



## Department of Transformation and Shared Services

Governor Sarah Huckabee Sanders

Secretary Leslie Fiskien

Director Anne Laidlaw

## Memorandum

**To:** Arkansas Legislative Council  
Marty Garrity, Director, Bureau of Legislative Research  
**From:** Anne W. Laidlaw, DBA Director *AWL*  
**CC:**  
**Date:** September 7, 2023  
**Subject:** **DBA Monthly Report of August Activities**

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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 August, 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 August, 2023*

### *I. Real Estate Services*

#### *NEW LEASES:*

*Lease Number* P3291                      *Start Date* 9/1/2023    *End Date* 8/31/2028  
*Lessee Name* ADE - DESE - Federal Progrms  
*Property Name* Victory Building  
*Address* 1401 West Capitol Avenue  
*City* Little Rock                      *County Name* Pulaski  
*Sq Ft* 4,032    *RateSF* \$19.17    *Annual Rent* \$80,893  
*Lessor Name* Arkansas Teacher Retirement System                      *Principal* N/A  
*Comments:* New five (5) year Lease Agreement for ADE at the Victory Building in Little Rock.

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*Lease Number* S8571                      *Start Date* 7/1/2023    *End Date* 6/30/2023  
*Lessee Name* ADE - Child Nutrition Program  
*Property Name* MAC Building  
*Address* 1 Capitol Mall  
*City* Little Rock                      *County Name* Pulaski  
*Sq Ft* 3,280    *RateSF* \$11.54    *Annual Rent* \$37,851  
*Lessor Name* TSS - Division of Building Authority                      *Principal* N/A  
*Comments:* Month-to-month Memorandum of Understanding in the MAC Building while permanent space is under renovation.

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**LEASE RENEWALS:**

*Lease Number* N9242      *Start Date* 7/1/2023      *End Date* 12/31/2026  
*Lessee Name* Colt Bartholomew  
*Address* Prairie Grove Battlefield State Park  
*City* Prairie Grove      *County Name* Washington

*Sq Ft*      *RateSF*      *Annual Rent* \$14,567.00

*Lessor Name* Arkansas Department of Parks and Tourism      *Principal* N/A

*Comments:* Three (3) year Lease Renewal for pastureland won through public bid. New Lessee's winning bid is \$14,567.00 per year.

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*Lease Number* N9397      *Start Date* 7/1/2023      *End Date* 6/30/2025  
*Lessee Name* Rite of Passage, Inc.  
*Address* 36 Johnnie Cake Point  
*City* Mansfield      *County Name* Sebastian

*Sq Ft* 83,409      *RateSF*      *Annual Rent* \$1.00

*Lessor Name* DHS - Division of Youth Services      *Principal* N/A

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

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*Lease Number* N9399      *Start Date* 7/1/2023      *End Date* 6/30/2025  
*Lessee Name* Rite of Passage, Inc.  
*Address* Wilderness Camp Highway 1 - 1800 Pine Grove Lane  
*City* Harrisburg      *County Name* Poinsett

*Sq Ft* 19,376      *RateSF*      *Annual Rent* \$1.00

*Lessor Name* DHS - Division of Youth Services      *Principal* N/A

*Comments:* Two (2) year Public Advantage Sublease Renewal with no other changes.

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*Lease Number* N9400      *Start Date* 7/1/2023      *End Date* 6/30/2025  
*Lessee Name* Rite of Passage, Inc.  
*Address* 878 East Gaines Street  
*City* Dermott      *County Name* Chicot

*Sq Ft* 30,940      *RateSF*      *Annual Rent* \$1.00

*Lessor Name* DHS - Division of Youth Services      *Principal* N/A

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

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**LEASE RENEWALS:**

*Lease Number* N9428      *Start Date* 7/1/2023      *End Date* 6/30/2024  
*Lessee Name* Association of Arkansas Counties  
*Address* 1401 West Capitol Avenue  
*City* Little Rock      *County Name* Pulaski  
*Sq Ft* 240      *RateSF*      *Annual Rent* \$21,090.00  
*Lessor Name* UAMS - Center for Health Improvement      *Principal* N/A  
*Comments:* One (1) year Lease Renewal with no other changes.

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*Lease Number* P2166      *Start Date* 10/1/2023      *End Date* 9/30/2026  
*Lessee Name* UAMS - Department of Pediatrics - Kids First  
*Address* 3450 West 34th Street  
*City* Pine Bluff      *County Name* Jefferson  
*Sq Ft* 12,250      *RateSF* \$9.21      *Annual Rent* \$112,830.00  
*Lessor Name* L. Don Richey      *Principal* L. Don Richey  
*Comments:* Three (3) year Lease Renewal with Lessor to perform various repairs/improvements.

