



Department of Transformation and Shared Services

Governor Asa Hutchinson

Secretary Mitch Rouse

Director Anne Laidlaw

MEMORANDUM

TO: Arkansas Legislative Council
Marty Garrity, Director, Bureau of Legislative Research

FROM: Anne W. Laidlaw, Director 

RE: June Monthly Report

DATE: July 6, 2022

Cc: Governor Asa Hutchinson
Secretary Mitch Rouse

Pursuant to Arkansas Code Annotated § 22-2-108 (13), please find enclosed the documents which outline the Division of Building Authority's activities for the month of June, 2022. These documents pertain to those duties performed by the Division regarding capital improvements (design review and construction) and leasing transactions. Should you have any questions please do not hesitate to contact me.

TSS - DIVISION OF BUILDING AUTHORITY

Monthly Report
June, 2022

I. Real Estate Services

NEW LEASES:

Lease Number N9413 *Start Date* 7/1/2021 *End Date* 6/30/2023
Lessee Name Lifeskills Connection Inc.
Property Name B.G. Hendrix Building
Address 616 Garrison Avenue
City Fort Smith *County Name* Sebastian
Sq Ft 249 *RateSF* \$11.85 *Annual Rent* \$2,951
Lessor Name ADC - Division of Workforce Services *Principal* N/A
Comments: New two (2) year State-to-Private Sublease at the B.G. Hendrix Building in Fort Smith.

Lease Number P3249 *Start Date* 6/1/2022 *End Date* 5/31/2025
Lessee Name UAMS - Regional Programs - Southwest
Property Name
Address 4010 Jefferson Avenue
City Texarkana *County Name* Miller
Sq Ft 1,200 *RateSF* \$13.00 *Annual Rent* \$15,600
Lessor Name Moore-Green Investments, LLC *Principal* Curtis Green Jr.
Comments: New three (3) year Lease for UAMS in Texarkana.

Lease Number P3253 *Start Date* 6/1/2022 *End Date* 5/31/2025
Lessee Name Disability Determination for SSA
Property Name
Address NE corner of Pulaski & W. 7th St.
City Little Rock *County Name* Pulaski
Sq Ft *RateSF* *Annual Rent* \$14,400
Lessor Name Haybar Properties *Principal* Bryan Hosto
Comments: New three (3) year Parking Lease for DDSSA in Little Rock.

NEW LEASES:

Lease Number S8561 ***Start Date*** 7/7/2022 ***End Date*** 6/30/2027

Lessee Name Arkansas Department of Inspector General

Property Name 900 West Capitol Building

Address 900 West Capitol Avenue

City Little Rock ***County Name*** Pulaski

Sq Ft 14,607 ***RateSF*** \$17.00 ***Annual Rent*** \$262,359

Lessor Name TSS - Division of Building Authority ***Principal*** N/A

Comments: New five (5) year Lease to relocate Department of Inspector General from Catlett Tower Building to 900 West Capitol (state-owned building).

LEASE RENEWALS:

Lease Number N9142 *Start Date* 7/1/2022 *End Date* 6/30/2024
Lessee Name Arkansas Educational Television Network Foundation
Address 350 South Donaghey Avenue
City Conway *County Name* Faulkner
Sq Ft 4,963 *RateSF* \$11.00 *Annual Rent* \$54,593.00
Lessor Name Arkansas Educational Television Network C *Principal* N/A
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number N9386 *Start Date* 4/1/2022 *End Date* 3/31/2023
Lessee Name Central Arkansas Planning and Development District, Inc.
Address 1500 Museum Road
City Conway *County Name* Faulkner
Sq Ft 1,253 *RateSF* \$9.64 *Annual Rent* \$12,078.96
Lessor Name Commerce - Division of Workforce Services *Principal* N/A
Comments: One (1) year Sublease Renewal with with no other changes.

Lease Number N9411 *Start Date* 7/1/2022 *End Date* 6/30/2023
Lessee Name Horne LLP
Address 1 Commerce Way
City Little Rock *County Name* Pulaski
Sq Ft 4,432 *RateSF* \$17.00 *Annual Rent* \$75,344.00
Lessor Name TSS - Division of Building Authority *Principal* N/A
Comments: One (1) year Sublease Renewal with no other changes.

Lease Number P2103 *Start Date* 10/1/2022 *End Date* 9/30/2023
Lessee Name ADC - Division of Community Correction
Address 306 Edison Avenue
City Benton *County Name* Saline
Sq Ft 4,500 *RateSF* \$9.28 *Annual Rent* \$41,750.04
Lessor Name Doris Bailey *Principal* N/A
Comments: One (1) year Lease Renewal with Lessor to perform various repairs/improvements.

LEASE RENEWALS:

Lease Number P2201 *Start Date* 9/1/2022 *End Date* 8/31/2023

Lessee Name DFA - Revenue Division

Address 113 West Clinton Street

City Heber Springs *County Name* Cleburne

Sq Ft 2,000 *RateSF* \$9.12 *Annual Rent* \$18,231.00

Lessor Name Karen Wildman *Principal* Karen Wildman

Comments: One (1) year Lease Renewal with a three percent (3%) increase in rent and Lessor to perform various repairs/improvements.

Lease Number P2247 *Start Date* 9/1/2022 *End Date* 8/31/2024

Lessee Name DFA - Office of Child Support Enforcement

Address 3945 North Washington Street

City Forrest City *County Name* St. Francis

Sq Ft 11,200 *RateSF* \$10.94 *Annual Rent* \$122,528.04

Lessor Name James C. Frazier and Cotton Roberts *Principal* Jim Frazier

Comments: Two (2) year Lease Renewal with no other changes.

