



**H.9**

**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:** November Monthly Report

**DATE:** December 6, 2022

**Cc:** Governor Asa Hutchinson  
Secretary Mitch Rouse

Pursuant to Arkansas Code Annotated § 22-2-108 (13), please find enclosed the documents which outline the Division of Building Authority's activities for the month of November, 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***

***November, 2022***

### ***I. Real Estate Services***

#### ***NEW LEASES:***

<b><i>Lease Number</i></b>	S8565	<b><i>Start Date</i></b>	10/1/2022	<b><i>End Date</i></b>	6/30/2023
<b><i>Lessee Name</i></b>	TSS - Division of Information Systems				
<b><i>Property Name</i></b>	Winthrop Rockefeller Building				
<b><i>Address</i></b>	501 Woodlane Street				
<b><i>City</i></b>	Little Rock	<b><i>County Name</i></b>	Pulaski		
	<b><i>Sq Ft</i></b>	539	<b><i>RateSF</i></b>	\$4.50	<b><i>Annual Rent</i></b> \$2,426
<b><i>Lessor Name</i></b>	TSS - Division of Building Authority			<b><i>Principal</i></b>	N/A
<b><i>Comments:</i></b>	New State-to-State Lease for storage in the Vault located on the ground floor of the Winthrop Rockefeller Building.				

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**LEASE RENEWALS:**

**Lease Number** N9288      **Start Date** 10/1/2022      **End Date** 9/30/2024

**Lessee Name** White River Planning and Development District, Inc.

**Address** 396 Barnett Drive

**City** Batesville      **County Name** Independence

**Sq Ft** 273      **RateSF** \$8.75      **Annual Rent** \$2,388.72

**Lessor Name** Commerce -Division of Workforce Services      **Principal** N/A

**Comments:** Two (2) year Sublease Renewal with rental rate to increase to \$8.75 per square foot in first year and \$9.00 per square foot in second year to match Master Lease P6128.

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**Lease Number** N9300      **Start Date** 1/1/2023      **End Date** 12/31/2023

**Lessee Name** Employment and Training Services, Inc.

**Address** 2825 South Division Street

**City** Blytheville      **County Name** Mississippi

**Sq Ft** 613      **RateSF** \$0.00      **Annual Rent** \$1.00

**Lessor Name** Commerce - Division of Workforce Services      **Principal** N/A

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

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**Lease Number** N9406      **Start Date** 3/1/2023      **End Date** 2/29/2024

**Lessee Name** Harbor House, Incorporated of Fort Smith, Arkansas

**Address** 604 Walnut Street

**City** Texarkana      **County Name** Miller

**Sq Ft** 1,646      **RateSF** \$0.00      **Annual Rent** \$1.00

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

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

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**Lease Number** N9409      **Start Date** 11/1/2022      **End Date** 10/31/2024

**Lessee Name** Washington County, Arkansas

**Address** 3159 Springdale Avenue

**City** Springdale      **County Name** Washington

**Sq Ft** 600      **RateSF** \$1.00      **Annual Rent** \$1.00

**Lessor Name** DFA - Revenue Division      **Principal** N/A

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

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**LEASE RENEWALS:**

**Lease Number** P2181      **Start Date** 2/1/2023      **End Date** 1/31/2025  
**Lessee Name** DFA - Revenue Division  
**Address** 200 East 8th Street  
**City** Mountain Home      **County Name** Baxter  
**Sq Ft** 3,041      **RateSF** \$9.53      **Annual Rent** \$28,967.16  
**Lessor Name** C & C Holding Company, LLC      **Principal** Jack Gregory  
**Comments:** Two (2) year Lease Renewal with a flat ten percent (10%) rent increase and Lessor to complete various repairs/improvements.

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**Lease Number** P2346      **Start Date** 4/1/2023      **End Date** 3/31/2024  
**Lessee Name** ADC - Division of Community Correction  
**Address** 913 25th Street  
**City** Batesville      **County Name** Independence  
**Sq Ft** 4,663      **RateSF** \$6.30      **Annual Rent** \$29,376.96  
**Lessor Name** RDPJ Enterprises, Inc.      **Principal** Julie Gregg  
**Comments:** One (1) year Lease Renewal with no other changes.

