



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 *AWL*

RE: August Monthly Report

DATE: September 8, 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 August, 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

August, 2022

I. Real Estate Services

NEW LEASES:

Lease Number N9426 ***Start Date*** 8/1/2022 ***End Date*** 7/31/2029

Lessee Name The Four Goodmans, Inc.

Property Name Captain Henderson House

Address 349 North 10th Street

City Arkadelphia ***County Name*** Clark

Sq Ft 9,000 ***Rate/SF*** ***Annual Rent*** \$1

Lessor Name Henderson State University ***Principal*** N/A

Comments: New seven (7) year Public Advantage Lease for the purpose of running a bed and breakfast. See Exhibit A for Revenue Sharing and Maintenance obligations.

Lease Number N9427 ***Start Date*** 9/15/2022 ***End Date*** 8/31/2023

Lessee Name City of Little Rock

Property Name Main Street Mall

Address 101 East Capitol Avenue

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

Sq Ft 898 ***Rate/SF*** \$0.00 ***Annual Rent*** \$10

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

Comments: New one (1) year Public Advantage Lease at Main Street Mall for use as a Little Rock Police Department substation.

Lease Number P3223 ***Start Date*** 10/1/2022 ***End Date*** 9/30/2027

Lessee Name E&E - Division of Environmental Quality

Property Name Kingston Centre

Address 1011 NW J Street

City Bentonville ***County Name*** Benton

Sq Ft 6,000 ***Rate/SF*** \$12.57 ***Annual Rent*** \$75,420

Lessor Name Bryant Partners, LLC ***Principal*** Jeffrey R. Hathaway

Comments: New five (5) year Lease for E&E - Division of Environmental Quality in Bentonville. Relocation from Fayetteville office (Lease P2522).

NEW LEASES:

Lease Number P3256 ***Start Date*** 9/1/2022 ***End Date*** 8/31/2024

Lessee Name ADA - Forestry Division

Property Name

Address 236 Bryon Road

City Salem ***County Name*** Fulton

Sq Ft 868 ***RateSF*** \$6.91 ***Annual Rent*** \$6,000

Lessor Name STELLA INVESTMENTS, LLC. ***Principal*** John Welch

Comments: New two (2) year Lease for ADA-Forestry Division in Fulton County.
Relocation from Lease P9464.

LEASE RENEWALS:

Lease Number N9264 **Start Date** 7/1/2022 **End Date** 6/30/2024
Lessee Name Northwest Arkansas Economic Development District, Inc.
Address 100 North Dixieland Road
City Rogers **County Name** Benton
Sq Ft 1,036 **RateSF** \$11.73 **Annual Rent** \$12,152.28
Lessor Name ADC - Division of Workforce Services **Principal** N/A
Comments: Two (2) year Sublease Renewal with change in Sublessor name.

Lease Number N9285 **Start Date** 1/1/2023 **End Date** 12/31/2024
Lessee Name Butler Planting Company
Address
City Osceola **County Name** Mississippi
Sq Ft 0 **RateSF** \$0.00 **Annual Rent** \$1,000.00
Lessor Name Arkansas Northeastern College **Principal** N/A
Comments: Two (2) year Land Lease Renewal with no other changes.

Lease Number N9286 **Start Date** 1/1/2023 **End Date** 12/31/2024
Lessee Name Darryl Young Farms
Address
City Blytheville **County Name** Mississippi
Sq Ft **RateSF** **Annual Rent** \$3,150.00
Lessor Name Arkansas Northeastern College **Principal** N/A
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number P2138 **Start Date** 10/1/2022 **End Date** 9/30/2027
Lessee Name Arkansas Treasurer of State
Address 1401 West Capitol Avenue
City Little Rock **County Name** Pulaski
Sq Ft 10,457 **RateSF** \$18.84 **Annual Rent** \$197,009.88
Lessor Name Arkansas Teacher Retirement System **Principal** N/A
Comments: Five (5) year Lease Renewal with two and a half percent (2.5%) rent increase in the first, third, and fifth years of the Term.

LEASE RENEWALS:

Lease Number P2407 *Start Date* 12/1/2022 *End Date* 11/30/2024
Lessee Name DHS - County Operations
Address Highway 70/700 & 115 Stover Lane
City Hot Springs *County Name* Garland
Sq Ft 33,165 *RateSF* \$14.53 *Annual Rent* \$481,887.48
Lessor Name Inspire Property Management, LLC *Principal* Kandi McNeal
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number P2422 *Start Date* 10/1/2022 *End Date* 6/30/2024
Lessee Name DHS - Children and Family Services
Address 1000 East Siebenmorgan Road
City Conway *County Name* Faulkner
Sq Ft 160 *RateSF* \$4.07 *Annual Rent* \$651.24
Lessor Name D.J.T.Y. Development, Inc. *Principal* J.R. Young
Comments: Two (2) year Storage Lease Renewal with a Lessee option to terminate the Lease with ninety (90) days' notice.

Lease Number P2518 *Start Date* 10/1/2022 *End Date* 9/30/2023
Lessee Name ADA - Arkansas State Plant Board
Address 609 Southside Street
City Lake Village *County Name* Chicot
Sq Ft 240 *RateSF* \$1.25 *Annual Rent* \$300.00
Lessor Name Bruce Smith *Principal* Bruce Smith
Comments: One (1) year Lease Renewal with no other changes.