Lease Number P2255 *Start Date* 9/1/2022 *End Date* 8/31/2025

Lessee Name ADC-Division of Community Correction

Address 3416 North College Avenue

City Fayetteville *County Name* Washington

Sq Ft 11,500 *RateSF* \$12.51 *Annual Rent* \$143,895.36

Lessor Name Howard V. Scott *Principal* Howard V. Scott

Comments: Three (3) year Lease Renewal with annual two (2%) percent rent increases throughout the new Term.

Lease Number P2274 *Start Date* 7/1/2022 *End Date* 6/30/2023

Lessee Name UAMS - Regional Programs - Southwest

Address 6103, 6107 and 6105 Summerhill Place

City Texarkana *County Name* Bowie

Sq Ft 3,300 *RateSF* \$9.82 *Annual Rent* \$32,400.00

Lessor Name Darren Reynolds *Principal* Darren Reynolds

Comments: One (1) year Lease Renewal with a relocation of an apartment unit and rent per unit per month to increase from \$750.00 to \$900.00.

LEASE RENEWALS:

Lease Number P2454 *Start Date* 7/1/2022 *End Date* 6/30/2023
Lessee Name UAMS - Psychiatric Research Institute - Child Study Center
Address 1401 Murphy Drive
City Maumelle *County Name* Pulaski
Sq Ft 600 *RateSF* \$5.70 *Annual Rent* \$3,420.00
Lessor Name VRC Companies, LLC *Principal* Danny Palo
Comments: One (1) year Lease Renewal with no other changes.

Lease Number P2589 *Start Date* 10/1/2022 *End Date* 9/30/2024
Lessee Name ADC - Division of Workforce Services
Address 100 North Dixieland Road
City Rogers *County Name* Benton
Sq Ft 6,900 *RateSF* \$11.73 *Annual Rent* \$80,937.00
Lessor Name Frisco Station LLC *Principal* Joseph Michael
Comments: Two (2) year Lease Renewal with Lessor to perform various repairs/improvements.

Lease Number P2781 *Start Date* 1/1/2023 *End Date* 12/31/2024
Lessee Name ADA - Forestry Division
Address Township 5 North Range 31 West Section 25 Original Plat Book 10 Lots 10-1
City Huntington *County Name* Sebastian
Sq Ft *RateSF* *Annual Rent* \$100.00
Lessor Name City of Huntington, Arkansas *Principal* N/A
Comments: Two (2) year Lease Renewal with change in Lessee name.

Lease Number P2798 *Start Date* 1/1/2023 *End Date* 12/31/2024
Lessee Name Arkansas Legislative Audit
Address 101 South Washington
City Nashville *County Name* Howard
Sq Ft 656 *RateSF* \$12.82 *Annual Rent* \$8,400.00
Lessor Name Noel Davis, III *Principal* Noel Davis, III
Comments: Month to month renewal with no changes.

LEASE RENEWALS:

Lease Number P2815 *Start Date* 7/1/2022 *End Date* 6/30/2024
Lessee Name ADC - Arkansas Insurance Department - Criminal Investigation Division
Address 1500 West 3rd Street
City Little Rock *County Name* Pulaski
Sq Ft 6,135 *RateSF* \$17.88 *Annual Rent* \$109,692.24
Lessor Name Arkansas Teacher Retirement System *Principal* N/A
Comments: Two (2) year Lease Renewal with a five percent (5%) rent increase in the first year and a one percent (1%) rent increase in the second year.

Lease Number P2834 *Start Date* 7/1/2022 *End Date* 6/30/2023
Lessee Name Arkansas Tech University - Ozark Campus
Address 12211 Ward Avenue, Building 139
City Fort Smith *County Name* Sebastian
Sq Ft 3,417 *RateSF* \$2.99 *Annual Rent* \$10,200.00
Lessor Name Fort Chaffee Redevelopment Authority *Principal* N/A
Comments: One (1) year Lease Renewal with monthly rent increasing from \$600.00 to \$850.00.

Lease Number P2879 *Start Date* 10/1/2022 *End Date* 9/30/2023
Lessee Name UAMS - Regional Programs - UAMS South
Address 545 North Jefferson Street & 122 West Garland
City Magnolia *County Name* Columbia
Sq Ft 1,800 *RateSF* \$8.00 *Annual Rent* \$14,400.00
Lessor Name Chateau Rental Properties, L.L.C. *Principal* Nelda J. Pinner
Comments: One (1) year Residential Lease Renewal with no other changes.

Lease Number P2986 *Start Date* 7/1/2022 *End Date* 6/30/2023
Lessee Name Arkansas State University - Newport - Technical Center
Address 212 South Melton Avenue
City Trumann *County Name* Poinsett
Sq Ft 3,500 *RateSF* \$0.86 *Annual Rent* \$3,000.00
Lessor Name City of Trumann, Arkansas *Principal* N/A
Comments: One (1) year Lease Renewal with Lessor to repair front door.

LEASE RENEWALS:

Lease Number P2998 *Start Date* 10/1/2022 *End Date* 9/30/2023
Lessee Name ADC - Division of Community Correction
Address 307 American Road
City El Dorado *County Name* Union
Sq Ft 10,355 *RateSF* \$8.33 *Annual Rent* \$86,257.20
Lessor Name Union County, Arkansas *Principal* N/A
Comments: One (1) year Lease Renewal with Lessor to perform minor repairs/improvements.

Lease Number P3011 *Start Date* 10/1/2022 *End Date* 9/30/2023
Lessee Name UAM - College of Technology
Address 130 West Waterman Street
City Dumas *County Name* Desha
Sq Ft 1,500 *RateSF* \$5.88 *Annual Rent* \$8,820.00
Lessor Name City of Dumas, Arkansas *Principal* N/A
Comments: One (1) year Lease Renewal with change in Lessor's mailing address.