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*Lease Number* P2324      *Start Date* 9/1/2023      *End Date* 8/31/2025  
*Lessee Name* DHS - County Operations  
*Address* 1467 Highway 61/412  
*City* Cherokee Village      *County Name* Sharp  
*Sq Ft* 5,700      *RateSF* \$7.02      *Annual Rent* \$40,014.00  
*Lessor Name* The Thompson Family Trust      *Principal* Linda M. Beer, Trustee  
*Comments:* Two (2) year Lease Renewal with change in Lessor's mailing address.

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*Lease Number* P2327      *Start Date* 10/1/2023      *End Date* 9/30/2025  
*Lessee Name* DHS - County Operations  
*Address* 90 Waddell Street  
*City* Ashdown      *County Name* Little River  
*Sq Ft* 3,654      *RateSF* \$2.82      *Annual Rent* \$10,304.28  
*Lessor Name* Little River County, Arkansas      *Principal* N/A  
*Comments:* Two (2) year Lease Renewal with no other changes.

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**LEASE RENEWALS:**

*Lease Number* P2358      *Start Date* 10/1/2023      *End Date* 9/30/2025  
*Lessee Name* DFA - Revenue Division  
*Address* 1818 South Division Street  
*City* Blytheville      *County Name* Mississippi  
*Sq Ft* 2,250      *RateSF* \$10.64      *Annual Rent* \$23,940.00  
*Lessor Name* Golden Keys, Inc.      *Principal* Brad Hawks  
*Comments:* Two (2) year Lease Renewal with Lessor to perform various repairs/improvements.

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*Lease Number* P2526      *Start Date* 3/1/2024      *End Date* 2/28/2029  
*Lessee Name* Arkansas Legislative Audit  
*Address* 1413 Market Place  
*City* Jonesboro      *County Name* Craighead  
*Sq Ft* 4,500      *RateSF* \$13.55      *Annual Rent* \$60,975.00  
*Lessor Name* RLW Properties, LLC      *Principal* Dr. Robert Warner  
*Comments:* Lessee exercising five (5) year Lease Renewal Option with an increase in rent per square foot from \$12.32/sf to \$13.55/sf.

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*Lease Number* P2747      *Start Date* 7/1/2023      *End Date* 9/30/2023  
*Lessee Name* UAMS - Hospital Administration  
*Address* 11300 Financial Centre Parkway  
*City* Little Rock      *County Name* Pulaski  
*Sq Ft* 3,000      *RateSF* \$20.40      *Annual Rent* \$64,800.00  
*Lessor Name* Pyramid Park, LLC      *Principal* Wallis Allen  
*Comments:* Three (3) month Lease Extension with a square footage reduction from 10,206 to 3,000 square feet.

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*Lease Number* P2805      *Start Date* 10/1/2023      *End Date* 9/30/2025  
*Lessee Name* DFA - Revenue Division  
*Address* 98 Highway 63B  
*City* Marked Tree      *County Name* Poinsett  
*Sq Ft* 1,500      *RateSF* \$13.40      *Annual Rent* \$20,100.00  
*Lessor Name* Panther Trading, LLC      *Principal* Joe Roach  
*Comments:* Two (2) year Lease Renewal with Lessor to perform various repairs/improvements.

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**LEASE RENEWALS:**

*Lease Number* P2872                      *Start Date* 10/1/2023    *End Date* 9/30/2028  
*Lessee Name* U of A - Rich Mountain Community College  
*Address* 601 - J Highway 71 North  
*City* Mena                                      *County Name* Polk

*Sq Ft* 7,020    *RateSF* \$3.08    *Annual Rent* \$21,600.00

*Lessor Name* Rodgers Family Limited Partnership c/o SD    *Principal* Sam Snead

*Comments:* Five (5) year Lease Renewal with adjustment in rent to \$1,800.00 per month for classroom space in Mena.

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*Lease Number* P2968                      *Start Date* 8/1/2023    *End Date* 7/31/2025  
*Lessee Name* Commerce - DWS - Rehabilitation Services  
*Address* 400 Rogers Avenue  
*City* Fort Smith                              *County Name* Sebastian

*Sq Ft* 7,622    *RateSF* \$12.83    *Annual Rent* \$97,790.16

*Lessor Name* RGB Family, LLLP                                      *Principal* Richard B. Griffin II

*Comments:* Two (2) year Lease Renewal with change in Lessor name.