Lease Number P2621 *Start Date* 9/1/2022 *End Date* 8/31/2024
Lessee Name AAD - Arkansas Forestry Commission
Address Observation Tower
City *County Name* Jefferson
Sq Ft *RateSF* *Annual Rent* \$500.00
Lessor Name American Timberland, LLC c/o BTG Pactual *Principal* Jonathan Williams
Comments: Two (2) year Lease Renewal with no change in base rent. In addition to Base Rent, lump sum Additional Rent payment of \$2,000.00 due in first year only.

LEASE RENEWALS:

Lease Number P2732 **Start Date** 12/1/2022 **End Date** 11/30/2024

Lessee Name DFA - Revenue Division

Address 119 Chestnut Street

City Lewisville **County Name** Lafayette

Sq Ft 1,500 **RateSF** \$12.24 **Annual Rent** \$18,360.00

Lessor Name Jerry D. and Shirley K. Holloway **Principal** Jerry Holloway

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

Lease Number P2763 **Start Date** 9/1/2022 **End Date** 8/31/2027

Lessee Name ADH - State Medical Board

Address 1401 West Capitol Avenue

City Little Rock **County Name** Pulaski

Sq Ft 18,188 **RateSF** \$19.41 **Annual Rent** \$353,029.08

Lessor Name Arkansas Teacher Retirement System **Principal** N/A

Comments: Five (5) year Lease Renewal with reduction in initial rent. Two and a half percent (2.5%) rent escalations in third and fifth year.

Lease Number P2840 **Start Date** 10/1/2022 **End Date** 9/30/2024

Lessee Name ADC - Division of Correction

Address FSA Farm No. 2772 Tract 3030

City **County Name** Lonoke

Sq Ft **RateSF** **Annual Rent** \$1,805.40

Lessor Name Thomas Murchison Sr. Trust #2 with Thoma **Principal** N/A

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

Lease Number P2854 **Start Date** 12/1/2022 **End Date** 11/30/2023

Lessee Name ADEE - Division of Environmental Quality

Address 2212 Fowler Avenue

City Jonesboro **County Name** Craighead

Sq Ft 1,800 **RateSF** \$11.50 **Annual Rent** \$20,700.00

Lessor Name JIB Enterprizes LLC **Principal** Isreal Dillon

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

LEASE RENEWALS:

Lease Number P3001 **Start Date** 10/1/2022 **End Date** 9/30/2023
Lessee Name UAMS - Regional Programs, UAMS East
Address 215 West Bond Street
City West Memphis **County Name** Crittenden
Sq Ft 2,197 **RateSF** \$6.69 **Annual Rent** \$14,688.00
Lessor Name On Broadway, LLC **Principal** Scott Ferguson
Comments: One (1) year Lease renewal with no other changes.

Lease Number P3028 **Start Date** 12/1/2022 **End Date** 11/30/2023
Lessee Name UAMS - Clinical Programs
Address 1000 South Rodney Parham Road
City Little Rock **County Name** Pulaski
Sq Ft 12,294 **RateSF** \$14.78 **Annual Rent** \$181,716.12
Lessor Name Michael B. Johnson, Trustee of the Eugene **Principal** Eugene Pfeifer, III
Comments: One (1) year Lease Renewal with a four percent (4%) rent increase and Lessor to complete list of repairs.

Lease Number P3063 **Start Date** 7/1/2022 **End Date** 6/30/2023
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 Lessor to complete various repairs/improvements.

Lease Number P3099 **Start Date** 10/1/2022 **End Date** 9/30/2023
Lessee Name Arkansas State University - Newport
Address 2601 Commerce Drive
City Jonesboro **County Name** Craighead
Sq Ft 7,742 **RateSF** \$7.20 **Annual Rent** \$55,742.40
Lessor Name Commerce Warehousing, LLC **Principal** Jeff Throesch
Comments: One (1) year Lease Renewal with Lessor performing various repairs.

LEASE RENEWALS:

Lease Number P3104 *Start Date* 10/1/2022 *End Date* 9/30/2023
Lessee Name Southeast Arkansas College (SEARK)
Address 6808 South Hazel Street
City Pine Bluff *County Name* Jefferson
Sq Ft 47,094 *RateSF* \$0.51 *Annual Rent* \$24,000.00
Lessor Name Seabrook Family Christian Center, Inc. *Principal* Rob Cheatwood
Comments: One (1) year Lease Renewal with no other changes.

Lease Number P3132 *Start Date* 10/1/2022 *End Date* 9/30/2023
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* \$6.47 *Annual Rent* \$19,096.20
Lessor Name Kevin L. Ward *Principal* N/A
Comments: One (1) year Lease Renewal with a flat three percent (3%) rent increase.

Lease Number P3229 *Start Date* 7/1/2022 *End Date* 6/30/2024
Lessee Name Arkansas Tech University
Address 165 North Broadway Avenue
City Booneville *County Name* Logan
Sq Ft 2,000 *RateSF* \$3.30 *Annual Rent* \$6,600.00
Lessor Name JC Wilson and Tasha Wilson *Principal* N/A
Comments: Two (2) year Lease renewal with correction of Premises description.

Lease Number P6128 *Start Date* 10/1/2022 *End Date* 9/30/2024
Lessee Name Commerce - Division of Workforce Services
Address 396 Barnett Drive
City Batesville *County Name* Independence
Sq Ft 6,605 *RateSF* \$8.75 *Annual Rent* \$57,793.80
Lessor Name Bill H. Walmsley *Principal* Bill H. Walmsley
Comments: Two (2) year Lease Renewal with rental rate to increase to \$8.75 per square foot in first year and \$9.00 per square foot in second year. Lessor to complete various repairs.