Lease Number P3072 *Start Date* 9/1/2022 *End Date* 8/31/2023
Lessee Name ADC - Division of Community Correction
Address 304 West Marr Street
City Pocahontas *County Name* Randolph
Sq Ft 3,600 *RateSF* \$7.50 *Annual Rent* \$27,000.00
Lessor Name Infinity Investments of Jonesboro, LLC *Principal* Terry Dickson
Comments: One (1) year Lease Renewal with Lessee option to terminate Lease with 90 days' notice.

Lease Number P3076 *Start Date* 7/1/2022 *End Date* 6/30/2025
Lessee Name UAMS-Donald W. Reynolds Institute on Aging-South Central Center on Aging
Address 206 Frankie Lane
City White Hall *County Name* Jefferson
Sq Ft 2,832 *RateSF* \$12.60 *Annual Rent* \$35,683.20
Lessor Name Alnoor Properties, LLC *Principal* Adeeb Khaleel
Comments: Three (3) year Lease Renewal with a reduction in rent rate. Includes one (1) two-year renewal option at the same rate.

LEASE RENEWALS:

Lease Number P3078 **Start Date** 10/1/2022 **End Date** 9/30/2023

Lessee Name North Arkansas College

Address 124 Lee Street

City Huntsville **County Name** Madison

Sq Ft 2,000 **RateSF** \$7.20 **Annual Rent** \$14,400.00

Lessor Name Tiffany Haught Properties, LLC **Principal** Lew Thompson

Comments: One (1) year Lease Renewal with discounted rate of \$3.60 per square foot adjusted to \$7.20 per square foot. Lessor to perform minor repairs/improvements

Lease Number P3208 **Start Date** 7/1/2022 **End Date** 6/30/2023

Lessee Name UAMS - Center for Birth Defects

Address 1401 Murphy Drive

City Maumelle **County Name** Pulaski

Sq Ft 250 **RateSF** \$4.13 **Annual Rent** \$985.00

Lessor Name VRC Companies, LLC **Principal** Danny Palo

Comments: One (1) year Storage Lease Renewal with no other changes.

Lease Number P6295 **Start Date** 7/1/2022 **End Date** 6/30/2023

Lessee Name ADE - Child Nutrition Program

Address 2020 West 3rd Street

City Little Rock **County Name** Pulaski

Sq Ft 5,900 **RateSF** \$11.40 **Annual Rent** \$67,281.24

Lessor Name Saxion Enterprises, LLC **Principal** Zachary Saxion

Comments: One (1) year Lease Renewal with a square footage reduction of 193 square feet and a two percent (2%) rental rate increase.

Lease Number P7010 **Start Date** 7/1/2022 **End Date** 6/30/2024

Lessee Name ADA- Forestry Division

Address Section 3, Township 16

City Huntsville **County Name** Madison

Sq Ft 0 **RateSF** \$0.00 **Annual Rent** \$1.00

Lessor Name Madison County, Arkansas **Principal** N/A

Comments: Two (2) year lease renewal with change in Lessee's name.

LEASE RENEWALS:

Lease Number P9459 *Start Date* 10/1/2022 *End Date* 9/30/2025

Lessee Name DHS - County Operations

Address 913 SE 13th Court

City Bentonville *County Name* Benton

Sq Ft 22,771 *RateSF* \$17.50 *Annual Rent* \$398,492.52

Lessor Name Mathias Shopping Center, Inc. *Principal* Arthur W. Thurman

Comments: Three (3) year Lease Renewal with rate increase to \$17.50 per square foot per year and Lessor to complete minor repairs/improvements.

Lease Number P9650 *Start Date* 10/1/2022 *End Date* 9/30/2024

Lessee Name ADC - Division of Community Correction

Address 504 Eureka Avenue

City Berryville *County Name* Carroll

Sq Ft 3,200 *RateSF* \$8.77 *Annual Rent* \$28,064.04

Lessor Name Kevin Barrows *Principal* N/A

Comments: Two (2) year Lease Renewal with Lessor to repaint parking lot striping and ADA striping/signage.

Lease Number P9978 *Start Date* 11/1/2022 *End Date* 10/31/2024

Lessee Name DFA - Revenue Division

Address 406 North Illinois Avenue

City Harrisburg *County Name* Poinsett

Sq Ft 1,657 *RateSF* \$11.48 *Annual Rent* \$19,014.12

Lessor Name Young & Young Development Co. LLC *Principal* J.R. Young

Comments: Two (2) year Lease Renewal with a flat two percent (2%) increase in rent and Lessor to perform various improvements.

Lease Number S8028 *Start Date* 7/1/2022 *End Date* 6/30/2023

Lessee Name ADC - Division of Correction

Address Northeastern Aread of Arkansas Health Center on Creek Road

City Benton *County Name* Saline

Sq Ft 140,246 *RateSF* \$0.00 *Annual Rent* \$1.00

Lessor Name DHS - Division of Aging, Adult, and Behavior *Principal* N/A

Comments: One (1) year Agency-to-Agency Lease Renewal with no other changes.

LEASE RENEWALS:

Lease Number T6068 *Start Date* 1/1/2022 *End Date* 12/31/2046

Lessee Name DPS - Division of Emergency Management - AWIN

Address A-5 - Shinall Mountain Tower

City Little Rock *County Name* Pulaski

Sq Ft *RateSF* *Annual Rent* \$10,200.00

Lessor Name Cape Publications, Inc. *Principal* Marc Sher

Comments: Tower Lease Renewal Amenemnt to extend the Lease with twenty-five (25) one-year renewal options with three percent (3%) annual rent increases.

