Interior Design Narrative

PROJECT | NLRSD Center of Excellence at Ole Main

DATE | MAY 5, 2026

## PRELIMINARY PRICING NARRATIVE

### EXECUTIVE SUMMARY

The purpose of this narrative is to provide a general overview of the project, at the program level phase, for the development of Programming Budget Check pricing efforts. What follows is a narrative that briefly describes major architectural systems, finishes, and materials proposed for use in the project. More in-depth design decisions and documentation will continue to be developed through the Schematic Design Phase.

### SCOPE OF WORK

The project site is located on the North Little Rock High School campus in North Little Rock, Arkansas. The project consists of the renovation of the existing 3-story + Basement Ole Main historic structure.

- The Basement level is approximately 43,881 square feet.
    - The Cafeteria and Kitchen Level (approximately 10,700 square feet) is lower than the Basement level but included in the Basement area.
    - The “Locker Room” Mezzanine level (approximately 7,150 square feet) is to the north and higher than the Cafeteria/Kitchen level; included in the Basement area.
  - The First level is approximately 39,966 square feet.
    - Auditorium (approximately 13,700 square feet) slopes, area is included in the First level area.
    - The Auditorium features a balcony accessed through both the second and third levels; balcony floor area is included with each overall level calculation.
  - The Second level is approximately 22,779 square feet.
  - The Third level is approximately 20,772 square feet.
  - The Tower portion of the building includes 2 levels – 4<sup>th</sup> floor and penthouse, each approximately 1,317 square feet. These levels will not be used in the new program and are not included in the total building area calculations.
  - The Mechanical Basement (“Boiler Room”) is below the “locker room mezzanine to the north of the cafeteria, below the basement/cafeteria level, approximately 7,150 sq ft.
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- The total building square footage is approximately 134,548 square feet.

## DEMOLITION

Abatement shall be performed under a separate contract and shall be engaged by the Owner.

Selective demolition and renovation shall occur on all levels of the building.

Demolition items include but are not limited to the following:

- All floor finishes (wood, carpet, tile) shall be removed, with the following exceptions:
  - Existing terrazzo floors shall remain - typical.
  - Existing hardwood floor at the stage shall remain and be refinished.
- All ceiling finishes (ACT and tiles) shall be removed.
- All existing wood doors, transoms, and glazing shall be refurbished and reused.
- All existing door hardware shall be removed.
- All toilet partitions and toilet accessories shall be removed.
- All existing lockers in the corridors shall be removed.
- All millwork cabinets and/or shelves shall be removed.
- All furniture in the offices and classrooms shall be removed.
- Existing seating in the auditorium shall be removed.
- The balcony at the Auditorium is to be demolished.
- All markerboards and display boards mounted on the wall shall be removed.
- All electrical light fixtures (except for the Auditorium) shall be removed.
- All electrical conduit and wall wire molding shall be removed from the existing walls.
- All existing mechanical ductwork shall be removed and reworked per the mechanical narrative.
- All plumbing fixtures shall be removed.
- Refer to the mechanical and electrical narrative for additional demolition notes.

## DESIGN INTENT

The project is intended to renovate all floors of the existing Ole Main Facility, except the 4<sup>th</sup> floor and penthouse levels, both part of the Tower. The architectural discipline information intends to comply with the latest version of the following:

- ADE design guidelines/program of requirements.
- Owner's Project Requirements and support of AV, Fire Alarm, HVAC Controls and Security.
- Applicable Codes and Regulations (latest adopted editions)
  - 2021 Arkansas Fire Prevention Code
  - Arkansas Plumbing Code (2006 International Plumbing Code with Arkansas amendments)
  - Arkansas Mechanical Code (2010 International Mechanical Code with Arkansas amendments)
  - Arkansas Fuel Gas Code - 2006
  - ASHRAE 90.1 – 2007
  - ASHRAE 62.1 – 2007

- Americans with Disabilities Act Accessibility (ADA) Guidelines
- Arkansas Act 1494 (Arkansas House Bill 1663)
- National Electric Code 2017
- NFPA 13, 2010 Edition
- FM-Global Property Loss Prevention Data Sheets
- International Building Code Seismic Requirements
- The building's Occupancy Classification will be Group E, Education.
- The Construction Type will be Type II B

## GENERAL SPECIFICATION REQUIREMENTS

- The Contractor shall establish and maintain quality control for environmental protection, and record on daily reports any problem in complying with laws, regulations, and ordinances, and to note any corrective action taken.
- The Contractor shall submit product information documents including performance data, specifications, dimensions, and shop drawings to the Architect and Engineer for review and approval.
- The Contractor will warrant the work to be free of defects for a period of one (1) year after the Date of Substantial Completion.
- During the progress of the work, the Contractor will record all changes in the work. At the completion of the work, the Contractor will provide the Owner with a complete set of Record Drawings in both AutoCAD and BIM format.
- The Contractor will provide two (2) sets of operating and maintenance manuals to the Owner.
- The Contractors will be required to observe the historic nature and be sensitive to that qualification.