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*Lease Number* P3063                      *Start Date* 10/1/2023    *End Date* 9/30/2024  
*Lessee Name* North Arkansas College - Adult Education Program  
*Address* 402 Oak Street  
*City* Leslie                                      *County Name* Searcy

*Sq Ft* 4,864    *RateSF* \$1.54    *Annual Rent* \$7,500.00

*Lessor Name* Searcy County School District                                      *Principal* N/A

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

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*Lease Number* P3117                      *Start Date* 10/1/2023    *End Date* 9/30/2025  
*Lessee Name* Arkansas Public Defender Commission  
*Address* 300 South Spring Street  
*City* Little Rock                              *County Name* Pulaski

*Sq Ft* 688    *RateSF* \$9.85    *Annual Rent* \$6,780.00

*Lessor Name* Whiteside Properties, LLC                                      *Principal* Charles B. Whiteside II

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

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**LEASE RENEWALS:**

**Lease Number** P3132      **Start Date** 10/1/2023      **End Date** 9/30/2025  
**Lessee Name** Black River Technical College - Division of Adult Education  
**Address** 1105 West Court Street  
**City** Paragould      **County Name** Greene  
**Sq Ft** 2,950      **RateSF** \$6.67      **Annual Rent** \$19,669.08  
**Lessor Name** Kevin L. Ward      **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with a flat three percent (3%) rent increase.

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**Lease Number** P3216      **Start Date** 11/1/2023      **End Date** 10/31/2025  
**Lessee Name** AAD - Arkansas Natural Resources Commission  
**Address** 420 North Hampton Avenue  
**City** Russellville      **County Name** Pope  
**Sq Ft** 144      **RateSF** \$16.67      **Annual Rent** \$2,400.00  
**Lessor Name** Pope County Conservation District      **Principal** Jeanette Hale  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**Lease Number** P8087      **Start Date** 10/1/2023      **End Date** 9/30/2025  
**Lessee Name** DHS - County Operations  
**Address** 114 Old Main Street  
**City** Yellville      **County Name** Marion  
**Sq Ft** 4,052      **RateSF** \$8.12      **Annual Rent** \$32,899.08  
**Lessor Name** Bill W. Jones, Trustee for Gary Jones Trust      **Principal** Michael E. Kelly  
**Comments:** Two (2) year Lease Renewal with a flat two percent (2%) rent increase and Lessor to perform various repairs/improvements.

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**Lease Number** P9000      **Start Date** 10/1/2023      **End Date** 9/30/2027  
**Lessee Name** DHS - County Operations  
**Address** 1521 West Main Street  
**City** Heber Springs      **County Name** Cleburne  
**Sq Ft** 5,321      **RateSF** \$8.78      **Annual Rent** \$46,718.40  
**Lessor Name** Michael E. Irwin and Jeannie McGary      **Principal** Michael Irwin  
**Comments:** Four (4) year Lease Renewal with no other changes.

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**LEASE RENEWALS:**

**Lease Number** P9358      **Start Date** 11/1/2023      **End Date** 10/31/2024  
**Lessee Name** Commerce - Division of Workforce Services  
**Address** Highway 62-65-412 North  
**City** Harrison      **County Name** Boone  
**Sq Ft** 5,081      **RateSF** \$7.25      **Annual Rent** \$36,837.24  
**Lessor Name** Northwest Arkansas Economic Development **Principal** Joe Willis, Executive Director  
**Comments:** One (1) year Lease Renewal with Lessor to perform various repairs/improvements.

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**Lease Number** P9607      **Start Date** 10/1/2023      **End Date** 9/30/2025  
**Lessee Name** DHS - County Operations  
**Address** 222 Byron Road  
**City** Salem      **County Name** Fulton  
**Sq Ft** 7,335      **RateSF** \$9.47      **Annual Rent** \$69,462.48  
**Lessor Name** Fulton County Facilities Board      **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**Lease Number** P9608      **Start Date** 10/1/2023      **End Date** 9/30/2025  
**Lessee Name** DHS - County Operations  
**Address** 601 East University Street  
**City** Magnolia      **County Name** Columbia  
**Sq Ft** 14,328      **RateSF** \$9.05      **Annual Rent** \$129,631.20  
**Lessor Name** Inspire Property Management, LLC      **Principal** Larry Sturdivant  
**Comments:** Two (2) year Lease Renewal with a flat two percent (2%) increase in rent.