Lease Number T6069 *Start Date* 4/7/2022 *End Date* 4/6/2027

Lessee Name DPS - Division of Emergency Management - AWIN

Address Aprox. 5 acres of land

City Marshall *County Name* Searcy

Sq Ft *RateSF* *Annual Rent* \$9,600.00

Lessor Name Cathy Lee Miller and Leonard L. Miller, Jr. *Principal* Cathy & Lenny Miller

Comments: Five (5) year Tower Lease Renewal with rent for the entire term to be paid in lump sum.

Lease Number T6070 *Start Date* 5/20/2022 *End Date* 5/19/2027

Lessee Name DPS - Division of Emergency Management- AWIN

Address

City Becton *County Name* Woodruff

Sq Ft *RateSF* *Annual Rent* \$2,750.00

Lessor Name Irene Summage *Principal* Irene Summage

Comments: Five (5) year Tower Lease Renewal with \$250.00 increase per annum and Lessor name change.

LEASE CHANGES:

Lease Number N9328 **Start Date** 7/1/2022 **End Date** 6/30/2025
Lessee Name Mullenix & Associates LLC
Address 501 Woodlane Street
City Little Rock- **County Name** Pulaski
Sq Ft 3301 **RateSF** \$13.86
Lessor Name TSS - Division of Building Authority **Principal** N/A
Comments: Amended lease to add Ste 103C, an increase of 1,035 s.f., and extended lease term for an additional 2 years.

Lease Number P9491 **Start Date** 7/1/2022 **End Date** 6/30/2028
Lessee Name ADC - Division of Community Correction
Address 104 Front Street NE
City Lonoke **County Name** Lonoke
Sq Ft 3400 **RateSF** \$7.58
Lessor Name Tasha Terry Properties LLC **Principal** Tasha Terry
Comments: Six (6) year Lease Extension and Change Amendment to reflect renovation and expansion from 3,400 square feet to 4,110 square feet for existing office in Lonoke.

Lease Number S8356 **Start Date** 7/1/2021 **End Date** 6/30/2023
Lessee Name Kathleen O'Connor, Laura Grimes, Lisa Hulett, Nicole Carey, and Elizabeth Duty
Address 501 Woodlane Street
City Little Rock **County Name** Pulaski
Sq Ft 958 **RateSF** \$11.85
Lessor Name TSS - Division of Building Authority **Principal** N/A
Comments: Change Amendment to remove an attorney and add new attorney to the Lease.

Lease Number S8486 **Start Date** 7/1/2022 **End Date** 4/30/2115
Lessee Name ADPS - Division of Arkansas State Police
Address 271.72 Acres - Grounds of Camp J. T. Robinson
City North Little Rock **County Name** Pulaski
Sq Ft **RateSF**
Lessor Name Arkansas Department of the Military **Principal** N/A
Comments: Change Amendment to increase the leased acreage to 271.72 acres with no other changes.

LEASE CHANGES:

Lease Number S8559 ***Start Date*** 6/1/2022 ***End Date*** 6/30/2023

Lessee Name Arkansas Department of Education

Address 101 East Capitol Avenue

City Little Rock ***County Name*** Pulaski

Sq Ft 34119 ***RateSF*** \$13.00

Lessor Name TSS - Division of Building Authority ***Principal*** N/A

Comments: Commencement Amendment to begin lease term on 6/1/22 and to add Suite 350 to the Lease and adjust rent accordingly.

LEASE CANCELLATIONS:

Lease Number N9338
Lessee Name Special Health Resources for Texas, Incorporated
Address 300 East 6th Street
City Texarkana ***County Name*** Miller
Lessor Name UAMS - Regional Programs - UAMS Southwest
Comments: UAMS allowing Sublease to expire effective 6/30/22 with no further obligation by either party.

Lease Number N9418
Lessee Name Stacie Armstrong
Address 300 East 6th Street
City Texarkana ***County Name*** Miller
Lessor Name UAMS - Regional Programs - UAMS Southwest
Comments: UAMS allowing Sublease to expire effective 6/30/22 with no further obligation by either party.

Lease Number P2060
Lessee Name UAMS - College of Medicine - Winthrop P. Rockefeller Cancer I
Address 1401 Murphy Drive
City Maumelle ***County Name*** Pulaski
Lessor Name VRC Companies, LLC
Comments: UAMS allowing Storage Lease to expire effective 6/30/22 in order to combine storage with Lease P2264.

Lease Number P2304
Lessee Name Arkansas Department of the Military
Address 800 Reservoir Road
City Little Rock ***County Name*** Pulaski
Lessor Name Treasure Hill, LLC
Comments: Lessor and Lessee agree to allow Lease to expire effective 06/30/22 with no further obligation by either party. Relocation to new Lease P3202 in Little Rock.

LEASE CANCELLATIONS:

Lease Number P2343
Lessee Name ADC - Division of Workforce Services
Address 1735 East Sullenberger Avenue
City Malvern **County Name** Hot Spring
Lessor Name Central Arkansas Development Council
Comments: Lessor and Lessee agree to allow Lease to expire effective 05/31/22 with no further obligation by either party.

Lease Number P2688
Lessee Name DHS - Division of Children and Family Services
Address 107 Airway Drive
City Hot Springs **County Name** Garland
Lessor Name Sodco, Inc.
Comments: Storage Lease terminated effective 5/31/22 by mutual agreement of both parties.

Lease Number P2777
Lessee Name Arkansas Legislative Audit
Address 521 North Willow Street
City Harrison **County Name** Boone
Lessor Name Kenneth Hubbard, Jr.
Comments: Legilative Audit allowing Lease to expire effective 6/30/22 with no further obligation by either party. Relocation to new Lease P3246 in Harrison.

Lease Number P2810
Lessee Name TSS - Division of Building Authority
Address 421 Main Street
City Little Rock **County Name** Pulaski
Lessor Name Little Rock Technology Park Authority
Comments: Lease allowed to expire effective 6/30/22 by mutual agreement between Lessor and DBA.