## SPACE LAYOUT REQUIREMENTS

Functional Design Areas include: Offices and Administration; Conference Rooms; Teacher Break Rooms; IT Space; Classrooms, Media Center, Cafeteria, Storage Areas, and Building Service/Utility areas. Refer to the preliminary Program of Requirements Drawings (Sheets COE000 – COE103) illustrating programmed space requirements for the building. The floor plans have been color-coded by department.

Other Spaces as Identified in MPEFP Narrative

Refer to the MPEFP Programming Phase Schematic Design Narrative for additional space requirements -i.e. mechanical spaces.

## NEW INTERIOR WALL CONSTRUCTION

Combination of 6-inch and 3-5/8-inch X 20 gage metal studs at 16-inches on center with gypsum wallboard finish each side. It is anticipated that interior wall construction will extend from the top of the finish floor below to the underside of the true ceiling (deck) above. Rated walls will be identified by a Underwriter's Laboratories (UL) or Gypsum Association (GA) design number.

Sound isolation will be designed to achieve speech privacy, acoustical comfort, and minimal annoyance from noise-producing sources. Sound level ranges shall be as follows:

<u>Space</u>	<u>NC/RC(N)/RNC</u>	<u>dBA</u>
Offices	30-40	35-45
Conference	25-35	30-40
Counseling	25-35	30-40
Intake/Corridors	35-45	40-50

## ELEVATOR

Machine-Room less Traction (Otis Gen 2, stainless steel finishes)

## FIRE SUPPRESSION

Fully sprinkle the existing building with an NFPA approved automatic sprinkler system.

## INTERIOR FINISHES

### ENTRY VESTIBULE:

- Floors-Walk-Off Carpet Tile at \$45 SF material cost
- Walls- Paint, may need to patch/repair existing art deco trim
- Base- 6” high millwork style resilient Base
- Ceiling- paint existing plaster

### AUDITORIUM:

- Floors- Carpet Tile at \$35 SF material cost for aisles and Parklex engineered hardwood for platforms
- Walls- painted gypsum board, decorative metal panels, and PET acoustics
- Base- 6” high millwork style resilient Base
- Ceiling- Patch/repair existing plaster and paint
- Trim – patch/repair art deco trim and paint

### AUDITORIUM STAGE:

- Floors- Patch/repair existing wood floor and possible reseal
- Walls- painted gypsum board
- Base- 6” high millwork style resilient base
- Ceiling- Patch/repair existing plaster and paint
- Trim – patch/repair art deco trim and paint
- Miscellaneous – New curtains

### ENTRIES / LOBBY VESTIBULE / 1<sup>ST</sup> FLOOR PUBLIC CORRIDOR:

- Floors- Existing Terrazzo with pattern and terrazzo base – clean and repair as required. Some areas may need to receive new flooring. If so, 24” x 24” rubber tiles and 6” millwork style resilient base to be installed.

# TAGGART

- Walls- Paint with impact resistant vinyl wallcovering wainscot at locations without brick, 4'-0" and/or 9'-0" high-impact vinyl corner guards and 12' long, 1" tall tack rail strip outside each classroom
- Ceiling- 2' x 2' Armstrong Canyon tegular with 15/16" grid, high NRC
- Trim - semi-gloss paint

## STAIRS:

- Treads/Risers: Nora Grano or Tarkett custom, Integral rubber tread and riser
- Walls- Paint with one feature wall of decorative plastic laminate panels at \$25 SF and one wall with Type II digitally printed vinyl wallcovering at \$13.50 SF material cost for each stair
- Trim- Semi-gloss paint/Refinish and stain
- Railing – Paint/refinish, Center railings - decorative metal with solid surface top cap



## ADMINISTRATION:

- Floors- Carpet tile \$35 square yard material only/ with pattern
- Walls- Paint
- Base- 4" Rubber base
- Ceiling- 2' x 2' Armstrong tegular with 15/16" grid, high NRC
- Reception desk- Solid surface top with Plastic Laminate face.
- Trim- semi-gloss paint