LEASE RENEWALS:

Lease Number P6130 *Start Date* 10/1/2022 *End Date* 9/30/2024
Lessee Name DFA - Revenue Division
Address 315 West Main Street
City Walnut Ridge *County Name* Lawrence
Sq Ft 494 *RateSF* \$5.00 *Annual Rent* \$2,469.96
Lessor Name Lawrence County, Arkansas *Principal* N/A
Comments: Two (2) year Lease Renewal with Lessor replacing any damaged ceiling tiles.

Lease Number P6131 *Start Date* 10/1/2022 *End Date* 9/30/2024
Lessee Name DFA - Revenue Division
Address 108 Spring Street
City Jasper *County Name* Newton
Sq Ft 688 *RateSF* \$7.21 *Annual Rent* \$4,960.00
Lessor Name Newton County Special Service Corporation, *Principal* Sherry Campbell
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number P7030 *Start Date* 10/1/2022 *End Date* 9/30/2024
Lessee Name ADA - Forestry Division
Address Highway 79
City Magnolia *County Name* Columbia
Sq Ft 1,000 *RateSF* \$8.50 *Annual Rent* \$8,499.96
Lessor Name City of Magnolia, Arkansas *Principal* N/A
Comments: Two (2) year Lease Renewal with an increase in rental rate to \$8.50 per square foot and a change in Lessee name. Lessor to replace damaged ceiling tiles.

Lease Number P9033 *Start Date* 12/1/2022 *End Date* 11/30/2024
Lessee Name DFA - Revenue Division
Address 206 West Center Street
City Beebe *County Name* White
Sq Ft 911 *RateSF* \$8.56 *Annual Rent* \$7,800.00
Lessor Name April Fisher *Principal* April Fisher
Comments: Two (2) year Lease Renewal with Lessor to complete minor improvements.

LEASE RENEWALS:

Lease Number P9187 **Start Date** 1/1/2023 **End Date** 12/31/2024

Lessee Name DFA - Revenue Division

Address 219 East Old Main Street

City Yellville **County Name** Marion

Sq Ft 1,480 **RateSF** \$13.00 **Annual Rent** \$19,239.96

Lessor Name A.J.L. Enterprises, Inc. **Principal** Michael Lyn Baker

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

Lease Number P9328 **Start Date** 1/1/2023 **End Date** 12/31/2024

Lessee Name ADA - Arkansas Forestry Division

Address Highway 70-71

City DeQueen **County Name** Sevier

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

Lessor Name Sevier County Road Department, Sevier Co **Principal** N/A

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

Lease Number P9534 **Start Date** 11/1/2022 **End Date** 10/31/2024

Lessee Name DHS - County Operations

Address 213 Houston Avenue

City Perryville **County Name** Perry

Sq Ft 5,565 **RateSF** \$7.68 **Annual Rent** \$42,739.20

Lessor Name Perry County Industrial Development Corpor **Principal** Chris Branscum

Comments: Two (2) yease Lease Renewal with Lessor to complete various repairs/improvements.

Lease Number P9563 **Start Date** 9/1/2022 **End Date** 8/31/2024

Lessee Name DHS - County Operations

Address 170 North 2nd Street

City Piggott **County Name** Clay

Sq Ft 8,854 **RateSF** \$8.59 **Annual Rent** \$76,046.52

Lessor Name Don and Janet Roeder Revocable Trust **Principal** Don Roeder

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

LEASE RENEWALS:

Lease Number P9816 **Start Date** 10/1/2022 **End Date** 9/30/2024
Lessee Name University of Central Arkansas
Address 2490 Bruce Street
City Conway **County Name** Faulkner
Sq Ft 16,896 **RateSF** \$7.30 **Annual Rent** \$123,340.00
Lessor Name University of Central Arkansas Foundation, Inc. **Principal** Taylor Kale Gober
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number S8509 **Start Date** 10/1/2022 **End Date** 9/30/2023
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: One (1) year Public Advantage State-to-State Lease Renewal with no other changes.

LEASE CHANGES:

Lease Number N9199 **Start Date** 5/1/2022 **End Date** 4/30/2072

Lessee Name City of Calico Rock, Arkansas

Address Izard County Airport

City Calico Rock **County Name** Izard

Sq Ft **RateSF**

Lessor Name ADC - Division of Correction **Principal** N/A

Comments: Amendment to extend the term of the Lease at Izard County Airport by fifty (50) years with no other changes.

Lease Number P2378 **Start Date** 7/22/2022 **End Date** 6/30/2023

Lessee Name DFA - Revenue Division

Address 506 West Gaines Avenue

City Monticello **County Name** Drew

Sq Ft 2691 **RateSF** \$8.17

Lessor Name RBS Commercial, LLC **Principal** Brandon Stafford

Comments: Change Amendment to change Lessor name and mailing address to reflect new ownership.

Lease Number P2610 **Start Date** 4/26/2022 **End Date** 1/31/2023

Lessee Name U of A Board of Trustees, University of Arkansas at Pine Bluff

Address 1333 North Main Street

City North Little Rock **County Name** Pulaski

Sq Ft 5856 **RateSF** \$7.20

Lessor Name Main By Mid City Development LLC **Principal** Ankur Patel

Comments: Change Amendment to reflect change in Lessor ownership and mailing address.