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**Lease Number** P9623      **Start Date** 10/1/2023      **End Date** 9/30/2025  
**Lessee Name** DHS - County Operations  
**Address** 2612 Spruce Street  
**City** Lewisville      **County Name** Lafayette  
**Sq Ft** 6,924      **RateSF** \$10.24      **Annual Rent** \$70,907.28  
**Lessor Name** Inspire Property Management, LLC      **Principal** Larry Sturdivant  
**Comments:** Two (2) year Lease Renewal with a flat two percent (2%) increase in rent.

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**LEASE RENEWALS:**

**Lease Number** P9808      **Start Date** 12/1/2023      **End Date** 11/30/2025  
**Lessee Name** Commerce - DWS - Rehabilitation Services  
**Address** 1150 Museum Road  
**City** Conway      **County Name** Faulkner  
**Sq Ft** 4,200      **RateSF** \$9.79      **Annual Rent** \$41,099.16  
**Lessor Name** Wilson Capital, LLC      **Principal** Jackson Wilson  
**Comments:** Two (2) year Lease Renewal with a five percent (5%) increase in the first year and a three percent (3%) increase in the second year.

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**Lease Number** S8400      **Start Date** 6/1/2023      **End Date** 5/31/2025  
**Lessee Name** Arkansas Department of Workforce Services  
**Address** 2003 West Broadway Avenue  
**City** West Memphis      **County Name** Crittenden  
**Sq Ft** 10,037      **RateSF** \$12.75      **Annual Rent** \$127,971.72  
**Lessor Name** Arkansas State University Mid-South      **Principal** N/A  
**Comments:** Two (2) year State-to-State Lease Renewal. Rent was abated from 1/1/2023 to 5/31/2023, due to partial damage or destruction of the premises.

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**Lease Number** S8509      **Start Date** 10/1/2023      **End Date** 9/30/2025  
**Lessee Name** Arkansas Department of Veterans Affairs  
**Address** 205 Smith Road  
**City** Hope      **County Name** Hempstead  
**Sq Ft** 120      **RateSF**      **Annual Rent** \$1.00  
**Lessor Name** Commerce - Division of Workforce Services      **Principal** N/A  
**Comments:** Two (2) year Public Advantage State-to-State Lease Renewal with no other changes.

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**LEASE CHANGES:**

**Lease Number** N9302      **Start Date** 3/1/2020      **End Date** 2/28/2063  
**Lessee Name** City of Conway, Arkansas  
**Address** 10 Lower Ridge Road and 1700 Museum Road  
**City** Conway      **County Name** Faulkner  
**Sq Ft**      **RateSF**  
**Lessor Name** DHS - Division of Developmental Disabilities **Principal** N/A  
**Comments:** Change Amendment to add requested language to Special Provisions 10(f). Residents will have access to fully handicapped accessible areas for personal care needs.

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**Lease Number** P3184      **Start Date** 9/1/2023      **End Date** 12/31/2025  
**Lessee Name** Commerce - State Bank Department  
**Address** 1817 Woodsprings Road  
**City** Jonesboro      **County Name** Craighead  
**Sq Ft** 4075      **RateSF** \$13.26  
**Lessor Name** Haag-Brown Development, LLC      **Principal** Josh Brown & Greg Ha  
**Comments:** Change Amendment to reflect an expansion of 1,575 square feet with subsequent rent adjustment, effective 9/1/23.

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**Lease Number** P3195      **Start Date** 6/30/2023      **End Date** 10/31/2025  
**Lessee Name** Arkansas State University - Mountain Home  
**Address** 4034 Highway 62 West  
**City** Mountain Home      **County Name** Baxter  
**Sq Ft** 25105      **RateSF**  
**Lessor Name** Arkansas State University Real Estate Foun **Principal**  
**Comments:** Change Amendment to reflect purchase of Premises by ASU Foundation. Includes rent reduction and modification to make Lessee responsible for insurance.

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**Lease Number** P3239      **Start Date** 5/15/2023      **End Date** 5/31/2029  
**Lessee Name** UAMS - Nutrition Services  
**Address** 3917 West 12th Street  
**City** Little Rock      **County Name** Pulaski  
**Sq Ft** 3228      **RateSF** \$11.00  
**Lessor Name** City of Little Rock, AR      **Principal** N/A  
**Comments:** Commencement Amendment to accept substantial completion of the Premises and adjust term dates and rent accordingly.

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**LEASE CHANGES:**

**Lease Number** S6109      **Start Date** 8/1/2023      **End Date** 6/30/2025  
**Lessee Name** TSS - Division of Information Systems  
**Address** 1 Capitol Mall  
**City** Little Rock      **County Name** Pulaski  
**Sq Ft** 26783.2      **RateSF** \$11.54  
**Lessor Name** TSS - Division of Building Authority      **Principal** N/A  
**Comments:** Change Amendment to remove storage area 3C-014 from the Lease and adjust rent accordingly.

