

**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: Leslie Fiskien, TSS Secretary

Date: December 7, 2023

Subject: **DBA Monthly Report of November Activities**

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 November, 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
November, 2023*

I. Real Estate Services

NEW LEASES:

Lease Number N9432 **Start Date** 10/1/2023 **End Date** 9/30/2024
Lessee Name Washington County Arkansas
Property Name
Address 118 Industrial Place
City Lincoln **County Name** Washington
Sq Ft **RateSF** **Annual Rent** \$8,400
Lessor Name Southern Arkansas University Tech-Arkansa **Principal** N/A
Comments: New one (1) year Lease for Southern Arkansas University Tech-Arkansas Fire Training Academy and Washington County.

Lease Number N9433 **Start Date** 11/1/2023 **End Date** 10/31/2024
Lessee Name MYDATT SERVICES, INC. d/b/a Block By Block
Property Name Main Street Mall
Address 101 East Capitol Avenue
City Little Rock **County Name** Pulaski
Sq Ft 410 **RateSF** **Annual Rent** \$10
Lessor Name TSS - Division of Building Authority **Principal** N/A
Comments: New one (1) year Public Advantage Lease to a non-state entity at Main Street Mall.

Lease Number P3295 **Start Date** 10/1/2023 **End Date** 9/30/2025
Lessee Name DPS-Division on Law Enforcement Training and Standards
Property Name Saline County Career Technical Campus
Address 13600 Interstate-30
City Benton **County Name** Saline
Sq Ft 2,253 **RateSF** \$4.26 **Annual Rent** \$9,600
Lessor Name Saline County, AR c/o Arkansas State Unive **Principal**
Comments: New two (2) year Lease for The Arkansas Department of Public Safety - Division on Law Enforcement Training and Standards (CLEST) in Benton.

NEW LEASES:

Lease Number P3298 **Start Date** 12/1/2023 **End Date** 11/30/2025
Lessee Name Department of Commerce - DWS- Rehabilitation Services
Property Name
Address 302 Cherry Street
City Helena **County Name** Phillips
Sq Ft 2,500 **RateSF** \$4.08 **Annual Rent** \$10,500
Lessor Name Partners Bank **Principal**
Comments: New two (2) year Lease for Arkansas Rehabilitation Services in Helena.

Lease Number P3300 **Start Date** 11/1/2023 **End Date** 11/30/2024
Lessee Name DFA - Office of Child Support Enforcement
Property Name
Address 648 North Sebastian
City West Helena **County Name** Phillips
Sq Ft 9,377 **RateSF** \$13.50 **Annual Rent** \$126,590
Lessor Name Robin Frazier and Cotton Roberts **Principal**
Comments: New thirteen (13) month Sublease Agreement for Office of Child Support Enforcement in West Helena. Replaces cancelled Sublease P2375 at the same location.

Lease Number S8576 **Start Date** 12/1/2023 **End Date** 11/30/2025
Lessee Name Commerce - Division of Workforce Services
Property Name
Address 1 Black River Drive
City Paragould **County Name** Greene
Sq Ft 900 **RateSF** **Annual Rent** \$1
Lessor Name Black River Technical College **Principal** N/A
Comments: New two (2) year Public Advantage Lease in Paragould.

LEASE RENEWALS:

Lease Number P2466 **Start Date** 2/1/2024 **End Date** 1/31/2026
Lessee Name DFA - Office of Child Support Enforcement
Address 2228 Albert Pike Road
City Hot Springs **County Name** Garland
Sq Ft 10,000 **RateSF** \$16.26 **Annual Rent** \$162,561.60
Lessor Name Gold Land Estates, Inc., d/b/a West Gate PI **Principal** Tim Winston
Comments: Two (2) year Lease Renewal with a one point seven six percent (1.76%) increase in rent and Lessor to perform various improvements.

Lease Number P2868 **Start Date** 1/1/2024 **End Date** 12/31/2025
Lessee Name U of A System, Division of Agriculture
Address 102 NE Front Street
City Lonoke **County Name** Lonoke
Sq Ft 1,500 **RateSF** \$10.00 **Annual Rent** \$15,000.00
Lessor Name Gary Elmore **Principal** Gary Elmore
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number P3067 **Start Date** 12/1/2023 **End Date** 11/30/2024
Lessee Name U of A, Community College at Batesville
Address 33 Choctaw Center
City Cherokee Village **County Name** Sharp
Sq Ft 1,440 **RateSF** \$5.83 **Annual Rent** \$8,400.00
Lessor Name Choctaw Properties, Inc. **Principal** Frank Schmidt
Comments: One (1) year Lease Renewal with no other changes.