Lease Number P2682 **Start Date** 8/1/2022 **End Date** 7/30/2029

Lessee Name DHS Procurement-Central Support and Facilities Administration Units

Address 1111 West 6th Street

City Little Rock **County Name** Pulaski

Sq Ft 24000 **RateSF** \$6.27

Lessor Name Eleven Eleven, LLC **Principal** Doug Meyer

Comments: Change Amendment to extend the Lease Term through 7/31/29 with Lessor to install fencing and gates around parking area.

LEASE CHANGES:

Lease Number P3148 **Start Date** 6/23/2022 **End Date** 6/30/2032
Lessee Name DFA - Office of Child Support Enforcement
Address 1005 Arkansas Boulevard
City Texarkana **County Name** Miller
Sq Ft 10444 **RateSF** \$8.88
Lessor Name Legato Holdings, LLC **Principal** David J. Potter II
Comments: Commencement Amendment to set Rent Commencement date to 6/23/22 due to substantial completion and adjust rent schedule accordingly.

Lease Number P3194 **Start Date** 12/1/2021 **End Date** 11/30/2023
Lessee Name UAMS - Northwest - Community Health and Research
Address 287 East Noble Lane
City Fayetteville **County Name** Washington
Sq Ft 1436 **RateSF** \$12.53
Lessor Name Julianne Brown **Principal** N/A
Comments: Change Amendment to modify Lessor mailing address only.

Lease Number P3230 **Start Date** 7/25/2022 **End Date** 7/31/2032
Lessee Name DHS - County Operations
Address 4201 North Shiloh Dive
City Fayetteville **County Name** Washington
Sq Ft 20029 **RateSF** \$16.50
Lessor Name GCM NWA, LLC **Principal** James E. Redman
Comments: Commencement Amendment to set the start date of the Lease to 7/25/22 and to adjust rent according to Lessee option to reimburse TI amount in lump sum payment.

Lease Number S8498 **Start Date** 4/1/2020 **End Date** 3/31/2024
Lessee Name ADE - Martin Luther King, Jr. Commission
Address 906 Broadway Street
City Little Rock **County Name** Pulaski
Sq Ft 3579 **RateSF** \$9.53
Lessor Name ADPHT - Division of Arkansas Heritage **Principal** N/A
Comments: Change Amendment to adjust rent per mutual agreement of both parties and to correct Lessor and Lessee names.

LEASE CHANGES:

Lease Number S8525 **Start Date** 7/1/2022 **End Date** 6/30/2023
Lessee Name Commerce - DWS - Adult Education, Rehabilitation Services, and Blind Services
Address 1 Commerce Way
City Little Rock **County Name** Pulaski
Sq Ft 20577 **RateSF** \$17.00
Lessor Name TSS - Division of Building Authority **Principal** N/A
Comments: Change Amendment to add suites 208 and 301 to the Sublease and adjust rent accordingly.

Lease Number S8529 **Start Date** 9/1/2022 **End Date** 6/30/2023
Lessee Name Commerce - Arkansas Insurance Department
Address 1 Commerce Way
City Little Rock **County Name** Pulaski
Sq Ft 43462 **RateSF** \$17.00
Lessor Name TSS - Division of Building Authority **Principal** N/A
Comments: Change Amendment to add Suite 106 to the Lease effective 9/1/22 and adjust rent accordingly. Lessee to reimburse DBA for TI costs over ten (10) monthly installments.

Lease Number S8558 **Start Date** 8/1/2022 **End Date** 6/30/2026
Lessee Name Disability Determination for SSA
Address 1 Commerce Way
City Little Rock **County Name** Pulaski
Sq Ft 15724 **RateSF** \$16.79
Lessor Name TSS - Division of Building Authority **Principal** N/A
Comments: Commencement Amendment to adjust the start date of the Lease to 8/1/22.

Lease Number S8561 **Start Date** 7/7/2022 **End Date** 6/30/2027
Lessee Name Arkansas Department of Inspector General
Address 900 West Capitol Avenue
City Little Rock **County Name** Pulaski
Sq Ft 14607 **RateSF** \$17.00
Lessor Name TSS - Division of Building Authority **Principal** N/A
Comments: Commencement Amendment to abate base rent only for the month of July and correct parking space numbering.

LEASE CANCELLATIONS:

Lease Number N9412
Lessee Name Broderick Bozeman
Address 101 East Capitol Avenue
City Little Rock ***County Name*** Pulaski
Lessor Name TSS - Division of Building Authority
Comments: Lease allowed to expire effective 8/31/22.

Lease Number P2795
Lessee Name University of Central Arkansas
Address UCA Campus Adjacent to Estes Stadium
City Conway ***County Name*** Faulkner
Lessor Name University of Central Arkansas Foundation, Inc.
Comments: Lease expired due to University of Central Arkansas becoming owner of property.

Lease Number P6271
Lessee Name DHS - County Operations
Address 4044 Frontage Road
City Fayetteville ***County Name*** Washington
Lessor Name Cache Land and Timber Co., LLC
Comments: Lease expired effective 8/5/22 due to forced relocation to new Lease P3230. Lessor did not wish to renew.

Lease Number P9464
Lessee Name AAD - Arkansas Forestry Commission
Address 322 Highway 62 West
City Salem ***County Name*** Fulton
Lessor Name Shaver Farms, L.L.C.
Comments: Lease allowed to expire effective 8/31/22 with no further obligation by either party. Relocation to Lease P3256.