LEASE CANCELLATIONS:

Lease Number P2918
Lessee Name Northwest Arkansas Community College
Address NWACC Campus
City Bentonville *County Name* Benton
Lessor Name Northwest Arkansas Community College Foundation
Comments: Lessor and Lessee agree to allow Lease to expire effective 6/30/22 with no further obligation by either party.

Lease Number P3149
Lessee Name ASU Three Rivers - Adult Education
Address 213 North Clark Street
City Amity *County Name* Clark
Lessor Name City of Amity, Arkansas
Comments: Lessor and Lessee agree to allow Lease to expire effective 06/30/22 with no further obligation by either party.

Lease Number P9974
Lessee Name UAMS - Regional Programs - UAMS South
Address 544 South Washington Avenue
City El Dorado *County Name* Union
Lessor Name Lewis Record Management Services, LLC
Comments: UAMS allowing Storage Lease to expire effective 6/30/22 with no further obligation by either party.

Lease Number S8440
Lessee Name ADE - Division of Higher Education
Address 423 Main Street
City Little Rock *County Name* Pulaski
Lessor Name TSS - Division of Building Authority
Comments: Sublease to expire effective 6/30/22 to allow ADE-Higher Education to relocate to Main Street Mall Lease S8559.

LEASE CANCELLATIONS:

Lease Number S8441

Lessee Name Arkansas Department of Education

Address 421 Main Street

City Little Rock *County Name* Pulaski

Lessor Name TSS - Division of Building Authority

Comments: Sublease to expire effective 6/30/22 to allow ADE to relocate to Main Street Mall Lease S8559.

II. Construction Section

Contracts:

Current Projects under Contract:	107	
Value of Current Projects:	\$	112,118,210.48
New Contracts:	9	
(See attached New Contract report)		
Value of New Contracts:	\$	8,441,160.35
Change Orders approved:	19	
(See attached Change Order report)		
Change Order Increase:	\$	350,039.85
Change Order Decrease:	-\$	509,467.22
Projects Completed:	12	
Value of Completed Projects:	\$	7,942,709.08

Bid Process and Openings:

Projects in the Bid Process	39
Bid Openings:	
(See attached Bid Opening Report)	14
Emergency Bid:	1
Rebid Projects:	2
Projects Within Budget:	11
Project Over Budget	3

Project Observations:

Field Inspections Conducted:	84
Final Inspections Conducted	4

Bid Openings

Project Number / Name	Agency Name	Certified Funds
Bid Date	Design Professional Name	Bid Amount
Bid Time	Apparent Low Bidder Name	Method of Contracting
4802206	Department of Correction	\$335,500.00
Irrigation Wells At Cummins, Tucker and EARU		\$459,890.00
6 /16/2022	McClelland Consulting Engineers, Inc.	Emergency
3:00:00 PM	Frank Elder Well Supply, Inc	
7102210	Department of Human Services	\$450,000.00
Upgrade IT Infrastructure, SE AR HDC		\$554,880.00
6 /14/2022	Lockeby & Associates, Inc.	Design / Bid / Build
2:00:00 PM	Genesis Datacom, LLC	
8652201	Division of Heritage	\$100,000.00
Fort Curtis Renovation		\$290,835.00
6 /2 /2022	Robert M Schelle Architect	Design / Bid / Build
2:00:00 PM	Rowan Construction Services, LLC	
8652202	Division of Heritage	\$181,422.00
HVAC Replacement Collections Management Facility		\$0.00
6 /2 /2022	Robert M Schelle Architect	Design / Bid / Build
2:30:00 PM	No Bid Received	
9002015	Department of Parks, Heritage and Tourism	\$480,000.00
Lee Creek Stream Restoration		\$638,740.00
6 /30/2022	Ecological Design Group, Inc	Design / Bid / Build
2:00:00 PM	Natural State Streams, LLC	
9002211	Department of Parks, Heritage and Tourism	\$5,309,692.33
DHT Mellwood to Snow Lake		\$4,798,270.00
6 /1 /2022	Alta Planning + Design	Design / Bid / Build
2:00:00 PM	Rowan Construction Services, LLC	
9002213	Department of Parks, Heritage and Tourism	\$400,000.00
New Toilet Facility Plantation Agriculture Museum		\$510,300.00
6 /16/2022	Taylor-Kempkes Architects	Design / Bid / Build
2:30:00 PM	Wagner General Contractors, Inc	
9002214	Department of Parks, Heritage and Tourism	\$280,000.00
Phase VI Bridge #7 Replacement with Culvert		\$193,000.00
6 /1 /2022	Alta Planning + Design	Design / Bid / Build
2:30:00 PM	D Money Earthmoving	
9002215	Department of Parks, Heritage and Tourism	\$725,000.00
Butterfield House Phase 1		\$648,650.00
6 /21/2022	WER Architects	Design / Bid / Build
2:00:00 PM	Wagner General Contractors, Inc	

Project Number / Name	Agency Name	Certified Funds
Bid Date	Design Professional Name	Bid Amount
Bid Time	Apparent Low Bidder Name	Method of Contracting
9752139	Department of the Military	\$956,000.00
RMTC Building 15310 Reno		\$1,099,965.00
6 /29/2022	Lewis Architects Engineers, Inc.	Design / Bid / Build
2:00:00 PM	Bell Construction Company, Inc.	
9752147	Department of the Military	\$415,700.00
RMTC Building 17302 Storage Bldg		\$348,321.15
6 /30/2022	Cromwell Architects Engineers	Design / Bid / Build
2:30:00 PM	A4 Services, LLC	
9752204	Department of the Military	\$800,000.00
RMTC Airfield Repair Phase 1		\$949,000.00
6 /16/2022	Development Consultants, Inc.	Design / Bid / Build
2:00:00 PM	Redstone Construction Group, Inc. & Division	
9752210	Department of the Military	\$298,557.00
Booneville Armory Refoof		\$250,000.00
6 /22/2022	Architecture Plus, Inc.	Design / Bid / Build
2:00:00 PM	Terra Firma Restorations, LLC	
9752244	Department of the Military	\$120,000.00
RMTC PEC Bldg 1525 Shiloh Pavilion Reno		\$109,601.00
6 /28/2022	Lockeby & Associates, Inc.	Design / Bid / Build
2:30:00 PM	AVCOR Construction LLC	

