



I.13(a)

Department of Transformation and Shared Services

Governor Sarah Huckabee Sanders

Secretary Joseph Wood

Director Anne Laidlaw

MEMORANDUM

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

FROM: Anne W. Laidlaw, Director *AWL*

RE: March Monthly Report

DATE: April 7, 2023

Cc: Secretary Joseph Wood

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 March, 2023. 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
March, 2023*

I. Real Estate Services

NEW LEASES:

Lease Number P3268 **Start Date** 3/1/2023 **End Date** 2/28/2025
Lessee Name UAMS - Centers on Aging
Property Name
Address 1119 North Madison Road
City El Dorado **County Name** Union
Sq Ft 1,986 **RateSF** \$10.88 **Annual Rent** \$21,600
Lessor Name ABC Properties, LLC **Principal** Steve Rogers
Comments: New two (2) year Lease Agreement for UAMS in El Dorado. Lessor to complete various improvements at Lessor's sole expense.

Lease Number P3272 **Start Date** 2/1/2023 **End Date** 1/31/2025
Lessee Name Dept. of Agriculture- Forestry Division
Property Name
Address 390 AR-336
City Clinton **County Name** Van Buren
Sq Ft 1,500 **RateSF** \$4.00 **Annual Rent** \$6,000
Lessor Name City of Clinton, Arkansas **Principal**
Comments: New two (2) year Lease for Arkansas Dept. of Agriculture - Forestry Division in Clinton.

Lease Number S8566 **Start Date** 10/1/2022 **End Date** 12/31/2023
Lessee Name Commerce - DWS - Rehabilitation Services
Property Name
Address 819 Newman Drive
City Helena **County Name** Phillips
Sq Ft 648 **RateSF** \$11.22 **Annual Rent** \$7,271
Lessor Name Commerce - Division of Workforce Services **Principal**
Comments: New one (1) year State-to-State Sublease between Workforce Services and Rehabilitation Services in Helena.

LEASE RENEWALS:

Lease Number N9221 *Start Date* 7/1/2023 *End Date* 6/30/2025
Lessee Name Pathway to Freedom
Address 8400 Highway 386
City Wrightsville *County Name* Pulaski
Sq Ft 4,324 *RateSF* *Annual Rent* \$1.00
Lessor Name ADC - Division of Correction *Principal* N/A
Comments: Two (2) year Public Advantage Lease Renewal with no other changes.

Lease Number N9281 *Start Date* 1/1/2023 *End Date* 12/31/2024
Lessee Name WelcomeHealth
Address 1100 North Woolsey Avenue - 2nd Floor
City Fayetteville *County Name* Washington
Sq Ft 10,000 *RateSF* *Annual Rent* \$1.00
Lessor Name UAMS - Institutional Support Services *Principal* N/A
Comments: One year Sublease Renewal with Sublessor, adds reimbursement for a share of maintenance/operating costs and costs for full time Maintenance Technician support

Lease Number N9423 *Start Date* 3/1/2023 *End Date* 2/29/2024
Lessee Name Northwest Arkansas Economic Development District
Address 2153 East Joyce Blvd. 2nd floor
City Fayetteville *County Name* Washington
Sq Ft 1,994 *RateSF* \$17.17 *Annual Rent* \$34,244.40
Lessor Name ADC - Division of Workforce Services *Principal* N/A
Comments: One (1) year Sublease Renewal with a one percent (1%) rent increase to match Master Lease rent.

Lease Number P2064 *Start Date* 7/1/2023 *End Date* 12/31/2025
Lessee Name AAD - Forestry Division
Address North of Bradley County Road 159
City *County Name* Bradley
Sq Ft *RateSF* *Annual Rent* \$100.00
Lessor Name PotlatchDeltic Forest Holdings, Inc. *Principal* Robert Gray
Comments: Two (2) year and five (5) month Public Advantage Lease Renewal with Lessee name change.

LEASE RENEWALS:

Lease Number P2193 *Start Date* 7/1/2023 *End Date* 6/30/2025
Lessee Name Arkansas Agriculture Department - Arkansas Forestry Commission
Address Prestress Drive
City Hampton *County Name* Calhoun
Sq Ft *RateSF* *Annual Rent* \$1.00
Lessor Name Calhoun County, Arkansas *Principal* N/A
Comments: Two (2) year Public Advantage Lease Renewal with Lessee name change.

Lease Number P2293 *Start Date* 6/1/2023 *End Date* 5/31/2025
Lessee Name ADC - Division of Correction
Address 7300 Dollarway Road
City Pine Bluff *County Name* Jefferson
Sq Ft 3,488 *RateSF* \$6.95 *Annual Rent* \$24,241.56
Lessor Name Samples Properties, LLC *Principal* Catherine Lewis
Comments: Two (2) year Lease Renewal with a flat three percent (3%) rate increase.