II. Construction Section

Contracts:

Current Projects under Contract:	104	
Value of Current Projects:	\$	107,399,273.13
New Contracts:	9	
(See attached New Contract report)		
Value of New Contracts:	\$	3,438,060.15
Change Orders approved:	13	
(See attached Change Order report)		
Change Order Increase:	\$	59,700.66
Change Order Decrease:	-\$	69,037.50
Projects Completed:	9	
Value of Completed Projects:	\$	4,133,489.11

Bid Process and Openings:

Projects in the Bid Process	55
Bid Openings:	
(See attached Bid Opening Report)	15
Emergency Bid:	1
Rebid Projects:	4
Projects Within Budget:	10
Project Over Budget	5

Project Observations:

Field Inspections Conducted:	78
Final Inspections Conducted	8

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
5522202	Northwest Technical Institute	\$300,000.00
Collegiate Center HVAC Replacement		\$648,744.00
8 /30/2022	Wittenberg Delony & Davidson Architects	Design / Bid / Build
2:00:00 PM	Milestone Construction Company, LLC	
7102204	Department of Human Services	\$975,000.00
Hickory Unit #24 Expansion SE AR HDC		\$1,285,000.00
8 /2 /2022	Stocks-Mann Architects, PLC	Design / Bid / Build
2:00:00 PM	Grindstone Construction	
8652201	Division of Heritage	\$100,000.00
Fort Curtis Renovation		\$0.00
8 /18/2022	Robert M Schelle Architect	Design / Bid / Build
2:30:00 PM	No Bid Received	
8652202	Division of Heritage	\$181,422.00
HVAC Replacement Collections Management Facility		\$239,614.97
8 /2 /2022	Robert M Schelle Architect	Design / Bid / Build
2:30:00 PM	Comfort Systems USA (Arkansas), Inc.	
9002220	Department of Parks, Heritage and Tourism	\$240,000.00
Sidewalks & Swimming Pool Improvements		\$386,522.00
8 /18/2022	Taylor-Kempkes Architects	Design / Bid / Build
2:00:00 PM	EWI Constructors Inc.	
9752110	Department of the Military	\$893,300.00
RMTC Nebraska Avenue Underground Electric		\$996,704.00
8 /17/2022	Halff + Marlar	Design / Bid / Build
2:00:00 PM	CCI of Arkansas, Inc.	
9752128	Department of the Military	\$771,604.00
RMTC Solar Array Expansion		\$0.00
8 /30/2022	Cromwell Architects Engineers	Design / Bid / Build
2:30:00 PM	No Bid Received	
9752130	Department of the Military	\$302,310.00
CMTC North Training Area Access Crossing		\$338,128.00
8 /17/2022	Hawkins-Weir	Design / Bid / Build
2:30:00 PM	Steve Beam Construction, Inc.	
9752132	Department of the Military	\$850,000.00
RMTC Range 11 ROCA		\$1,000,000.00
8 /30/2022	Michael Baker International	Design / Bid / Build
3:00:00 PM	K & E Construction, Inc.	

Project Number / Name	Agency Name	Certified Funds
Bid Date	Design Professional Name	Bid Amount
Bid Time	Apparent Low Bidder Name	Method of Contracting
9752142	Department of the Military	
RMTC 6th Street Resurface (Omaha to Maryland Ave)		\$627,402.00
8 /9 /2022	Crafton- Tull	\$585,718.00
2:30:00 PM	Redstone Construction Group, Inc. & Division	Design / Bid / Build
9752213	Department of the Military	
CMTC 1519 Barracks Renovation		\$531,400.00
8 /31/2022	Benchmark Group	\$586,226.00
2:00:00 PM	Wohali LLC	Design / Bid / Build
9752214	Department of the Military	
CMTC 1520 Barracks Renovation		\$531,400.00
8 /31/2022	Benchmark Group	\$581,226.00
2:30:00 PM	Wohali LLC	Design / Bid / Build
9752219	Department of the Military	
RMTC Resurface Missouri Ave from 16th to 26th		\$503,628.13
8 /16/2022	Crafton- Tull	\$496,655.00
2:00:00 PM	Redstone Construction Group, Inc. & Division	Design / Bid / Build
9752240	Department of the Military	
RMTC PEC Building 2602 Renovation		\$250,000.00
8 /16/2022	Lewis Architects Engineers, Inc.	\$351,949.80
2:30:00 PM	A4 Services, LLC	Design / Bid / Build
9952201	Division of Emergency Management	
Covered Dock Expansion		\$78,000.00
8 /9 /2022	Lockeby & Associates, Inc.	\$85,000.00
2:00:00 PM	Wagner General Contractors, Inc	Emergency