New Contracts

Agency Name	Project Name	
Project Number	Design Professional Name	
Date Approved	Contractor Name	Contract Amount

Department of Correction

4802201	Lethal Fence Control System Renovation	\$904,192.00
6 /8 /2022	Lockeby & Associates, Inc. Tri-State Electric of Jonesboro	

Department of Human Services

7102207	Security Cameras Upgrade at Booneville HDC	\$222,295.00
6 /24/2022	Bernhard TME Genesis Datacom, LLC	

Department of Parks, Heritage and Tourism

9002211	DHT Mellwood to Snow Lake	\$4,798,270.00
6 /30/2022	Alta Planning + Design Rowan Construction Services, LLC	

9002216	Lodge Siding Phase 3 at DeGray Lake Resort	\$401,035.00
6 /2 /2022	Taylor-Kempkes Architects Harrison Construction Co., Inc.	

Department of the Military

9752150	CMTC Building 2510 Renovation	\$726,012.50
6 /6 /2022	Cromwell Architects Engineers Legacy Construction Management, Inc.	

9752209	CMTC Building 1438 DFAC Renovation	\$391,200.00
6 /7 /2022	Tim A. Risley & Associates Pick-It Construction Inc.	

9752211	CMTC 1531 HQ Building Reno	\$390,420.85
6 /6 /2022	Tim A. Risley & Associates A4 Services, LLC	

School for the Deaf

5132203	Chiller Replacement-Parnell Hall	\$168,868.00
6 /8 /2022	Pettit & Pettit Consulting Engineers, Inc. Comfort Systems USA (Arkansas), Inc.	

Agency Name	Project Name	
Project Number	Design Professional Name	
Date Approved	Contractor Name	Contract Amount
TSS Division of Building Authority		
6152204	Replacement of Boiler & Water Heater at NRC	\$438,867.00
6 /6 /2022	Bernhard TME	
	River City Mechanical & Middleton, Inc	

Change Order Summary

5162101F Arkansas Educational Television Network			Vertical Structures		
AWIN Tower Structural Gaither					
Enertech Resources LLC					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
6 /30/2022	4	Time Extension		\$0.00	109
5162101G Arkansas Educational Television Network			Vertical Structures		
AWIN Tower Structural TarKiln					
Enertech Resources LLC					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
6 /30/2022	1	Time Extension	\$0.00	\$0.00	230
5162101H Arkansas Educational Television Network			Vertical Structures		
AWIN Tower Structural Marshall					
Enertech Resources LLC					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
6 /30/2022	2	Time Extension	\$0.00	\$0.00	185
6152018 TSS Division of Building Authority			TSS Division of Building Authority, IN- HOUSE		
Renovation of 3rd Floor of 1509 Building					
Carson & Associates, Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
6 /13/2022	2	Unforeseen Condition	\$3,104.89	\$0.00	0
6 /13/2022	2	Time Extension	\$0.00	\$0.00	30
7102107 Department of Human Services			Stocks-Mann Architects, PLC		
New Dorm Construction, Phase II, Booneville HDC					
Western Millwright Services, Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
6 /1 /2022	2	Owner Requested	\$88,980.14	\$0.00	0
6 /1 /2022	2	Unforeseen Condition	\$4,721.50	\$0.00	0
6 /1 /2022	2	Time Extension	\$0.00	\$0.00	45
7102113 Department of Human Services			Lockeby & Associates, Inc.		
Living Units Renovation Arkadelphia HDC					
Bradford Scruggs, LLC					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
6 /21/2022	2	Time Extension	\$0.00	\$0.00	55
6 /21/2022	2	Owner Requested	\$0.00	(\$225,596.69)	0

7102117	Department of Human Services					Lockeby & Associates, Inc.
Reno to Living Units at SEAR HDC						
Bradford Scruggs, LLC						
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>	
6 /21/2022	1	Owner Requested	\$0.00	(\$159,172.93)	0	
9001928	Arkansas Department of Parks and Tourism					Witsell Evans Rasco Architects / Planners
Methodist Church Renovation - Phase II Powhatan SP						
Wagner General Contractors, Inc						
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>	
6 /8 /2022	3	Owner Requested	\$0.00	(\$2,000.00)	0	
9002006	Arkansas Department of Parks, Heritage and Tourism					Kin Siew
Waterline Replacement Withrow Springs State Park						
Thompson Construction Services, LLC						
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>	
6 /14/2022	1	Code / Regulation / Rule	\$6,721.88	\$0.00	0	
9002107	Department of Parks, Heritage and Tourism					Pollution Management, Inc.
Area B Campground Reno at Petit Jean State Park						
Crow Group, Inc.						
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>	
6 /3 /2022	11	Time Extension	\$0.00	\$0.00	6	
9002110	Department of Parks, Heritage and Tourism					Allison Architects
Roof and HVAC Improvements at Queen Wilhelmina						
JD Martin Construction Services Inc						
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>	
6 /30/2022	1	Owner Requested	\$19,788.50	\$0.00	0	
6 /30/2022	1	Unforeseen Condition	\$9,605.55	\$0.00	0	
6 /30/2022	1	Substitution / Alternative Method	\$0.00	(\$2,625.00)	0	
6 /30/2022	1	Time Extension	\$0.00	\$0.00	160	
9002212A	Department of Parks, Heritage and Tourism					Polk Stanley Rowland Curzon Porter Architects
Pinnacle Mountain SP Visitor Center						
CDI Contractors, LLC & Divisions						
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>	
6 /8 /2022	1	Time Extension	\$0.00	\$0.00	92	
6 /8 /2022	1	Owner Requested	\$0.00	\$0.00	0	