Lease Number P2614 *Start Date* 7/1/2023 *End Date* 6/30/2025
Lessee Name ADA - Forestry Division
Address N/A
City *County Name* Hot Spring
Sq Ft *RateSF* *Annual Rent* \$1.00
Lessor Name Glover Timberlands, LLLP *Principal* Glover Family LLC
Comments: Two (2) year Public Advantage Lease Renewal with change in Lessee name.

Lease Number P2626 *Start Date* 7/1/2023 *End Date* 12/31/2025
Lessee Name Arkansas Department of Agriculture - Forestry Division
Address Section 31, Township 16 South, Range 27 West
City *County Name* Miller
Sq Ft *RateSF* *Annual Rent* \$100.00
Lessor Name PotlatchDeltic Timber, LLC *Principal* Lorrie Scott
Comments: Two (2) year and five (5) month Public Advantage Lease Renewal with Lessee name change.

LEASE RENEWALS:

Lease Number P2627 **Start Date** 5/1/2023 **End Date** 12/31/2025
Lessee Name Arkansas Department of Agriculture - Forestry Division
Address Section 20, Township 13 South, Range 21 West
City **County Name** Nevada

 Sq Ft **RateSF** **Annual Rent** \$100.00
Lessor Name PotlatchDeltic Timber, LLC **Principal** Lorrie Scott
Comments: Two (2) year and seven (7) month Public Advantage Lease Renewal with Lessee name change.

Lease Number P2933 **Start Date** 5/1/2023 **End Date** 4/30/2025
Lessee Name Ozarka College
Address Melbourne Municipal Airport
City Melbourne **County Name** Izard

 Sq Ft 5,824 **RateSF** \$1.03 **Annual Rent** \$6,000.00
Lessor Name City of Melbourne, Arkansas **Principal** N/A
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number P3083 **Start Date** 6/1/2023 **End Date** 5/31/2024
Lessee Name AAD - Arkansas State Plant Board
Address 131 U.S. Highway 64 West
City Beebe **County Name** White

 Sq Ft 300 **RateSF** \$3.80 **Annual Rent** \$1,140.00
Lessor Name Seneca Enterprises, LLC, d/b/a Elf Storage **Principal** James Brockway
Comments: One (1) year Storage Lease Renewal with no other changes.

Lease Number P3090 **Start Date** 7/1/2023 **End Date** 6/30/2025
Lessee Name Arkansas Department of Agriculture - Forestry Division
Address Lot 6 - Yellville Industrial Park
City Yellville **County Name** Marion

 Sq Ft **RateSF** **Annual Rent** \$1,200.00
Lessor Name Have a Heart Pet Shelter **Principal** Linda Vincent
Comments: Two (2) year Public Advantage Lease Renewal with no other changes.

LEASE RENEWALS:

Lease Number P3098 *Start Date* 7/1/2023 *End Date* 6/30/2025

Lessee Name DFA - Revenue Division

Address 89B North Broadview Street, Suite 4

City Greenbrier *County Name* Faulkner

Sq Ft 960 *RateSF* \$10.00 *Annual Rent* \$9,600.00

Lessor Name Leroy Sullins c/o Rowlett Realty, Inc. *Principal* Larry Rowlett

Comments: Two (2) year Lease Renewal with a rental rate reset to \$10.00 per square foot per year.

Lease Number P3123 *Start Date* 7/1/2022 *End Date* 6/30/2023

Lessee Name U of A Board of Trustees - Pulaski Technical College

Address 400 Edison Avenue

City Benton *County Name* Saline

Sq Ft 479 *RateSF* \$8.95 *Annual Rent* \$4,285.75

Lessor Name Central Arkansas Planning and Developmen *Principal* Rodney Larsen

Comments: One year Sublease Renewal with Rent to match Infrastructure Funding Agreement. Sublessee to reimburse Sublessor for pro rata share of utilities and services costs

Lease Number P3199 *Start Date* 6/1/2023 *End Date* 5/31/2025

Lessee Name UAMS - Musculoskeletal

Address 1701 Aldersgate Road

City Little Rock *County Name* Pulaski

Sq Ft 4,909 *RateSF* \$14.03 *Annual Rent* \$68,848.80

Lessor Name Delta Property Management, L.L.C. *Principal* Eric D. Wewers

Comments: Two (2) year Lease Renewal with a two percent (2%) rent increase each year.