New Contracts			
Agency Name	Project Name		
Project Number	Design Professional Name		
Date Approved	Contractor Name		Contract Amount
Department of Correction			
4802206	Irrigation Wells At Cummins, Tucker and EARU		\$459,890.00
8 /2 /2022	McClelland Consulting Engineers, Inc. Frank Elder Well Supply, Inc		
Department of Human Services			
7102203	Reroof Portions of Flat Roof Bldg 80 AHC		\$329,704.00
8 /16/2022	Morris and Associates Architects, Environmental Co Mid-Ark Roofing, Inc.		
7102209	Re-Roof Various Bldgs., Phase V Conway HDC		\$139,900.00
8 /25/2022	Morris and Associates Architects, Environmental Co M2 Roofing, LLC		
7102210	Upgrade IT Infrastructure, SE AR HDC		\$392,875.00
8 /12/2022	Lockeby & Associates, Inc. Genesis Datacom, LLC		
7102214	Upgrades to the HVAC Systems SE AR HDC		\$612,119.00
8 /11/2022	Lockeby & Associates, Inc. Comfort Systems USA (Arkansas), Inc.		
Department of the Military			
9752139	RMTC Building 15310 Reno		\$956,000.00
8 /25/2022	Lewis Architects Engineers, Inc. Bell Construction Company, Inc.		
9752147	RMTC Building 17302 Storage Bldg		\$348,321.15
8 /2 /2022	Cromwell Architects Engineers A4 Services, LLC		
9752244	RMTC PEC Bldg 1525 Shiloh Pavilion Reno		\$109,601.00
8 /17/2022	Lockeby & Associates, Inc. AVCOR Construction LLC		
School for the Blind			
5102104	Huckabee Hall Roof Deck Repair		\$89,650.00
8 /2 /2022	Smith Associates Architects, P.A. Bell Construction Company, Inc.		

Change Order Summary

4802108 Department of Corrections

Lockeby & Associates, Inc.

Replacement of Kitchen HVAC Unit

River City 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 /29/2022	1	Time Extension	\$0.00	\$0.00	60

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>
8 /4 /2022	3	Unforeseen Condition	\$3,439.18	\$0.00	0
8 /4 /2022	3	Time Extension	\$0.00	\$0.00	1
8 /5 /2022	4	Unforeseen Condition	\$2,994.22	\$0.00	0
8 /5 /2022	4	Time Extension	\$0.00	\$0.00	14

7102207 Department of Human Services

Bernhard TME

Security Cameras Upgrade at Booneville 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>
8 /29/2022	1	Time Extension	\$0.00	\$0.00	3
8 /29/2022	1	Unforeseen Condition	\$3,990.00	\$0.00	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>
8 /2 /2022	2	Time Extension	\$0.00	\$0.00	19
8 /2 /2022	2	Owner Requested	\$263.24	\$0.00	0
8 /22/2022	3	Item Not Shown Or Specified	\$3,326.91	\$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>
8 /4 /2022	1	Unforeseen Condition	\$15,863.69	\$0.00	0
8 /4 /2022	1	Time Extension	\$0.00	\$0.00	2

9002201	Department of Parks, Heritage and Tourism	Taylor-Kempkes Architects			
	Pool Dehumidifier Installation MMSP				
	Middleton Heat & Air				
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
8 /2 /2022	2	Substitution / Alternative Method	\$0.00	(\$3,440.00)	0
9002203	Department of Parks, Heritage and Tourism	McClelland Consulting Engineers, Inc.			
	Airport Fuel System Improvements PJSP				
	Spatco Energy Solutions				
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
8 /8 /2022	1	Unforeseen Condition	\$5,225.00	\$0.00	0
8 /8 /2022	1	Time Extension	\$0.00	\$0.00	176
9002216	Department of Parks, Heritage and Tourism	Taylor-Kempkes Architects			
	Lodge Siding Phase 3 at DeGray Lake Resort				
	Harrison Construction Co., 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 /10/2022	1	Owner Requested	\$12,653.65	\$0.00	0
8 /10/2022	1	Unforeseen Condition	\$11,944.77	\$0.00	0
8 /10/2022	1	Time Extension	\$0.00	\$0.00	5
9752020	Department of the Military	SCM Architects			
	RMTC Building 312 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>
8 /2 /2022	3	Unforeseen Condition	\$0.00	(\$31,950.00)	0
9752129	Department of the Military	Hawkins-Weir			
	CMTC APFT Running Track				
	Crawford Construction Company				
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
8 /2 /2022	1	Time Extension	\$0.00	\$0.00	54
8 /2 /2022	2	Time Extension	\$0.00	\$0.00	80
8 /2 /2022	2	Unforeseen Condition	\$0.00	(\$33,647.50)	0

III. Design Review Section

Plan Reviews

DBA Plan Review File # Project Title Date Received Current Estimated Construction Cost Design Firm Name	Agency Name Project Location Date Completed Building Area (sq ft) Floodplain Permit Required	Project Type Review Type Current Status Cost Per Square Foot Date Permit Approved
3852301 State Veterans Cemetery-Birdeye, Phase 2 8/26/2022 \$3,300,000.00 Ecological Design Group, Inc.	Department of Veterans Affairs Birdeye, AR 8/30/2022 99.14 No	Public Bid Plan Review Submittal Waiting for Responses \$ 33286.26 acre NA
4852201 ACC Parole & Probation Reroof 8/10/2022 \$249,909.00 Wittenberg, Delony & Davidson, Inc.	Department of Community Correction Fort Smith, AR 8/17/2022 13,888 No	Public Bid Approval to Bid Closed \$ 18.00 NA
5002246 Schools for Blind/Deaf Waterline 8/1/2022 \$833,000.00 Pettit & Pettit Consulting Engineers, Inc.	Department of Education Little Rock, AR 8/5/2022 NA No	Public Bid Other Closed NA NA
5002308 Luther Hardin Site Sanitary Sewer Upgrades 8/31/2022 \$130,000.00 Pettit & Pettit Consulting Engineers, Inc.	Department of Education Little Rock, AR NA	Public Bid Plan Review Submittal Open for Review NA
6152301 Replace Heat Pumps at Governor's Mansion 8/24/2022 \$436,000.00 Pettit & Pettit Consulting Engineers, Inc.	TSS/Division of Building Authority Little Rock, AR NA	Public Bid Other Open for Review NA
6152304 HVLs Propeller Fans for M&R 8/12/2022 \$62,050.00 DBA In-House	TSS/Division of Building Authority Little Rock, AR 8/15/2022 NA	Public Bid Approval to Bid Upgraded Closed NA
7102212 Roof Renovations, Panel Wrap 8/9/2022 \$116,707.65 WER Architects	Department of Human Services Arkadelphia HDC 8/12/2022 NA NA	Public Bid Approval to Bid Closed \$ NA 4/8/2022
7102215 SE AR HDC Rec Center Addition 8/1/2022 \$663,027.38 Stocks-Mann Architects, PLC	Department of Human Services Warren, AR 1,600 No	Public Bid Approval to Bid Open for Review \$ 414.39 NA