Lease Number P3101 **Start Date** 12/1/2023 **End Date** 11/30/2024
Lessee Name Arkansas Department of Community Correction
Address 200 South 4th Street
City Ozark **County Name** Franklin
Sq Ft 2,389 **RateSF** \$6.30 **Annual Rent** \$15,048.00
Lessor Name City of Ozark, Arkansas **Principal** N/A
Comments: One (1) year Lease Renewal with a flat four and a half percent (4.5%) increase.

LEASE RENEWALS:

Lease Number P3118 **Start Date** 12/1/2023 **End Date** 11/30/2024
Lessee Name U of A - Division of Agriculture
Address 1306 West Trimble Avenue
City Berryville **County Name** Carroll
Sq Ft 100 **RateSF** \$7.20 **Annual Rent** \$720.00
Lessor Name AAA Access Mini Storage, Inc. **Principal** Mark A. Stone
Comments: One (1) year Storage Lease Renewal with an increase in monthly rent of \$11.00.

Lease Number P3146 **Start Date** 10/1/2023 **End Date** 9/30/2025
Lessee Name National Park College - Child Care Aware of West Central Arkansas
Address 2615 North Prickett Road
City Bryant **County Name** Saline
Sq Ft 1,200 **RateSF** \$13.00 **Annual Rent** \$15,600.00
Lessor Name Virgle F. Green Family Limited Partnership **Principal** Jan Green
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number P3152 **Start Date** 1/1/2024 **End Date** 12/31/2025
Lessee Name Black River Tech College -Nursing and Allied Health
Address 900 West Kingshighway
City Paragould **County Name** Greene
Sq Ft 2,200 **RateSF** \$10.50 **Annual Rent** \$23,100.00
Lessor Name Arkansas Methodist Hospital Corporation **Principal** Jason Masingale
Comments: Two (2) year Lease Renewal with a flat five percent (5%) rent increase.

Lease Number P8051 **Start Date** 3/1/2024 **End Date** 2/28/2029
Lessee Name DHS - County Operations
Address 2505 Pine Bluff Street
City Malvern **County Name** Hot Spring
Sq Ft 6,400 **RateSF** \$9.21 **Annual Rent** \$58,944.00
Lessor Name YYY Holdings Limited Partnership **Principal** J.R. Young
Comments: Five (5) year Lease Renewal with a rate increase of \$0.90/SF in the first and second year only. Lessor to complete minor repairs/improvements.

LEASE RENEWALS:

Lease Number P9377 **Start Date** 9/1/1923 **End Date** 8/31/2033
Lessee Name Arkansas Department of Agriculture-Forestry Division
Address Public Square
City Princeton **County Name** Dallas
Sq Ft 0 **RateSF** \$0.00 **Annual Rent** \$1.00
Lessor Name Dallas County, Arkansas **Principal**
Comments: Ten (10) year Public Advantage Lease Renewal with no other changes.

Lease Number P9539 **Start Date** 12/1/2023 **End Date** 11/30/2025
Lessee Name ADPS - -Division of Arkansas State Police
Address Hope Municipal Airport
City Hope **County Name** Hempstead
Sq Ft **RateSF** **Annual Rent** \$1,200.00
Lessor Name City of Hope, Arkansas **Principal** N/A
Comments: Two (2) year Lease Renewal with base rent increase from \$600.00 to \$1,200.00 per annum.

Lease Number P9652 **Start Date** 4/1/2024 **End Date** 3/31/2026
Lessee Name DHS - County Operations
Address 6801 West Baseline Road
City Little Rock **County Name** Pulaski
Sq Ft 23,650 **RateSF** \$9.83 **Annual Rent** \$232,479.48
Lessor Name Baseline, LLC. **Principal** Robin Frazier
Comments: Two (2) year Lease Renewal with Lessor to perform various improvements/repairs.

Lease Number T6046 **Start Date** 1/1/2024 **End Date** 12/31/2024
Lessee Name Arkansas Educational Television Network (AETN)
Address Redfield Tower
City Redfield **County Name** Grant
Sq Ft **RateSF** **Annual Rent** \$261,720.00
Lessor Name Mission Broadcasting, Inc. **Principal** Dennis Thatcher
Comments: One (1) year Tower Lease Renewal with no other changes.