Lease Number P6009 *Start Date* 5/1/2023 *End Date* 4/30/2024

Lessee Name DFA - Revenue Division

Address 201 South Oak Street

City Sheridan *County Name* Grant

Sq Ft 1,064 *RateSF* \$10.46 *Annual Rent* \$11,126.16

Lessor Name Greg Dunlap Construction, LLC *Principal* Greg Dunlap

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

LEASE RENEWALS:

Lease Number P6477 **Start Date** 5/1/2023 **End Date** 4/30/2024
Lessee Name Arkansas Educational Television Network Commission (AETN)
Address Township 9N R10W
City Heber Springs **County Name** Cleburne
Sq Ft 0 **RateSF** \$0.00 **Annual Rent** \$800.00
Lessor Name Venita L. Hannah **Principal**
Comments: One (1) year Lease Renewal with no other changes.

Lease Number P7085 **Start Date** 6/1/2023 **End Date** 12/31/2025
Lessee Name Arkansas Department of Agriculture - Forestry Division
Address 2165 Champagnolle Road
City El Dorado **County Name** Union
Sq Ft **RateSF** **Annual Rent** \$100.00
Lessor Name PotlatchDeltic Timber, LLC **Principal** Lorrie Scott
Comments: Two (2) year and six (6) month Public Advantage Lease Renewal with Lessee name change.

Lease Number P9267 **Start Date** 4/1/2023 **End Date** 3/31/2025
Lessee Name DHS - County Operations
Address 100 Park Street
City Lonoke **County Name** Lonoke
Sq Ft 9,300 **RateSF** \$9.16 **Annual Rent** \$85,157.28
Lessor Name McCrary Farms, Inc. **Principal** Carolyn McCrary
Comments: Two (2) year Lease Renewal with a flat three percent (3%) increase in rent.

Lease Number P9321 **Start Date** 5/1/2023 **End Date** 4/30/2025
Lessee Name DHS - County Operations
Address 663 East Market Street
City DeValls Bluff **County Name** Prairie
Sq Ft 4,000 **RateSF** \$9.71 **Annual Rent** \$38,840.04
Lessor Name City of DeValls Bluff, Arkansas **Principal** N/A
Comments: Two (2) year Lease Renewal with no other changes.

LEASE RENEWALS:

Lease Number P9438 **Start Date** 3/1/2023 **End Date** 2/28/2025

Lessee Name DFA - Office of Child Support Enforcement

Address 115 Jefferson Street

City Lonoke **County Name** Lonoke

Sq Ft 5,228 **RateSF** \$15.70 **Annual Rent** \$83,621.52

Lessor Name McCrary Farms, Inc. **Principal** Carolyn McCrary

Comments: Two (2) year Lease Renewal with a flat two percent (2%) rent increase and a Premises expansion of 100 square feet.

Lease Number P9508 **Start Date** 5/1/2023 **End Date** 4/30/2025

Lessee Name University of Arkansas at Little Rock - Mid-South Training Academy

Address 102 Office Park Drive

City Arkadelphia **County Name** Clark

Sq Ft 4,222 **RateSF** \$11.77 **Annual Rent** \$49,711.68

Lessor Name Wright and Seale Properties **Principal** William G. Wright, Gen

Comments: Two (2) year Lease Renewal with an approximately two-point-seven percent (2.7%) increase in rent.

Lease Number P9632 **Start Date** 3/1/2023 **End Date** 2/28/2025

Lessee Name DFA - Revenue Division

Address 527 Highway 65 and 82 South

City Lake Village **County Name** Chicot

Sq Ft 1,500 **RateSF** \$11.33 **Annual Rent** \$16,995.00

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

Comments: Two (2) year Lease Renewal with Lessor performing minor repairs/improvements.

Lease Number P9933 **Start Date** 5/1/2023 **End Date** 4/30/2026

Lessee Name DHS - County Operations

Address 101 NW 3rd Street

City Bryant **County Name** Saline

Sq Ft 1,500 **RateSF** \$9.09 **Annual Rent** \$13,634.40

Lessor Name Bryant Properties **Principal** Joyce Boswell

Comments: Three (3) year Lease Renewal with a flat four percent (4%) increase in rent.