DBA Plan Review File # Project Title Date Received Current Estimated Construction Cost Design Firm Name	Agency Name Project Location Date Completed Building Area (sq ft) Floodplain Permit Required	Project Type Review Type Current Status Cost Per Square Foot Date Permit Approved
7102301 Re-roof Chapel Building at Arkansas Health 8/5/2022 \$110,000.00 Morris & Associates	Department of Human Services Benton, AR 8/12/2022 1,620 No	Public Bid Approval to Bid Closed \$ 67.90 7/29/2022
7102302 Upgrade IT Infrastructure at Jonesboro 7/26/2022 \$365,000.00 Lockeby & Associates, Inc.	Department of Human Services Jonesboro, AR 8/19/2022 NA Yes	Public Bid Plan Review Submittal Waiting for Responses NA Pending
7102303 Upgrade IT Infrastructure, Arkadelphia 7/26/2022 \$372,000.00 Lockeby & Associates, Inc.	Department of Human Services Arkadelphia, AR 8/23/2022 NA No	Public Bid Plan Review Submittal Waiting for Responses NA NA
7102305 Fiber Upgrade Phase 2 at Conway HDC 7/28/2022 \$385,000.00 Bernhard TME	Department of Human Services Conway, AR 8/29/2022 NA No	Public Bid Plan Review Submittal Waiting for Responses NA NA
9002015 Lee Creek Stream Restoration 8/5/2022 \$409,600.00 Ecological Design Group, Inc.	Parks, Heritage & Tourism Devil's Den State Park 8/12/2022 NA Yes	Public Bid 2nd Re-bid Closed NA 3/17/2022
9002221 Museum of Automobiles Roof Repair 7/25/2022 \$164,373.00 Parks and Tourism In-House	Parks, Heritage & Tourism Petit Jean State Park 8/2/2022 17,000 No	Public Bid Approval to Bid Closed \$ 9.67 NA
9002222 War Memorial Stadium Phase 4- 7/26/2022 \$1,071,398.00 Wittenberg, Delony & Davidson, Inc.	Parks, Heritage & Tourism Little Rock, AR 8/3/2022 116,484 No	Public Bid Approval to Bid Closed \$ 9.25 NA
9002302 Horse Camp Pavilion 8/12/2022 \$146,506.00 Parks and Tourism In-House	Parks, Heritage & Tourism Devil's Den State Park 8/16/2022 864	Public Bid Plan Review Submittal Waiting for Responses \$ 169.57
9002303 Wastewater Treatment Plant Replacement 8/30/2022 \$609,325.00 Halff + Marlar	Parks, Heritage & Tourism Mount Magazine State Park 6,500	Public Bid Plan Review Submittal Open for Review \$ 93.74

DBA Plan Review File # Project Title Date Received Current Estimated Construction Cost Design Firm Name	Agency Name Project Location Date Completed Building Area (sq ft) Floodplain Permit Required	Project Type Review Type Current Status Cost Per Square Foot Date Permit Approved
9302301 Van Meter Coal Mine Reclamation AML 7/22/2022 \$883,780.00 Civil & Environmental Consultants, Inc.	Department of Environmental Quality Charleston, AR 8/31/2022 11.5 No	Public Bid Plan Review Submittal Waiting for Responses NA NA
9752139 RMTC Building 15310 Renovation 8/4/2022 \$956,000.00 Lewis Architects	Military Department Camp Robinson, North Little Rock, AR 8/5/2022 9,750 No	Public Bid Negotiated Changes Closed \$ 98.05 NA
9752141 RMTC Multi-year Underground Electric 8/22/2022 \$591,178.35 Crafton Tull Sparks	Military Department Camp Robinson, North Little Rock, AR 8/23/2022 8,000 No	Public Bid Approval to Bid Closed \$ 73.90 NA
9752205 Latrine Addition at Nat'l Guard Armory 8/1/2022 \$361,350.00 Tim A. Risley and Associates	Military Department Siloam Springs, AR 8/19/2022 787.5 No	Public Bid Plan Review Submittal Closed \$ 458.87 NA
9752213 CMTC 1519 Barracks Renovation 8/2/2022 \$537,400.00 Benchmark Group	Military Department Fort Chaffee, AR 8/2/2022 5,310 No	Public Bid Approval to Bid Closed \$ 101.20 NA
9752214 CMTC 1520 Barracks Renovation 8/2/2022 \$531,400.00 Benchmark Group	Military Department Fort Chaffee, AR 8/2/2022 5,310 No	Public Bid Approval to Bid Closed \$ 101.20 NA
9752215 CMTC Building 1522 Renovation 7/6/2022 \$569,187.00 Benchmark Group	Military Department Fort Chaffee, AR 8/2/2022 4,710 No	Public Bid Approval to Bid Closed \$ 120.08 NA
9752216 CMTC Bldg. 1552 Renovation 7/6/2022 \$569,187.00 Benchmark Group	Military Department Fort Chaffee, AR 8/2/2022 4,740 No	Public Bid Approval to Bid Closed \$ 120.08