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**Lease Number** S8547      **Start Date** 9/1/2023      **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** 4627      **RateSF** \$12.92  
**Lessor Name** TSS - Division of Building Authority      **Principal** N/A  
**Comments:** Change Amendment to reflect the addition of suite 460A totaling 796 usable square feet effective 9/1/23 with a corresponding adjustment in rent.

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**LEASE CANCELLATIONS:**

**Lease Number** N9383  
**Lessee Name** Anthony B. Taylor  
**Address** 1902 South Boulevard  
**City** Conway **County Name** Faulkner  
**Lessor Name** University of Central Arkansas  
**Comments:** Lease on UCA campus allowed to expire effective 8/29/23 due to the completion of the newly constructed Catholic Campus Ministry facility.

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**Lease Number** P3004  
**Lessee Name** University of Central Arkansas  
**Address** 1107 Oak Street  
**City** Conway **County Name** Faulkner  
**Lessor Name** First Real Estate Limited Partnership LLLP  
**Comments:** Lease terminated early by mutual agreement of both parties effective 5/31/23 with no further obligation by either party.

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**Lease Number** P3186  
**Lessee Name** DHS - Division of Children and Family Services  
**Address** 4500 Dollarway Road  
**City** Pine Bluff **County Name** Jefferson  
**Lessor Name** Generon Holding LLC d/b/a Dollarway Storage  
**Comments:** Mini Storage Lease allowed to expire effective 8/31/23 with no further obligation by either party.

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**Lease Number** S8512  
**Lessee Name** DFA - Office of Administrative Services - OIS  
**Address** 501 Woodlane  
**City** Little Rock **County Name** Pulaski  
**Lessor Name** TSS - Division of Building Authority  
**Comments:** Month-to-month Lease allowed to expire effective 8/31/23 with no further obligation by either party.

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## II. Construction Section

### Contracts:

Current Projects under Contract:	105	
Value of Current Projects:	\$	133,450,217.58
New Contracts:	2	
(See attached New Contract report)		
Value of New Contracts:	\$	835,252.60
Change Orders approved:	13	
(See attached Change Order report)		
Change Order Increase:	\$	457,602.39
Change Order Decrease:	-\$	3,348.99
Projects Completed:	6	
Value of Completed Projects:	\$	3,273,877.90

### Bid Process and Openings:

Projects in the Bid Process	49
Bid Openings:	
(See attached Bid Opening Report)	9
Emergency Bid:	0
Rebid Projects:	3
Projects Within Budget:	7
Project Over Budget	3

### Project Observations:

Field Inspections Conducted:	71
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
3852301	Department of Veterans Affairs	\$1,397,075.00
Arkansas State Veterans Cemetery Birdeye Phase 2		\$1,340,000.00
8 /8 /2023	Ecological Design Group, Inc	Design / Bid / Build
2:00:00 PM	Olympus Construction, Inc.	
6152306	TSS Division of Building Authority	\$338,838.00
Basement & Mezzanine Reno at Rockefeller Building		\$244,000.00
8 /8 /2023	Division of Building Authority, In-House	Design / Bid / Build
2:30:00 PM	Wagner General Contractors, Inc	
7102308	Department of Human Services	\$905,000.00
SEAHDC - Fire & Life Safety Improvements		\$875,000.00
8 /30/2023	Stocks-Mann Architects, PLC	Design / Bid / Build
2:00:00 PM	Grindstone Construction, LLC	
7102310	Department of Human Services	\$135,000.00
Replace Revolving Oven Conway HDC		\$113,291.00
8 /9 /2023	Lockeby & Associates, Inc.	Design / Bid / Build
2:30:00 PM	Comfort Systems USA (Arkansas), Inc.	
9002320	Department of Parks, Heritage and Tourism	\$750,000.00
Visitor Center Expansion Daisy State Park		\$720,500.78
8 /9 /2023	Allison Architects	Design / Bid / Build
2:00:00 PM	Quality Construction Services, Inc.	Hostetler Builders, LLC
9602304	Division of Arkansas State Police	\$160,000.00
Training Building AV System		\$149,340.23
8 /29/2023	WER Architects	Design / Bid / Build
2:00:00 PM	Curtis Stout AV, LLC	
9752207	Department of the Military	\$2,515,000.00
RMTC Building 1640A		\$2,512,000.00
8 /29/2023	Robert M Schelle Architect	Design / Bid / Build
2:30:00 PM	Bell Construction Company, Inc.	
9752225	Department of the Military	\$569,186.52
CMTC Barrack 1562 Alteration		\$567,706.00
8 /23/2023	Benchmark Group	Design / Bid / Build
2:00:00 PM	Wohali LLC	
9752231	Department of the Military	\$548,482.00
Liberty Hall Latrine Renovation, Wings A & D		\$508,000.00
8 /22/2023	Robert M Schelle Architect	Design / Bid / Build
2:30:00 PM	RC Contracting, Inc.	