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**Lease Number** P2447      **Start Date** 3/1/2023      **End Date** 2/28/2025  
**Lessee Name** DFA - Revenue Division  
**Address** 6515 Phoenix Avenue, Building "A"  
**City** Fort Smith      **County Name** Sebastian  
**Sq Ft** 8,000      **RateSF** \$18.88      **Annual Rent** \$151,008.00  
**Lessor Name** Young & Young Development Co. LLC      **Principal** J.R. Young  
**Comments:** Two (2) year Lease Renewal with a flat four percent (4%) rent increase.

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**Lease Number** P2451      **Start Date** 11/1/2022      **End Date** 10/31/2024  
**Lessee Name** DFA - Revenue Division  
**Address** 3159 Springdale Avenue  
**City** Springdale      **County Name** Washington  
**Sq Ft** 8,000      **RateSF** \$19.59      **Annual Rent** \$156,708.72  
**Lessor Name** Springdale Revenue, LLC      **Principal** Andy P. Davis  
**Comments:** Two (2) year Lease Renewal with a flat five percent (5%) increase in rent and one (1) two-year renewal option at the same rate.

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**LEASE RENEWALS:**

**Lease Number** P2619      **Start Date** 1/1/2023      **End Date** 12/31/2024  
**Lessee Name** Arkansas Department Agriculture - Forestry Division  
**Address** Bismark Mountain  
**City** Bismark      **County Name** Hot Spring  
**Sq Ft**      **RateSF**      **Annual Rent** \$1.00  
**Lessor Name** The Ross Foundation      **Principal**  
**Comments:** Two (2) year Public Advantage Lease Renwal with change in Lessee name.

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**Lease Number** P2835      **Start Date** 3/1/2023      **End Date** 2/28/2025  
**Lessee Name** DFA - Revenue Division  
**Address** 2401 South D Street  
**City** Bentonville      **County Name** Benton  
**Sq Ft** 7,772      **RateSF** \$22.38      **Annual Rent** \$173,928.00  
**Lessor Name** Young & Young Development Co. LLC      **Principal** J.R. Young  
**Comments:** Two (2) year Lease Renewal with a flat two percent (2%) rent increase and Lessor to complete various repairs/improvements.

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**Lease Number** P2850      **Start Date** 4/1/2023      **End Date** 3/31/2024  
**Lessee Name** ADC - Division of Community Correction  
**Address** 110 South Pruett Street  
**City** Paragould      **County Name** Greene  
**Sq Ft** 1,600      **RateSF** \$9.00      **Annual Rent** \$14,400.00  
**Lessor Name** Chris Bass      **Principal** Chris Bass  
**Comments:** One (1) year Lease Renewal with a \$31.05 increase in monthly rent.

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**Lease Number** P2857      **Start Date** 4/1/2023      **End Date** 3/31/2025  
**Lessee Name** DFA - Revenue Division  
**Address** 2921 State Highway 77  
**City** Marion      **County Name** Crittenden  
**Sq Ft** 1,759      **RateSF** \$15.04      **Annual Rent** \$26,464.08  
**Lessor Name** BVC Holdings, LLC      **Principal** Mary Singer  
**Comments:** Two (2) year Lease Renewal with a flat two percent (2%) increase.

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**LEASE RENEWALS:**

*Lease Number* P2912      *Start Date* 4/1/2023      *End Date* 3/31/2024  
*Lessee Name* ADC - Division of Community Correction  
*Address* 2105 Malcolm Avenue  
*City* Newport      *County Name* Jackson  
*Sq Ft* 3,762      *RateSF* \$9.73      *Annual Rent* \$36,600.00  
*Lessor Name* Village Mall, Inc.      *Principal* John L. Conner, Jr.  
*Comments:* One (1) year Lease Renewal with no other changes.

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*Lease Number* P3067      *Start Date* 12/1/2022      *End Date* 11/30/2023  
*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 Lessor replacing all stained or damaged ceiling tiles.