DBA Plan Review File # Project Title Date Received Current Estimated Construction Cost Design Firm Name	Agency Name Project Location Date Completed Building Area (sq ft) Floodplain Permit Required	Project Type Review Type Current Status Cost Per Square Foot Date Permit Approved
9752217 CMTC 1427 Renovation 8/16/2022 \$371,450.00 Architecture Plus, Inc.	Military Department Fort Chaffee, AR 8/29/2022 2,500 No	Public Bid Approval to Bid Closed \$ 148.58 NA
9752218 CMTC Building 1689 Renovation 8/23/2022 \$427,867.00 Architecture Plus, Inc.	Military Department Fort Chaffee, AR 8/24/2022 3,276 No	Public Bid Approval to Bid Closed \$ 130.61 NA
9752220 CMTC Cantonment Area Fence, Phase 2 8/12/2022 \$783,980.00 Hawkins Weir	Military Department Fort Chaffee, AR 8/22/2022 10,170 No	Public Bid Plan Review Submittal Closed \$ 77.09 NA
9752226 CMTC Bridge 21 Repair 8/5/2022 \$103,750.00 Hawkins Weir	Military Department Fort Chaffee, AR 8/12/2022 NA No	Public Bid Approval to Bid Closed NA NA
9752227 August Armory Re-roof 8/12/2022 \$361,634.55 Brackett-Krennerich & Associates	Military Department Augusta, AR 8/17/2022 10,874 No	Public Bid Approval to Bid Closed \$ 33.26 NA
9752228 Heber Springs Armory Re-roof 8/12/2022 \$398,176.17 Brackett-Krennerich & Associates	Military Department Heber Springs, AR 8/17/2022 12,025 No	Public Bid Approval to Bid Closed \$ 33.11 NA
9752235 CMTC Building 1390 Renovation 7/21/2022 \$456,610.00 Fennell Purifoy Architects	Military Department Fort Chaffee, AR 8/19/2022 3,500 No	Public Bid Plan Review Submittal Waiting for Responses \$ 130.46 NA
9752238 CMTC Building 1681 Renovation 7/20/2022 \$767,261.00 Architecture Plus, Inc.	Military Department Fort Chaffee, AR 8/19/2022 5,100 No	Public Bid Plan Review Submittal Waiting for Responses \$ 150.44 NA

DBA Plan Review File # Project Title Date Received Current Estimated Construction Cost Design Firm Name	Agency Name Project Location Date Completed Building Area (sq ft) Floodplain Permit Required	Project Type Review Type Current Status Cost Per Square Foot Date Permit Approved
9752239 CMTC Building 1686 Renovation 7/21/2022 \$392,207.50 Architecture Plus, Inc.	Military Department Fort Chaffee, AR 8/19/2022 2,500 No	Public Bid Plan Review Submittal Waiting for Responses \$ 156.88 NA
9752240 RMTC PEC Building 2602 Renovation 8/25/2022 \$250,000.00 Lewis Architects	Military Department Camp Robinson, North Little Rock, AR 2,500 No	Public Bid Re-bid Open for Review \$ 100.00 NA
9752245 Harrisburg Armory Driveway Expansion 8/4/2022 \$133,128.00 Brackett-Krennerich & Associates	Military Department Harrisburg, AR NA No	Public Bid Plan Review Submittal Open for Review NA NA
9752246 CMTC Building 2051 Admin Renovation 8/26/2022 \$605,568.00 Tim A. Risley and Associates	Military Department Fort Chaffee, AR 8/29/2022 3,154 No	Public Bid Approval to Bid Closed \$ 192.00 NA
9752248 CMTC Readiness Center 8/5/2022 \$11,427,000.00 Garver Engineers	Military Department Fort Chaffee, AR 8/23/2022 37,604 No	Public Bid Approval to Bid Closed \$ 311.77
9952201 Covered Dock Expansion 8/25/2022 \$78,000.00 Lockeby & Associates, Inc.	Arkansas Department of Emergency North Little Rock, AR 8/25/2022 0 No	Public Bid Negotiated Changes Closed \$ 0

Public School Accessibility Reviews

August 2022

Project #	Project Description Review Type	Date Received	Date Completed	School District Current Status
5002237	Middle School Pavilion Approval to Proceed	7/26/2022	8/2/2022	Texarkana Schools Closed
5002244	New Preschool Approval to Proceed	8/5/2022	8/10/2022	Berryville Schools Closed
5002304	New Gymnasium Plan Review Submittal	7/26/2022	8/2/2022	Kirby Schools Waiting for Responses
5002305	New CLA Building Approval to Proceed	8/2/2022	8/5/2022	Cabot Schools Closed
5002306	GCT Softball/Baseball Complex Approval to Proceed	8/25/2022	8/31/2022	Greene County Tech Schools Closed
5002307	Maumelle HS BB/Softball Dugouts & Toilet Facility Approval to Proceed	8/23/2022	8/30/2022	Pulaski County Special Schools Closed