LEASE RENEWALS:

Lease Number S6086 *Start Date* 7/1/2023 *End Date* 6/30/2025

Lessee Name ADPS - Arkansas State Crime Laboratory

Address #3 Natural Resources Drive

City Little Rock *County Name* Pulaski

Sq Ft 69,879 *RateSF* \$12.36 *Annual Rent* \$888,619.44

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

Comments: Two year Lease Renewal with no other changes. Office Rent (\$863,704.44) + Storage Rent (\$24,915.00) = Total Rent \$888,619.44

Lease Number S6090 *Start Date* 7/1/2023 *End Date* 6/30/2025

Lessee Name Commerce - Division of Workforce Services

Address 616 Garrison Avenue

City Fort Smith *County Name* Sebastian

Sq Ft 12,907 *RateSF* \$11.85 *Annual Rent* \$152,947.96

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

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

Lease Number S8027 *Start Date* 7/1/2023 *End Date* 6/30/2025

Lessee Name DHS - County Operations

Address 616 Garrison Avenue

City Fort Smith *County Name* Sebastian

Sq Ft 33,482 *RateSF* \$11.85 *Annual Rent* \$396,761.72

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

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

Lease Number S8107 *Start Date* 7/1/2023 *End Date* 6/30/2025

Lessee Name ADH - State Board of Dental Examiners

Address 101 East Capitol Avenue

City Little Rock *County Name* Pulaski

Sq Ft 1,914 *RateSF* \$12.92 *Annual Rent* \$24,728.88

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

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

LEASE RENEWALS:

Lease Number S8114 *Start Date* 7/1/2023 *End Date* 6/30/2025
Lessee Name Arkansas State Claims Commission
Address 101 East Capitol Avenue
City Little Rock *County Name* Pulaski
Sq Ft 3,600 *RateSF* \$12.92 *Annual Rent* \$46,512.00
Lessor Name TSS - Division of Building Authority *Principal* N/A
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number S8216 *Start Date* 7/1/2023 *End Date* 6/30/2025
Lessee Name ADH - State Board of Chiropractic Examiners
Address 101 East Capitol Avenue
City Little Rock *County Name* Pulaski
Sq Ft 1,421 *RateSF* \$12.92 *Annual Rent* \$18,359.32
Lessor Name TSS - Division of Building Authority *Principal* N/A
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number S8341 *Start Date* 7/1/2023 *End Date* 6/30/2025
Lessee Name ADH - Tobacco Settlement Commission
Address 101 East Capitol Avenue
City Little Rock *County Name* Pulaski
Sq Ft 1,435 *RateSF* \$12.92 *Annual Rent* \$18,540.20
Lessor Name TSS - Division of Building Authority *Principal* N/A
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number S8356 *Start Date* 7/1/2023 *End Date* 6/30/2025
Lessee Name Kathleen O'Connor, Laura Grimes, Lisa Hulett, Nicole Carey, and Audrey We
Address 501 Woodlane Street
City Little Rock *County Name* Pulaski
Sq Ft 958 *RateSF* \$11.85 *Annual Rent* \$12,312.36
Lessor Name TSS - Division of Building Authority *Principal* N/A
Comments: Two (2) year Lease Renewal with no other changes.

LEASE RENEWALS:

Lease Number S8378 *Start Date* 7/1/2023 *End Date* 6/30/2025
Lessee Name TSS - Employee Benefits Division
Address 501 Woodlane Street
City Little Rock *County Name* Pulaski
Sq Ft 12,398 *RateSF* \$13.90 *Annual Rent* \$172,332.20
Lessor Name TSS - Division of Building Authority *Principal* N/A
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number S8397 *Start Date* 7/1/2023 *End Date* 6/30/2025
Lessee Name TSS - Employee Benefits Division
Address 501 Woodlane Street
City Little Rock *County Name* Pulaski
Sq Ft 1,141 *RateSF* \$5.15 *Annual Rent* \$5,876.16
Lessor Name TSS - Division of Building Authority *Principal* N/A
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number S8419 *Start Date* 7/1/2023 *End Date* 6/30/2025
Lessee Name Commerce - Division of Aeronautics
Address 2315 Crisp Drive
City Little Rock *County Name* Pulaski
Sq Ft 1,778 *RateSF* \$10.30 *Annual Rent* \$18,313.44
Lessor Name ADPS - Division of Arkansas State Police *Principal* N/A
Comments: Two (2) year year Lease Renewal with no other changes.

Lease Number S8466 *Start Date* 7/1/2023 *End Date* 6/30/2025
Lessee Name University of Central Arkansas - Arkansas Research Center
Address 501 Woodlane Street
City Little Rock *County Name* Pulaski
Sq Ft 606 *RateSF* \$13.54 *Annual Rent* \$8,205.24
Lessor Name TSS - Division of Building Authority *Principal* N/A
Comments: Two (2) year Lease Renewal with no other changes.

LEASE RENEWALS:

Lease Number S8468 *Start Date* 7/1/2023 *End Date* 6/30/2025
Lessee Name Arkansas Ethics Commission
Address 501 Woodlane Street
City Little Rock *County Name* Pulaski
Sq Ft 3,128 *RateSF* \$13.54 *Annual Rent* \$42,833.12
Lessor Name TSS - Division of Building Authority *Principal* N/A
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number S8519 *Start Date* 4/1/2023 *End Date* 3/31/2024
Lessee Name University of Arkansas Community College - Morrilton
Address 1500 Museum Road
City Conway *County Name* Faulkner
Sq Ft 1,359 *RateSF* \$9.46 *Annual Rent* \$12,856.20
Lessor Name Commerce - Division of Workforce Services *Principal* N/A
Comments: One (1) year Sublease Renewal with no other changes.