LEASE CHANGES:

Lease Number P2684 **Start Date** 10/17/2023 **End Date** 6/30/2025
Lessee Name Arkansas Disability Determination for Social Security Administration
Address Adjacent to 701 South Pulaski Street
City Little Rock **County Name** Pulaski
Sq Ft **RateSF**
Lessor Name Banyan Capital Investment, LLC **Principal** Lauren Atkins
Comments: Change Amendment with a change in Lessor name and mailing address to reflect new ownership.

Lease Number P2996 **Start Date** 11/1/2023 **End Date** 9/30/2028
Lessee Name UAMS
Address 1123 South University Avenue
City Little Rock **County Name** Pulaski
Sq Ft 49723 **RateSF** \$15.50
Lessor Name Curtis Finch, Jr., and BQFA Holding Compa **Principal** Curtis Finch, Jr.
Comments: Change Amendment expand the Premises and add one (1) more year to the Lease Term and Lessor to complete Tenant Improvements.

Lease Number S8559 **Start Date** 10/1/2023 **End Date** 6/30/2025
Lessee Name Arkansas Department of Education
Address 101 East Capitol Avenue
City Little Rock **County Name** Pulaski
Sq Ft 34329 **RateSF** \$13.00
Lessor Name TSS-Division of Building Authority **Principal** N/A
Comments: Change Amendment to remove suite 205 effective 10/1/23 with a corresponding adjustment in rent.

LEASE CANCELLATIONS:

Lease Number N9251
Lessee Name Workforce Development Board of Eastern Arkansas, Inc.
Address 300 Eldridge Road
City Forrest City **County Name** St. Francis
Lessor Name Commerce - Division of Workforce Services
Comments: Sublease to expire on 11/30/23 with no further obligation by either party.

Lease Number N9258
Lessee Name Arkansas Human Development Corporation
Address 300 Eldridge Road
City Forrest City **County Name** St. Francis
Lessor Name Commerce - Division of Workforce Services
Comments: Sublease to expire on 11/30/23 with no further obligation by either party.

Lease Number P2444
Lessee Name DHS - Children and Family Services
Address 4716 Baseline Road
City Little Rock **County Name** Pulaski
Lessor Name Fast Lane Capital, LLC d/b/a Budget Mini Storage
Comments: Storage Lease terminated early by mutual agreement of both parties effective 6/10/2023, with no further obligation by either party.

Lease Number P2573
Lessee Name Commerce - Division of Workforce Services
Address 1015 Linwood Drive
City Paragould **County Name** Greene
Lessor Name Elite Investments, LLC
Comments: Lease allowed to expire effective 11/30/23 with no further obligation by either party.

LEASE CANCELLATIONS:

Lease Number P2789
Lessee Name Commerce - Division of Workforce Services
Address 819 Newman Drive
City Helena **County Name** Phillips
Lessor Name Andre Morgan, LLC
Comments: Lease terminated early by mutual agreement of both parties effective 11/30/23, with no further obligation by either party.

Lease Number S8463
Lessee Name Commerce - DWS -Rehabilitation Services
Address 300 Eldridge Road
City Forrest City **County Name** St. Francis
Lessor Name Commerce-Division of Workforce Services
Comments: Sublease to expire on 11/30/23 with no further obligation by either party.

Lease Number S8513
Lessee Name Arkansas Department of Veterans Affairs
Address 1302 Pike Avenue
City North Little Rock **County Name** Pulaski
Lessor Name ADC - Division of Community Correction
Comments: Storage Lease allowed to expire effective 11/30/23 with no further obligation by either party.

II. Construction Section

Contracts:

Current Projects under Contract:	128	
Value of Current Projects:	\$	150,583,894.86
New Contracts:	12	
(See attached New Contract report)		
Value of New Contracts:	\$	6,897,671.00
Change Orders approved:	7	
(See attached Change Order report)		
Change Order Increase:	\$	225,457.34
Change Order Decrease:	-\$	24,160.00
Projects Completed:	8	
Value of Completed Projects:	\$	4,398,075.52

Bid Process and Openings:

Projects in the Bid Process	34
Bid Openings:	
(See attached Bid Opening Report)	5
Emergency Bid:	1
Rebid Projects:	1
Projects Within Budget:	5
Project Over Budget	0

Project Observations:

Field Inspections Conducted:	54
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
7102206	Department of Human Services	\$861,765.00
Bathroom Reno, Unit 6 Forensics		\$528,215.47
11/21/2023	Morris and Associates Architects, Environmental Consultants	Design / Bid / Build
2:30:00 PM	Nabholz Construction Corporation & Divisions	
7102402	Department of Human Services	\$225,000.00
Replacement Chiller Judge Hill HDC		\$157,066.00
11/8 /2023	Lockeby & Associates, Inc.	Design / Bid / Build
2:00:00 PM	River City Mechanical. Inc	
7102403	Department of Human Services	\$288,000.00
Reroof Various Buildings at Conway HDC		\$239,000.00
11/15/2023	Morris and Associates Architects, Environmental Consultants	Design / Bid / Build
2:00:00 PM	Terra Firma Restorations, LLC	
9002311	Department of Parks, Heritage and Tourism	\$150,000.00
Traffic Calming		\$158,000.00
11/28/2023	Alta Planning + Design	Design / Bid / Build
2:00:00 PM	Cato Trucking Asphalt and Pavement, Inc	
9002401	Department of Parks, Heritage and Tourism	\$500,000.00
HVAC System Reno Museum Nat Resources SP		\$205,230.00
11/1 /2023	Allison Architects	Emergency
2:00:00 PM	Glenn Mechanical, Inc.	

New Contracts

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

Department of Human Services

7102307	Geothermal HVAC Systems, Mansfield JTC	\$240,606.00
11/7 /2023	Lockeby & Associates, Inc.	
	River City Mechanical. Inc	

Department of Parks, Heritage and Tourism

9002320	Visitor Center Expansion Daisy State Park	\$1,037,629.00
11/29/2023	Allison Architects	
	Coker Building Company, Inc.	

Department of the Military

9752230	RMTC Multiyear Electrical Sustainment PH 2	\$891,043.00
11/7 /2023	Crafton- Tull	
	CCI of Arkansas, Inc.	

9752237	Barrack 1565 Alterations	\$639,748.00
11/7 /2023	Benchmark Group	
	Cornerstone Construction of Russellville, I	

9752238	CMTC Building 1681 Renovations	\$726,942.00
11/8 /2023	Architecture Plus, Inc.	
	Covenant Commercial Construction LLC	

9752301	CMTC Building 1391 Renovations	\$412,500.00
11/14/2023	Fennell Purifoy Architects	
	Legacy Construction Management, Inc.	

9752304	RMTC 7300 JAG Reroof	\$88,700.00
11/21/2023	Bond Consulting Engineers	
	Shields & Associates, Inc.	

9752309	Barrack 1564 Alterations	\$580,000.00
11/13/2023	Benchmark Group	
	Legacy Construction Management, Inc.	

Agency Name	Project Name	
Project Number	Design Professional Name	
Date Approved	Contractor Name	Contract Amount
9752310	CMTC Perimeter Fence PH 1	\$549,798.00
11/7 /2023	Hawkins-Weir Wohali LLC	
Department of Veterans Affairs		
3852301	Arkansas State Veterans Cemetery Birdeye Phase 2	\$1,340,000.00
11/2 /2023	Ecological Design Group, Inc Olympus Construction, Inc.	
Division of Heritage		
8652301	Heating Water/Boiler Replacement	\$163,104.00
11/13/2023	Energy Engineering Consultants River City Mechanical. Inc	
TSS Division of Building Authority		
6152401	State Surplus Reno of Office and Restrooms	\$227,601.00
11/1 /2023	Division of Building Authority, In-House Bell Construction Company, Inc.	