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**New Contracts**

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<b>Agency Name</b>	<b>Project Name</b>	
<b>Project Number</b>	<b>Design Professional Name</b>	
<b>Date Approved</b>	<b>Contractor Name</b>	<b>Contract Amount</b>

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**Division of Community Correction**

4852302	SW Community Corrections Elevator Modernizations	\$512,252.60
8 /28/2023	Wittenberg Delony & Davidson Architects	
	Otis Elevator Company	

**TSS Division of Building Authority**

6152307	Basement & Mezzanine Abatement	\$323,000.00
8 /1 /2023	EMTEC Consulting	
	Environmental Protection Associates	

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## Change Order Summary

### 4002201 Arkansas Agricultural Department

Lockeby & Associates, Inc.

District 6 Administration Building

EWI Constructors Inc.

Date	C/O #	Change Order Reason	Amount Increase	Amount Decrease	Days
8 /14/2023	2	Time Extension	\$0.00	\$0.00	38

### 6151705 TSS Division of Building Authority

AMR

Justice Building 2020 Additions / Renovation

Wagner General Contractors, Inc

Date	C/O #	Change Order Reason	Amount Increase	Amount Decrease	Days
8 /29/2023	18	Time Extension	\$0.00	\$0.00	6
8 /29/2023	18	Item Not Shown Or Specified	\$955.40	\$0.00	0
8 /29/2023	18	Unforeseen Condition	\$12,190.81	\$0.00	0
8 /29/2023	19	Unforeseen Condition	\$2,335.43	\$0.00	0

### 7102208 Department of Human Services

Stocks-Mann Architects, PLC

New Dorms, Phase II(B) Bldg 6

Alessi Keyes Construction Company

Date	C/O #	Change Order Reason	Amount Increase	Amount Decrease	Days
8 /9 /2023	3	Item Not Shown Or Specified	\$6,712.07	\$0.00	0
8 /16/2023	4	Unforeseen Condition	\$20,083.45	\$0.00	0
8 /16/2023	5	Unforeseen Condition	\$3,358.74	\$0.00	0
8 /16/2023	6	Item Not Shown Or Specified	\$6,238.44	\$0.00	0

### 7102213 Department of Human Services

Bernhard TME

Conway HDC Security Cameras

Genesis Datacom, LLC

Date	C/O #	Change Order Reason	Amount Increase	Amount Decrease	Days
8 /16/2023	1	Time Extension	\$0.00	\$0.00	21
8 /16/2023	1	Owner Requested	\$55,025.00	\$0.00	0

### 9002213 Department of Parks, Heritage and Tourism

Taylor-Kempkes Architects

New Toilet Facility Plantation Agriculture Museum

A-Plus Builders

Date	C/O #	Change Order Reason	Amount Increase	Amount Decrease	Days
8 /11/2023	1	Time Extension	\$0.00	\$0.00	119
8 /11/2023	1	Item Not Shown Or Specified	\$5,215.55	\$0.00	0

8 /11/2023	1	Unforeseen Condition	\$2,825.00	\$0.00	0
<b>9002220 Department of Parks, Heritage and Tourism</b>			Taylor-Kempkes Architects		
Sidewalks & Swimming Pool Improvements MMSP					
EWI Constructors Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
8 /15/2023	2	Unforeseen Condition	\$2,554.30	\$0.00	0
8 /15/2023	2	Owner Requested	\$14,398.38	\$0.00	0
8 /15/2023	2	Time Extension	\$0.00	\$0.00	5
8 /21/2023	3	Owner Requested	\$26,030.90	\$0.00	0
8 /21/2023	3	Time Extension	\$0.00	\$0.00	46
<b>9602301 Division of Arkansas State Police</b>			WER Architects		
Maintenance Building Roof Repair					
Kinco 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>
8 /22/2023	2	Unforeseen Condition	\$6,353.00	\$0.00	0
<b>9752218 Department of the Military</b>			Architecture Plus, Inc.		
CMTC Building 1689 Reno					
Covenant Commercial 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>
8 /15/2023	1	Time Extension	\$0.00	\$0.00	60
8 /15/2023	1	Item Not Shown Or Specified	\$0.00	(\$3,348.99)	0