Lease Number S8536 *Start Date* 7/1/2023 *End Date* 6/30/2025
Lessee Name Commerce - Office of Skills Development
Address 1 Commerce Way
City Little Rock *County Name* Pulaski
Sq Ft 4,460 *RateSF* \$17.00 *Annual Rent* \$75,820.00
Lessor Name TSS - Division of Building Authority *Principal* N/A
Comments: Two (2) year Sublease Renewal with no other changes.

Lease Number S8547 *Start Date* 7/1/2023 *End Date* 6/30/2025
Lessee Name DFA - Arkansas Tobacco Control and Board
Address 101 East Capitol Avenue
City Little Rock *County Name* Pulaski
Sq Ft 3,833 *RateSF* \$12.92 *Annual Rent* \$49,522.36
Lessor Name TSS - Division of Building Authority *Principal* N/A
Comments: Two (2) year Lease Renewal with no other changes.

LEASE RENEWALS:

Lease Number S8550 *Start Date* 7/1/2023 *End Date* 6/30/2025
Lessee Name TSS - Office of Secretary
Address 501 Woodlane Street
City Little Rock *County Name* Pulaski
Sq Ft 5,398 *RateSF* *Annual Rent* \$1.00
Lessor Name TSS - Division of Building Authority *Principal* N/A
Comments: Two (2) year Public Advantage Lease Renewal with no other changes.

Lease Number S8551 *Start Date* 7/1/2022 *End Date* 9/30/2023
Lessee Name UAMS
Address 1819 Newman Drive
City Helena *County Name* Phillips
Sq Ft 513 *RateSF* \$11.20 *Annual Rent* \$5,751.12
Lessor Name Commerce - Division of Workforce Services *Principal* N/A
Comments: Change Amendment for State-to-State Sublease to expand sq. ft. and extend Term through 9/30/23. Rental charges prior to 1/1/23 at a rate of \$11.00/SF.

LEASE CHANGES:

Lease Number P3247 *Start Date* 2/1/2023 *End Date* 1/31/2033
Lessee Name DHS - County Operations
Address 912 South Poplar Street
City Pine Bluff *County Name* Jefferson
Sq Ft 30058 *RateSF* \$6.82
Lessor Name 912 South Poplar, LLC *Principal* Scott Pittillo
Comments: Commencement Amnedment to accept the Premises and reimburse Lessee's share of improvement costs in a lump sum payment. Change in Lessor name.

Lease Number S8559 *Start Date* 2/1/2023 *End Date* 6/30/2023
Lessee Name Arkansas Department of Education
Address 101 East Capitol Avenue
City Little Rock *County Name* Pulaski
Sq Ft 35251 *RateSF* \$13.00
Lessor Name TSS - Division of Building Authority *Principal* N/A
Comments: Commencement amendment to accept Tenant Improvements to Suite 104 and amend the rent commencement date to 2/1/23 for Suite 104.

LEASE CANCELLATIONS:

Lease Number N9273
Lessee Name Northwest Arkansas Economic Development District, Inc.
Address 1058 Highland Circle
City Mountain Home **County Name** Baxter
Lessor Name Commerce - Division of Workforce Services
Comments: Commerce - Division of Workforce Services allowing Lease to expire effective 3/31/2023 with no further obligation by either party.

Lease Number N9379
Lessee Name Thrive Church
Address 746 California Avenue SW
City Camden **County Name** Ouachita
Lessor Name Southern Arkansas University Tech
Comments: Southern Arkansas University Tech allowing Lease to expire effective 3/31/23 with no further obligation by either party.

Lease Number P2860
Lessee Name UAMS - South Arkansas Center on Aging - El Dorado, Arkansas
Address 106 West Main Street
City El Dorado **County Name** Union
Lessor Name El Dorado Armstrong LLC
Comments: UAMS allowing Lease to expire effective 3/31/23 with no further obligation by either party.

Lease Number P2861
Lessee Name UAMS - South Arkansas Center on Aging - El Dorado AAI
Address 106 West Main Street
City El Dorado **County Name** Union
Lessor Name El Dorado Armstrong LLC
Comments: UAMS allowing Lease to expire effective 3/31/23 with no further obligation by either party.