Change Order Summary

5002246	Department of Education	Pettit & Pettit Consulting Engineers, Inc.			
ASB/ASD Waterline					
Comfort Systems USA (Arkansas), Inc.					
Date	C/O #	Change Order Reason	Amount Increase	Amount Decrease	Days
11/6 /2023	2	Unforeseen Condition	\$54,309.67	\$0.00	0
6152306	TSS Division of Building Authority	Division of Building Authority, In-House			
Basement & Mezzanine Reno at Rockefeller Building					
Wagner General Contractors, Inc					
Date	C/O #	Change Order Reason	Amount Increase	Amount Decrease	Days
11/16/2023	1	Time Extension	\$0.00	\$0.00	14
11/16/2023	1	Owner Requested	\$47,345.43	\$0.00	0
6152307	TSS Division of Building Authority	EMTEC Consulting			
Basement & Mezzanine Abatement					
Environmental Protection Associates					
Date	C/O #	Change Order Reason	Amount Increase	Amount Decrease	Days
11/2 /2023	1	Substitution / Alternative Method	\$0.00	(\$4,000.00)	0
7102215	Department of Human Services	Stocks-Mann Architects, PLC			
Southeast AR HDC Recreation Center Addition					
Grindstone Construction, LLC					
Date	C/O #	Change Order Reason	Amount Increase	Amount Decrease	Days
11/28/2023	1	Unforeseen Condition	\$0.00	\$0.00	5
11/28/2023	1	Unforeseen Condition	\$3,920.00	\$0.00	0
11/29/2023	2	Owner Requested	\$0.00	\$0.00	126
11/29/2023	2	Owner Requested	\$113,227.74	\$0.00	0
9002015	Department of Parks, Heritage and Tourism	Ecological Design Group, Inc			
Lee Creek Stream Restoration					
Natural State Streams, LLC					
Date	C/O #	Change Order Reason	Amount Increase	Amount Decrease	Days
11/3 /2023	3	Substitution / Alternative Method	\$0.00	(\$20,160.00)	0
9002319	Department of Parks, Heritage and Tourism	Witsell Evans Rasco Architects / Planners			
Heathercliff Renovation Queen Wilhelmina SP					
Nabholz Construction Corp					
Date	C/O #	Change Order Reason	Amount Increase	Amount Decrease	Days
11/1 /2023	1	Unforeseen Condition	\$6,654.50	\$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
6452401	Department of Health	Public Bid
Cooling Towers Replacement at Main	Little Rock, AR	Plan Review Submittal
11/8/2023	11/21/2023	Waiting for Responses
\$961,826.00	NA	NA
Insight Engineering	No	NA
7102303	Department of Human Services	Public Bid
Upgrade IT Infrastructure, Arkadelphia	Arkadelphia, AR	Plan Review Submittal
11/16/2023		Open for Review
\$372,000.00	NA	NA
Lockeby & Associates, Inc.	No	NA
7102406	Department of Human Services	Public Bid
Replace Windows Various Buildings	Conway, AR	Approval to Bid
11/29/2023		Open for Review
\$100,035.00	NA	NA
Morris & Associates	No	NA
7102407	Department of Human Services	Public Bid
Replace Chiller in Commons Building	Booneville HDC	Plan Review Submittal
11/21/2023		Open for Review
\$167,000.00	NA	NA
Lockeby & Associates, Inc.		
9002407	Parks, Heritage & Tourism	Public Bid
Mather Lodge Hospitality Improvements	Petit Jean State Park	Approval to Bid
11/7/2023	11/20/2023	Closed
\$41,217.60	200	\$ 206.08
Taylor Kempkes Architects, P.A.	NA	NA
9002408	Parks, Heritage & Tourism	Public Bid
Visitor Center Day Use Road (TAP-21)	Pinnacle Mountain State Park	Approval to Bid
11/29/2023		Open for Review
\$1,908,907.00	NA	NA
McClelland Engineering		
9002413	Parks, Heritage & Tourism	Public Bid
Restoration of Hinderliter Grog Shop &	Historic Arkansas Museum, Little Rock,	Plan Review Submittal
10/4/2023	11/6/2023	Waiting for Responses
\$619,375.00	2,534	\$ 244.00
Revival Architecture	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
9902414	Parks, Heritage & Tourism	Public Bid
Improvements to 1874 Courthouse & HVAC	Historic Washington State Park	Plan Review Submittal
11/29/2023		Open for Review
\$1,710,056.70	NA	NA
WER Architects		
9302301	Department of Environmental Quality	Public Bid
Van Meter Coal Mine Reclamation AML	Charleston, AR	Approval to Bid
11/28/2023		Open for Review
\$883,780.00	11.5	NA
Civil & Environmental Consultants, Inc.	No	NA
9952402	Arkansas Department of Emergency	Other
AWIN Tower TRGA	Multiple Sites	Approval to Bid Upgraded
11/15/2023	11/28/2023	Closed
\$900,000.00	NA	NA
Vertical Structures	No	NA

Public School Accessibility Reviews

November 2023

Project #	Project Description Review Type	Date Received	Date Completed	School District Current Status
5002408	Cabot Pre-K South Approval to Proceed	11/7/2023	11/9/2023	Cabot Schools Closed
5002410	Mills HS New Softball Dugouts and Concession Stand Plan Review Submittal	11/2/2023	11/6/2023	Pulaski County Special Schools Waiting for Responses
5002411	MS Cafeteria, ADA Toilets and Warehouse Approval to Proceed	11/21/2023	11/28/2023	Lakeside Schools Closed