9751842	Department of the Military		Cromwell Architects Engineers		
RMTC 17300 Expansion Renovation					
Brister Construction, Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
6 /22/2022	1	Time Extension	\$0.00	\$0.00	180
6 /22/2022	1	Owner Requested	\$121,631.07	\$0.00	0
9752105	Department of the Military		Architecture Plus, Inc.		
CMTC Dumpster Pad					
Steve Beam Construction, Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
6 /14/2022	1	Unforeseen Condition	\$74,528.00	\$0.00	0
6 /14/2022	1	Unforeseen Condition	\$0.00	(\$69,528.00)	0
6 /14/2022	1	Unforeseen Condition	\$0.00	(\$5,000.00)	0
6 /14/2022	1	Time Extension	\$0.00	\$0.00	150
9752116	Department of the Military		Architecture Plus, Inc.		
CMTC Building 1672 Renovation					
Pick-It Construction Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
6 /10/2022	1	Time Extension	\$0.00	\$0.00	90
6 /10/2022	1	Item Not Shown Or Specified	\$0.00	(\$12,489.11)	0
9752117	Department of the Military		Architecture Plus, Inc.		
CMTC Building 1349 Troop Laundry Facility Reno					
Pick-It Construction Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
6 /13/2022	1	Time Extension	\$0.00	\$0.00	90
6 /13/2022	1	Unforeseen Condition	\$0.00	(\$13,055.49)	0
9752125	Department of the Military		Robert M Schelle Architect		
Independence Hall Floors 5 & 6 Latrine Renovations					
RC Contracting, Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
6 /30/2022	1	Unforeseen Condition	\$1,801.06	\$0.00	0

9752126	Department of the Military					Tim A. Risley & Associates
CMTC Building 2062 Equipment Shed						
Steve Beam Construction, Inc.						
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>	
6 /30/2022	2	Owner Requested	\$0.00	(\$5,000.00)	0	
9752144	Department of the Military					Architecture Plus, Inc.
CMTC Building 1685 Renovation						
Pick-It Construction Inc.						
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>	
6 /20/2022	1	Unforeseen Condition	\$3,013.50	\$0.00	0	
6 /20/2022	1	Item Not Shown Or Specified	\$5,919.38	\$0.00	0	
6 /20/2022	1	Owner Requested	\$0.00	(\$15,000.00)	0	
6 /20/2022	1	Owner Requested	\$10,224.38	\$0.00	0	

III. Design Review Section**Plan Reviews**

DBA Plan Review File #	Agency Name	Project Type
Project Title	Project Location	Review Type
Date Received	Date Completed	Current Status
Current Estimated Construction Cost	Building Area (sq ft)	Cost Per Square Foot
Design Firm Name	Floodplain Permit Required	Date Permit Approved
4802206 Irrigation Wells at Cummins, Tucker, EARU 6/7/2022 \$228,750.00 McClelland Engineering	Department of Correction Cummins, Tucker, EARU, AR NA Yes	Public Bid Re-bid Open for Review NA 4/27/2022
5002246 School for the Blind/School for the Deaf 6/9/2022 \$833,000.00 Pettit & Pettit Consulting Engineers, Inc.	Department of Education Little Rock, AR 6/14/2022 NA No	Public Bid Plan Review Submittal Waiting for Responses NA NA
5102104 Huckabee Hall Roof Deck Repair 6/20/2022 \$87,850.00 Smith Associates Architects, PA	Arkansas School for the Blind Little Rock, AR 6/21/2022 300 No	Public Bid Plan Review Submittal Closed \$ 290.00 NA
5102104 Huckabee Hall Roof Deck Repair 6/27/2022 \$87,850.00 Smith Associates Architects, PA	Arkansas School for the Blind Little Rock, AR 6/29/2022 300 No	Public Bid Approval to Bid Closed \$ 290.00 NA
5522201 Turnbow Automotive Center Re-roof 6/21/2022 \$198,000.00 Wittenberg, Delony & Davidson, Inc.	Northwest Technical Institute Springdale, AR 6/23/2022 6,300 No	Public Bid Re-bid Closed \$ 34.42 NA
5522202 Collegiate Center HVAC Replacement 6/9/2022 \$300,000.00 Wittenberg, Delony & Davidson, Inc.	Northwest Technical Institute Springdale, AR 6/27/2022 8,500 No	Public Bid Plan Review Submittal Waiting for Responses \$ 35.29 NA
7102203 Reroof Portions of the Flat Roof, Bldg. 80 6/27/2022 \$310,000.00 Morris & Associates	Department of Human Services Benton, AR 6/30/2022 15,000 No	Public Bid Negotiated Changes Closed \$ 20.66 NA
7102209 Re-roof Various Buildings Phase V 5/13/2022 \$152,145.00 Morris & Associates	Department of Human Services Conway HDC 6/16/2022 4,830 No	Public Bid Approval to Bid Closed \$ 31.50 NA