LEASE CANCELLATIONS:

Lease Number P6389

Lessee Name DHS - County Operations

Address 1222 West 6th Street

City Pine Bluff ***County Name*** Jefferson

Lessor Name CDG Properties, Inc.

Comments: DHS - Division of County Operations allowing Lease to expire effective 3/31/23 with no further obligation by either party.

II. Construction Section

Contracts:

Current Projects under Contract:	111		
Value of Current Projects:	\$	124,116,604.39	
New Contracts:	7		
(See attached New Contract report)			
Value of New Contracts:	\$	1,970,266.95	
Change Orders approved:	10		
(See attached Change Order report)			
Change Order Increase:	\$	374,261.28	
Change Order Decrease:	-\$	99,328.00	
Projects Completed:	8		
Value of Completed Projects:	\$	2,988,890.18	

Bid Process and Openings:

Projects in the Bid Process	38
Bid Openings:	
(See attached Bid Opening Report)	6
Emergency Bid:	1
Rebid Projects:	3
Projects Within Budget:	5
Project Over Budget	1

Project Observations:

Field Inspections Conducted:	65
Final Inspections Conducted	1

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
6152301	TSS Division of Building Authority	\$315,000.00
Replcement of Heat Pumps at Governor's Mansion		\$133,305.95
3 /2 /2023	Pettit & Pettit Consulting Engineers, Inc.	Design / Bid / Build
2:00:00 PM	A/C Services & Mechanical	
7102215	Department of Human Services	\$700,000.00
Southeast AR HDC Recreation Center Addition		\$650,000.00
3 /21/2023	Stocks-Mann Architects, PLC	Design / Bid / Build
2:00:00 PM	Grindstone Construction, LLC	
9002313	Department of Parks, Heritage and Tourism	\$650,000.00
Moss-Williams House PH II HWSP		\$509,370.00
3 /7 /2023	Witsell Evans Rasco Architects / Planners	Renovation
2:30:00 PM	Kinco Constructors, LLC	
9002314	Department of Parks, Heritage and Tourism	\$700,000.00
Visitor Center Landscape Improvements		\$805,421.00
3 /7 /2023	Ecological Design Group, Inc	Design / Bid / Build
2:00:00 PM	Frank Sharum Landscape Design, Inc.	
9302302	Division of Environmental Quality	\$569,450.00
Former Hunt Town South Coal Mine AML-Phase III		\$800,004.40
3 /8 /2023	FTN Associates, Ltd.	Design / Bid / Build
2:00:00 PM	Axioo Construction, Inc.	
9602301	Division of Arkansas State Police	\$165,000.00
Maintenance Building Roof Repair		\$144,767.00
3 /28/2023	WER Architects	Emergency
2:30:00 PM	Kinco Constructors, LLC	

New Contracts

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

Department of Education

5002308	Sanitary Sewer Upgrade Luther Hardin Site	\$94,327.00
3 /21/2023	Pettit & Pettit Consulting Engineers, Inc. Mac Mechanical Company	

Department of Human Services

7102306	Re-roof Various Bldgs, Phase VI, CHDC	\$132,000.00
3 /14/2023	Morris and Associates Architects, Environmental Co Terra Firma Restorations, LLC	

Department of Parks, Heritage and Tourism

9002207	Waste Water Treatment Plant Improv'ts PH 1, LCSP	\$79,264.00
3 /16/2023	McClelland Consulting Engineers, Inc. ETI Services, Inc.	

9002304	JH Johnson Trailhead	\$625,000.00
3 /10/2023	Halff + Marlar Pioneer Civil Construction, Inc.	

9002310	Edwards Weapons Museum Improve't PH 1, HWSP	\$397,000.00
3 /10/2023	Witsell Evans Rasco Architects / Planners Kinco Constructors, LLC	

9002313	Moss-Williams House PH II HWSP	\$509,370.00
3 /29/2023	Witsell Evans Rasco Architects / Planners Kinco Constructors, LLC	

TSS Division of Building Authority

6152301	Replcement of Heat Pumps at Governor's Mansion	\$133,305.95
3 /21/2023	Pettit & Pettit Consulting Engineers, Inc. A/C Services & Mechanical	

Change Order Summary

6151705 TSS Division of Building Authority

AMR

Justice Building 2020 Additions / Renovation

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>
3 /2 /2023	12	Time Extension	\$0.00	\$0.00	37
3 /2 /2023	12	Owner Requested	\$0.00	(\$14,800.00)	0

7102210 Department of Human Services

Lockeby & Associates, Inc.