## ADMINISTRATION CONFERENCE:

- Floors- Carpet tile \$35 square yard material only cost
- Walls- Paint
- Base- 6" Rubber base
- Ceiling- 2' x 2' Armstrong Canyon tegular with 15/16" grid, with Gyp. Bd. "floating" clouds and decorative light fixtures.
- Trim- semi-gloss paint

## PUBLIC RESTROOMS:

- Floors - Resinous, Eagle Grip Coating Systems.
- Walls - 24" x 48" porcelain tile with high performance grout
- Base - 6" high resinous, Eagle Grip Coating Systems.
- Ceiling - existing plaster patch and epoxy paint
- Trim - Stainless steel cornerguards and anodized aluminum Schluter
- Toilet partitions - 1" HDPE material, Floor mounted overhead braced
- Millwork- solid surface counters with integral solid surface sinks and ADA wrapped pipes below

- Fixtures: Automatic, electric hand dryer (Dyson Airblade Tap)

## CLASSROOMS / SPECIAL EDUCATION / MULTI-PURPOSE / SCIENCE LAB / FLEX SPACE:

- Floors- heavy leveler floor prep for new floor – LVT at \$3.50 SF and/or carpet tile at \$35 per square yard material cost only, Science lab and multi-purpose to receive rubber tile at \$9 SF
- Walls- Paint with around 18'-0" LF of Koroseal, Wall Talkers dry erase vinyl wallcovering (Wall Talkers) and 18'-0" LF tackable (Tac-Wall) surfaces
- Base- 4" resilient base
- Ceiling- drop down clouds with 2' x 2' Armstrong Canyon tegular with 15/16" grid and 2" axiom perimeter trim, painted exposed ceiling above
- Trim- Semi-gloss paint
- Millwork – Plastic laminate with solid surface counters

## MEDIA COMMONS / READING ROOMS:

- Floors- LVT at \$3.50 SF and/or carpet tile at \$35 per square yard material cost only
- Walls- Paint and custom digitally printed vinyl wallcovering at \$13.50 per SF material
- Base- 6" high millwork style resilient base
- Ceiling- gypsum board with PET acoustics and decorative light fixtures
- Trim- semi-gloss paint
- Millwork – Plastic laminate with solid surface counters, solid surface seating nooks

## OFFICES:

- Floors- Carpet tile \$35 square yard material cost only
- Walls- Paint
- Base- 4" Rubber base
- Ceiling- 2' x 2' Armstrong Canyon tegular with 15/16" grid
- Trim- semi-gloss paint

## CONFERENCE ROOMS:

- Floors- Carpet tile \$35 square yard material only cost
- Walls- Paint
- Base- 6" millwork style resilient base
- Ceiling -2' x 2' Armstrong Canyon tegular with 15/16" grid with Gyp. Bd. "floating" clouds and decorative light fixtures
- Trim- semi-gloss paint
- Millwork – Plastic laminate with solid surface counters

## CAFETERIA:

- Floors – Rubber tile at \$10 SF material cost
- Walls- Epoxy paint and decorative PET acoustics, porcelain or ceramic tile around columns at \$8 SF material cost
- Base- 6" millwork style resilient base
- Ceiling- 2' x 2' Armstrong Canyon tegular with 15/16" grid and decorative PET acoustics
- Trim- semi-gloss paint

## MUSIC ROOMS:

- Floors – Existing wood, patch/prep and seal
- Walls- Paint and PET acoustics and/or 3” thick fabric wrapped panels on all walls
- Base- 4” resilient base
- Ceiling- 2’ x 2’ Armstrong Canyon tegular with 15/16” grid and Wenger integrated absorber and diffusers panels
- Trim- semi-gloss paint

## STORAGE:

- Floors – Existing or sealed concrete
- Walls- Paint
- Base- 4” resilient base
- Ceiling- Exposed ceiling
- Trim- semi-gloss paint

## TOWER:

- Walls- Paint
- Ceiling- Exposed painted ceiling with large sculptural, decorative lighting feature
- Trim- semi-gloss paint

## Exterior Materials

### Exterior Elevations

- Clean all exterior APPROX 60,000 S.F. and tuckpoint existing 10,000 S.F. masonry veneer on all elevations.
- Caulk continuous around all windows and door frames
- South Plaza – waterproof existing concrete surface with new slip-resistant waterproofing finish.
- South Entry Plaza – repair and/or replace existing tile on the main entry stairway.
- All exterior work shall comply with NPS guidelines for Historic Preservation.