DBA Plan Review File #	Agency Name	Project Type
Project Title	Project Location	Review Type
Date Received	Date Completed	Current Status
Current Estimated Construction Cost	Building Area (sq ft)	Cost Per Square Foot
Design Firm Name	Floodplain Permit Required	Date Permit Approved
7102211 Electrical Upgrades at Conway HDC 3/24/2022 \$65,570.00 Insight Engineering	Department of Human Services Conway, AR 6/8/2022 NA No	Public Bid Plan Review Submittal Waiting for Responses NA NA
7102213 Conway HDC Security Cameras 5/13/2022 \$297,950.00 Bernhard TME	Department of Human Services Conway, AR 6/10/2022 NA No	Public Bid Plan Review Submittal Waiting for Responses NA NA
7102214 Upgrade HVAC Systems at SE AR HDC 6/15/2022 \$405,000.00 Lockeby & Associates, Inc.	Department of Human Services Warren, AR 6/20/2022 NA No	Public Bid Approval to Bid Closed NA NA
7102215 SE AR HDC Rec Center Addition 5/17/2022 \$663,027.38 Stocks-Mann Architects, PLC	Department of Human Services Warren, AR 6/15/2022 1,600 No	Public Bid Plan Review Submittal Waiting for Responses \$ 414.39 NA
8652101 Searles Prairie Natural Area Fence 6/21/2022 \$45,000.00 deMx Architecture	Department of Arkansas Heritage Rogers, AR 6/24/2022 NA No	Public Bid Re-bid Closed NA NA
9002213 New Toilet Facility 6/23/2022 \$388,423.15 Taylor Kempkes Architects, P.A.	Parks, Heritage & Tourism Plantation Agriculture Museum State Park 3,545 No	Public Bid Re-bid Open for Review \$ 81.61 NA
9002218 New Residence 6/29/2022 \$336,805.00 Taylor Kempkes Architects, P.A.	Parks, Heritage & Tourism Cane Creek State Park 6/30/2022 2,756 No	Public Bid Other Waiting for Responses \$ 122.20 NA
9002220 Sidewalks & Swimming Pool 5/13/2022 \$191,804.00 Taylor Kempkes Architects, P.A.	Parks, Heritage & Tourism Mount Magazine State Park 6/8/2022 4,136 No	Public Bid Plan Review Submittal Waiting for Responses \$ 46.37 NA

DBA Plan Review File #	Agency Name	Project Type
Project Title	Project Location	Review Type
Date Received	Date Completed	Current Status
Current Estimated Construction Cost	Building Area (sq ft)	Cost Per Square Foot
Design Firm Name	Floodplain Permit Required	Date Permit Approved
9002221 Museum of Automobiles Roof Repair 6/29/2022 \$164,373.00 Parks and Tourism In-House	Parks, Heritage & Tourism Petit Jean State Park 0 17,000	Public Bid Plan Review Submittal Open for Review \$ 9.67
9002222 War Memorial Stadium Phase 4- 6/29/2022 \$1,071,398.00 Wittenberg, Delony & Davidson, Inc.	Parks, Heritage & Tourism Little Rock, AR 116,484	Public Bid Plan Review Submittal Open for Review \$ 9.25
9752142 RMTC 6th St Resurface (Omaha to 6/21/2022 \$627,402.00	Military Department Camp Robinson, North Little Rock, AR 6/28/2022 6,336	Public Bid Plan Review Submittal Waiting for Responses \$ 99.02
9752215 CMTC Building 1522 Renovation 6/3/2022 \$569,187.00 Benchmark Group	Military Department Fort Chaffee, AR 6/15/2022 4,710 No	Public Bid Plan Review Submittal Waiting for Responses \$ 120.08 NA
9752216 CMTC Bldg. 1552 Renovation 6/3/2022 \$569,187.00 Benchmark Group	Military Department Fort Chaffee, AR 6/15/2022 4,740 No	Public Bid Plan Review Submittal Waiting for Responses \$ 120.08 NA
9752219 RMTC Resurface Missouri Ave 6/21/2022 \$503,628.00 Crafton-Tull in LR	Military Department Camp Robinson, North Little Rock, AR 6/28/2022 4,100 No	Public Bid Plan Review Submittal Waiting for Responses \$ 122.83 NA
9752240 RMTC PEC Building 2602 Reno 6/2/2022 \$250,000.00 Lewis Architects	Military Department Camp Robinson, North Little Rock, AR 6/15/2022 2,500	Public Bid Plan Review Submittal Waiting for Responses \$ 100.00
9752248 CMTC Readiness Center 6/24/2022 \$11,427,000.00 Garver Engineers	Military Department Fort Chaffee, AR 37,604	Public Bid Plan Review Submittal Open for Review \$ 311.77
9952201 Covered Dock Expansion 6/28/2022 \$78,000.00 Lockeby & Associates, Inc.	Arkansas Department of Emergency North Little Rock, AR 6/30/2022 0 No	Public Bid Approval to Bid Closed NA NA

Public School Accessibility Reviews

June 2022

Project #	Project Description Review Type	Date Received	Date Completed	School District Current Status
5002242	Outdoor Pavilion Building "C" Approval to Proceed	5/23/2022	6/8/2022	Cotter Schools Closed
5002243	Outdoor Pavilion Buildings Plan Review Submittal	5/23/2022	6/10/2022	Mena Schools Closed
5002244	New Preschool Plan Review Submittal	6/2/2022	6/13/2022	Berryville Schools Waiting for Responses
5002245	Concessions and Locker Rooms Approval to Proceed	6/8/2022	6/15/2022	Harrison Schools Closed
5002247	New Baseball Storage Building Approval to Proceed	6/14/2022	6/17/2022	Salem Schools Closed
5002248	New Fitness Center Plan Review Submittal	6/21/2022	6/24/2022	Valley Springs Schools Waiting for Responses
5002249	New Baseball/Softball Complex Approval to Proceed	6/21/2022	6/27/2022	Lincoln Consolidated Schools Closed
5002250	Bentonville West High School Ticket Booth Plan Review Submittal	6/29/2022		Bentonville Schools Open for Review