Upgrade IT Infrastructure, SE AR HDC

Genesis Datacom, LLC

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
3 /9 /2023	3	Owner Requested	\$9,818.00	\$0.00	0
3 /9 /2023	3	Owner Requested	\$0.00	(\$66,528.00)	0
3 /9 /2023	3	Owner Requested	\$56,710.00	\$0.00	0

9002015 Department of Parks, Heritage and Tourism

Ecological Design Group, Inc

Lee Creek Stream Restoration

Natural State Streams, LLC

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
3 /21/2023	1	Time Extension	\$0.00	\$0.00	60
3 /21/2023	1	Unforeseen Condition	\$158,415.00	\$0.00	0

9002109 Department of Parks, Heritage and Tourism

Alta Planning + Design

Elaine to Mellwood Delta Heritage Trail

Kesser International, Inc.

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
3 /2 /2023	2	Owner Requested	\$15,617.97	\$0.00	0
3 /2 /2023	2	Time Extension	\$0.00	\$0.00	52

9002211 Department of Parks, Heritage and Tourism

Alta Planning + Design

DHT Mellwood to Snow Lake

Rowan 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>
3 /14/2023	4	Time Extension	\$0.00	\$0.00	12
3 /14/2023	4	Unforeseen Condition	\$7,675.29	\$0.00	0

9002214 Department of Parks, Heritage and Tourism

Alta Planning + Design

Phase VI Bridge #7 Replacement with Culvert
Pioneer Civil 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>
3 /23/2023	1	Time Extension	\$0.00	\$0.00	31

9002215 Department of Parks, Heritage and Tourism

WER Architects

Butterfield House Phase 1
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>
3 /7 /2023	2	Unforeseen Condition	\$5,653.09	\$0.00	0
3 /7 /2023	2	Time Extension	\$0.00	\$0.00	7

9752113 Department of the Military

Brackett - Krennerich Architects

RMTC Building 24346 Reroof
Industrial Roofing & Construction, LLC

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
3 /7 /2023	2	Time Extension	\$0.00	\$0.00	210
3 /7 /2023	2	Unforeseen Condition	\$105,737.00	\$0.00	0

9752209 Department of the Military

Tim A. Risley & Associates

CMTC Building 1438 DFAC 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>
3 /30/2023	1	Time Extension	\$0.00	\$0.00	10
3 /30/2023	1	Unforeseen Condition	\$8,834.93	\$0.00	0
3 /30/2023	1	Owner Requested	\$0.00	(\$18,000.00)	0