### III. Design Review Section

### Plan Reviews

<b>DBA Plan Review File #</b>	<b>Agency Name</b>	<b>Project Type</b>
<b>Project Title</b>	<b>Project Location</b>	<b>Review Type</b>
<b>Date Received</b>	<b>Date Completed</b>	<b>Current Status</b>
<b>Current Estimated Construction Cost</b>	<b>Building Area (sq ft)</b>	<b>Cost Per Square Foot</b>
<b>Design Firm Name</b>	<b>Floodplain Permit Required</b>	<b>Date Permit Approved</b>
4802301	Department of Correction	Public Bid
Tucker WTP Design Improvements	Tucker, AR	Other
8/3/2023	8/8/2023	Waiting for Responses
\$4,640,958.30	6,265	\$ 740.46
McClelland Engineering	No	NA
4802305	Department of Correction	In House Labor
Mississippi Co Work Release Facility	Luxora, AR	Plan Review Submittal
8/4/2023	8/28/2023	Waiting for Responses
\$371,546.00	14,068	\$ 267.38
Level 5 Architecture	No	NA
5002343	Department of Education	Public Bid
South Annex Window Replacement	Little Rock, AR	Approval to Bid
8/10/2023	8/30/2023	Closed
\$348,356.00	NA	NA
Pettit & Pettit Consulting Engineers, Inc.	No	NA
6152205	TSS/Division of Building Authority	Public Bid
Fan Coil Unit Replacement, Air Quality,	Little Rock, AR	Approval to Bid
8/1/2023	8/3/2023	Closed
\$8,322,741.00	150,000	\$ 39.40
Bernhard TME	No	NA
6152309	TSS/Division of Building Authority	Public Bid
4th Floor Module A Renovation at Mac Bldg	Little Rock, AR	Approval to Bid
8/30/2023		Open for Review
\$1,967,871.00	19,612	\$ 100.34
Stocks-Mann Architects, PLC	No	NA
7102307	Department of Human Services	Public Bid
Geothermal HVAC Systems	Mansfield JTC	Re-bid
8/28/2023	8/29/2023	Closed
\$135,000.00	NA	NA
Lockeby & Associates, Inc.	No	NA
7102401	Department of Human Services	Public Bid
Renovations/Expansion Hickory Unit 23	Warren, AR	Plan Review Submittal
8/7/2023	8/15/2023	Waiting for Responses
\$1,145,000.00	NA	NA
Stocks-Mann Architects, PLC	No	
7102402	Department of Human Services	Public Bid
Replace Chiller, Judge Hill	Booneville HDC	Plan Review Submittal
8/25/2023		Open for Review
\$167,000.00	NA	NA
Lockeby & Associates, Inc.	No	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
8652302	Department of Arkansas Heritage	Public Bid
Repair and Improve Jacob Wolf House	Norfolk, AR	Re-bid
8/2/2023	8/3/2023	Closed
\$178,800.00	NA	NA
Clements and Associates Architecture, Inc.	No	NA
90024006	Parks, Heritage & Tourism	Public Bid
New Residence	Moro Bay State Park	Plan Review Submittal
8/18/2023		Open for Review
\$510,650.00	1,784	\$ 286.24
Taylor Kempkes Architects, P.A.	In Review	
9002403	Parks, Heritage & Tourism	Public Bid
Phase XI White River Bridge to AR River	Delta Heritage State Park	Plan Review Submittal
7/11/2023	8/1/2023	Waiting for Responses
\$5,893,770.23	NA	NA
Alta Planning + Design	No	NA
9752232	Military Department	Public Bid
RMTC 7th St Front Gate/USPFO	Camp Robinson, North Little Rock AR	Plan Review Submittal
8/28/2023	8/31/2023	Waiting for Responses
\$515,078.34	1,250	\$ 412
Crafton Tull Sparks	No	NA
9752233	Military Department	Public Bid
Nebraska Ave Kansas to 26th Resurface	Camp Robinson, North Little Rock, AR	Approval to Bid
8/30/2023	8/31/2023	Closed
\$991,479.78	NA	NA
Crafton Tull Sparks	No	NA
9752234	Military Department	Public Bid
CMTC Building 1687 Renovation	Fort Chaffee, AR	Plan Review Submittal
8/3/2023	8/10/2023	Waiting for Responses
\$949,887.52	3,884	\$ 245.00
Cromwell Architects Engineers	No	NA
9752237	Military Department	Public Bid
Barrack 1565 Alteration	Fort Chaffee, AR	Other