9752212 Department of the Military

Robert M Schelle Architect

RMTC PEC Patriot Hall Wings E & F Latrines Reno
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>
3 /30/2023	2	Time Extension	\$0.00	\$0.00	14
3 /30/2023	2	Unforeseen Condition	\$5,800.00	\$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
4852301 White River Correctional Center 3/27/2023 \$13,526,764.00 Wittenberg, Delony & Davidson, Inc.	Department of Community Correction Batesville, AR 3/28/2023 33,872 No	Public Bid Approval to Bid Closed \$ 391.28 NA
5002328 ASBVI and ASB Repairs 2/21/2023 \$155,000.00 Pettit & Pettit Consulting Engineers, Inc.	Department of Education Little Rock, AR 3/29/2023 NA No	Public Bid Plan Review Submittal Waiting for Responses NA NA
5002330 District Storage Building 3/15/2023 \$175,000.00 Smith Engineering Co	Department of Education Rison, AR 3/16/2023 2,8351 No	Public Bid Approval to Proceed Upgraded Closed \$61.73 NA
5522202 Collegiate Center HVAC Replacement 3/21/2023 \$300,000.00 Wittenberg, Delony & Davidson, Inc.	Northwest Technical Institute Springdale, AR 3/22/2023 8,500 No	Public Bid Re-bid Closed \$ 35.29 NA
6152205 Fan Coil Unit Replacement, Air Quality, 3/20/2023 \$8,322,741.00 Bernhard TME	TSS/Division of Building Authority Little Rock, AR 150,000	Public Bid Plan Review Submittal Open for Review \$ 39.40
6302301 Ledbetter Building Carpet Replacement 3/7/2023 \$605,895.00 Lockeby & Associates, Inc.	Department of Finance and Administration Little Rock, AR 3/14/2023 56,974 No	Public Bid Approval to Bid Closed \$ 10.63 NA
6302302 Ragland Building Carpet Replacement 3/7/2023 \$701,776.00 Lockeby & Associates, Inc.	Department of Human Services Little Rock, AR 3/14/2023 68,231 No	Public Bid Approval to Bid Closed \$ 10.28 NA
7102305 Fiber Upgrade Phase 2 at Conway HDC 2/23/2023 \$385,000.00 Bernhard TME	Department of Human Services Conway, AR 3/14/2023 NA No	Public Bid Other Waiting for Responses NA 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
7102307 Geothermal HVAC Systems 3/6/2023 \$135,000.00 Lockeby & Associates, Inc.	Department of Human Services Mansfield JTC NA	Public Bid Plan Review Submittal Open for Review NA
7102308 SEADC-Fire and Life Safety 3/9/2023 \$903,718.31 Stocks-Mann Architects, PLC	Department of Human Services Warren, AR NA	Public Bid Plan Review Submittal Open for Review NA
8652301 Heating Water/Boiler Replacement Old 3/14/2023 \$190,000.00 Energy Engineering Consultants	Department of Arkansas Heritage Little Rock, AR 3/15/2023 NA No	Public Bid Other Waiting for Responses NA NA
8652303 Mosaic Templars Roofing Replacement 3/9/2023 \$200,000.00 Gresham & Begg Architects	Department of Arkansas Heritage Little Rock, AR 3/9/2023 13,300 No	Public Bid Approval to Bid Open for Review \$ 15.04 NA
8732301 First Floor Modifications Phase II 3/31/2023 \$338,100.00 Clements and Associates Architecture, Inc.	Mosaic Templars Cultural Center/DAH Little Rock, AR NA	Public Bid Plan Review Submittal Open for Review NA
9002311 Traffic Calming 3/14/2023 \$148,703.76 Alta Planning + Design	Parks, Heritage & Tourism Delta Heritage Trail State Park 3/15/2023 NA No	Public Bid Approval to Bid Closed NA NA
9002318 Lodge Fascia Replacement 3/14/2023 \$101,857.25 Allison Architects	Parks, Heritage & Tourism Queen Wilhelmina State Park 3/15/2023 1,200 No	Public Bid Approval to Bid Closed \$ 87.88 NA
9002320 Visitor Center Expansion 2/2/2023 \$535,889.87 Allison Architects	Parks, Heritage & Tourism Daisy State Park 3/8/2023 2,180 Pending	Public Bid Plan Review Submittal Waiting for Responses \$ 245.82
9002321 Wonder House Phase 2 2/9/2023 \$192,597.95 WER Architects	Parks, Heritage & Tourism Queen Wilhelmina State Park 3/14/2023 500 No	Public Bid Plan Review Submittal Waiting for Responses \$ 385.20 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
9002322 Yanicopin to AR River Bridge TAP-18(s) 3/14/2023 \$13,767,793.74 Alta Planning + Design	Parks, Heritage & Tourism Delta Heritage Trail State Park NA	Public Bid Plan Review Submittal Open for Review NA
9302303 Beulah Coal Mine AML 2/17/2023 \$184,000.00 CEC Engineering Consultants	Department of Environmental Quality Hartford, AR 3/17/2023 NA No	Public Bid Plan Review Submittal Waiting for Responses NA NA
9602301 Maintenance Building Roof Repairs 3/10/2023 \$160,000.00 WER Architects	Arkansas State Police Little Rock, AR 3/14/2023 3,400 No	Public Bid Re-bid Closed \$ 65.00 NA
9602302 Troop H Roof Replacement 3/7/2023 \$50,000.00 WER Architects	Arkansas State Police Fort Smith, AR 3/8/2023 11,500 No	Public Bid Approval to Bid Closed \$ 4.35 NA
9752224 CMTC Barrack 1560 Alteration 3/1/2023 \$569,186.52 Benchmark Group	Military Department Fort Chaffee, AR 3/8/2023 5,310 No	Public Bid Plan Review Submittal Waiting for Responses \$ 107.19 NA
9752230 RMTC Multiyear Electrical Phase 2 3/29/2023 \$863,856.00 Crafton-Tull in LR	Military Department Camp Robinson, North Little Rock 2,010	Public Bid Plan Review Submittal Open for Review \$ 430.00
9752231 Liberty Hall Latrine Reno Wings A & D 3/29/2023 \$548,482.00 Schelle Architect	Military Department Camp Robinson, North Little Rock 2,304	Public Bid Plan Review Submittal Open for Review \$ 238.06
9752238 CMTC Building 1681 Renovation 3/8/2023 \$767,261.00 Architecture Plus, Inc.	Military Department Fort Chaffee, AR 3/14/2023 5,100 No	Public Bid Other Waiting for Responses \$ 150.44 NA
9752239 CMTC Building 1686 Renovation 3/21/2023 \$392,207.50 Architecture Plus, Inc.	Military Department Fort Chaffee, AR 3/23/2023 2,500 No	Public Bid Approval to Bid Closed \$ 156.88 NA

Public School Accessibility Reviews

March 2023

Project #	Project Description Review Type	Date Received	Date Completed	School District Current Status
5002329	High School Covered PE Approval to Proceed	3/9/2023	3/15/2023	Texarkana Schools Closed