8/22/2023	8/29/2023	Waiting for Responses
\$569,187.52	4,740	\$ 120.08
Benchmark Group	No	NA
9752238	Military Department	Public Bid
CMTC Building 1681 Renovation	Fort Chaffee, AR	Approval to Bid
8/28/2023	8/29/2023	Closed
\$767,261.00	5,100	\$ 150.44
Architecture Plus, Inc.	No	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
9752247	Military Department	Public Bid
RMTC Bldg 2301 Reroof	Camp Robinson, North Little Rock, AR	Approval to Bid
8/28/2023	8/30/2023	Closed
\$318,269.00	11,880	\$ 26.80
Wittenberg, Delony & Davidson, Inc.	No	NA
9752301	Military Department	Public Bid
CMTC Building 1391 Renovations	Fort Chaffee, AR	Approval to Bid
8/16/2023	8/29/2023	Closed
\$381,265.00	3,990	\$ 96.00
Fennell Purifoy Architects	No	NA
9752302	Military Department	Public Bid
RMTC 6th St and AR Ave Culvert	Camp Robinson, North Little Rock, AR	Plan Review Submittal
7/21/2023	8/8/2023	Waiting for Responses
\$561,970.50	NA	NA
PMI (Pollution Management, Inc.)	No	NA
9752304	Military Department	Public Bid
RMTC 7300 JAG Reroof	Camp Robinson, North Little Rock, AR	Approval to Bid
8/22/2023	8/29/2023	Closed
\$189,304.95	3,870	\$ 49.00
Bond Consulting Engineers	No	NA
9752305	Military Department	Public Bid
RMTC Front Gate Crash Barrier Generator	Camp Robinson, North Little Rock, AR	Plan Review Submittal
8/3/2023		Open for Review
\$323,162.93	1,200	\$ 250.00
Pack Engineering		
9752306	Military Department	Public Bid
RMTC Bldg 7100 USPFO Generator	Camp Robinson North Little Rock, AR	Plan Review Submittal
8/3/2023		Open for Review
\$323,162.93	1,200	\$ 250.00
Pack Engineering		
9752307	Military Department	Public Bid
Barrack 1563 Alterations	Fort Chaffee, AR	Approval to Bid
8/25/2023	8/30/2023	Closed
\$569,187.52	4,740	\$ 120.08
Benchmark Group	No	NA
9752309	Military Department	Public Bid
Barrack 1564 Alterations	Fort Chaffee, AR	Approval to Bid
8/25/2023	8/31/2023	Closed
\$569,187.52	4,740	\$ 120.08
Benchmark Group	No	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
9752310	Military Department	Public Bid
CMTC Perimeter Fence Phase 1	Fort Chaffee, AR	Plan Review Submittal
7/21/2023	8/8/2023	Waiting for Responses
\$945,400.00	NA	NA
Hawkins Weir	No	NA
9752329	Military Department	Public Bid
Barrack 1566 Alterations	Fort Chaffee, AR	Approval to Bid
8/22/2023	8/30/2023	Closed
\$569,186.52	4,740	\$ 120.08
Benchmark Group	No	NA
9752329	Military Department	Public Bid
Barrack 1566 Alterations	Fort Chaffee, AR	Plan Review Submittal
7/18/2023	8/1/2023	Closed
\$569,186.52	4,740	\$ 120.08
Benchmark Group	No	NA
9752330	Military Department	Public Bid
CMTC Building 1587 Renovation	Fort Chaffee, AR	Plan Review Submittal
8/15/2023	8/29/2023	Waiting for Responses
\$758,045.00	5,400	\$ 140.00
Fennell Purifoy Architects	No	NA
9752332	Military Department	Public Bid
RMTC Pump Station	Camp Robinson, North Little Rock, AR	Approval to Bid
8/17/2023		Open for Review
\$900,000.00	NA	NA
Halff + Marlar	No	NA
9752401	Military Department	Public Bid
RMTC Bldg 2300 A, B, D Demolition	Camp Robinson, North Little Rock, AR	Plan Review Submittal
8/29/2023		Open for Review
\$308,000.00	45,000	\$ 7.00
Halff + Marlar	No	NA

## Public School Accessibility Reviews

August 2023

Project #	Project Description Review Type	Date Received	Date Completed	School District Current Status
5002402	Darby Health Center Approval to Proceed	8/1/2023	8/2/2023	Fort Smith Schools Closed
5002403	Stuttgart Arena and Athletic Complex Plan Review Submittal	8/23/2023		Stuttgart Schools Open for Review