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*Lease Number* P3093      *Start Date* 3/1/2023      *End Date* 2/28/2025  
*Lessee Name* Arkansas Agriculture Department - Arkansas Forestry Commission  
*Address* Lots 8-12 in Block 6  
*City* Kingsland      *County Name* Cleveland  
*Sq Ft* 0      *RateSF* \$0.00      *Annual Rent* \$1,200.00  
*Lessor Name* Kingsland Assembly of God, Inc.      *Principal* James Burton Crain  
*Comments:* Two (2) year Lease Renewal with a \$600 increase in annual rent payment.

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*Lease Number* P3143      *Start Date* 7/1/2022      *End Date* 6/30/2023  
*Lessee Name* East Arkansas Community College - Adult Education  
*Address* 405 West Fourth Street  
*City* Brinkley      *County Name* Monroe  
*Sq Ft* 68      *RateSF* \$7.62      *Annual Rent* \$518.00  
*Lessor Name* Central Arkansas Planning and Developmen *Principal* Rodney Larsen  
*Comments:* One (1) year Sublease Renewal with correction in square footage and a change to allow Sublessee to be billed for pro rata share of utilities and shared services.

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**LEASE RENEWALS:**

**Lease Number** P3156      **Start Date** 1/1/2023      **End Date** 12/31/2023  
**Lessee Name** UAMS - College of Medicine - ECHO  
**Address** 13 Children's Way, Level 3  
**City** Little Rock      **County Name** Pulaski  
**Sq Ft** 4,703      **RateSF** \$15.50      **Annual Rent** \$72,892.44  
**Lessor Name** Arkansas Children's Research Institute      **Principal** N/A  
**Comments:** One (1) year Lease Renewal with a slight reduction in square footage and corresponding adjustment to monthly rent.

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**Lease Number** P3180      **Start Date** 7/1/2022      **End Date** 6/30/2023  
**Lessee Name** Commerce - DWS - Rehab Services  
**Address** 405 West Fourth Street  
**City** Brinkley      **County Name** Monroe  
**Sq Ft** 187      **RateSF** \$7.62      **Annual Rent** \$1,421.86  
**Lessor Name** Central Arkansas Planning and Development      **Principal** Rodney Larsen  
**Comments:** One (1) year Sublease Renewal with a change to break out utilities from base rent and allow Sublessee to be billed for pro rata share of utilities and shared services

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**Lease Number** P3238      **Start Date** 1/1/2023      **End Date** 12/31/2023  
**Lessee Name** ADPHT - State Parks Division  
**Address** 14800 Bringle Creek Road  
**City** Bigelow      **County Name** Perry  
**Sq Ft** 1,732      **RateSF** \$12.12      **Annual Rent** \$21,000.00  
**Lessor Name** John Christopher Short      **Principal**  
**Comments:** One (1) year Residential Lease Renewal with an increase in rent from \$1,500 per month to \$1,750 per month.

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**Lease Number** P6336      **Start Date** 1/1/2023      **End Date** 12/31/2024  
**Lessee Name** DFA - Revenue Division  
**Address** South Broadway Street and 3rd Street  
**City** Hughes      **County Name** St. Francis  
**Sq Ft** 644      **RateSF** \$7.98      **Annual Rent** \$5,140.80  
**Lessor Name** Sheryl Owens      **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with a flat five percent (5%) rent increase. Lessor performing various repairs/improvements.

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**LEASE RENEWALS:**

**Lease Number** P7101      **Start Date** 1/1/2023      **End Date** 12/31/2024  
**Lessee Name** ADH - State Board of Nursing  
**Address** 1123 South University Avenue  
**City** Little Rock      **County Name** Pulaski  
**Sq Ft** 13,813      **RateSF** \$16.89      **Annual Rent** \$233,329.20  
**Lessor Name** Curtis Finch Jr. and BQFA Holding Compan      **Principal** Curtis Finch, Jr  
**Comments:** Two (2) year Lease Renewal with a flat two and a half percent (2.5%) rent increase and Lessor to complete various repairs/improvements.

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**Lease Number** P9040      **Start Date** 3/1/2023      **End Date** 2/28/2025  
**Lessee Name** DFA - Revenue Division  
**Address** North Washington Street  
**City** Forrest City      **County Name** St. Francis  
**Sq Ft** 2,700      **RateSF** \$11.90      **Annual Rent** \$32,124.00  
**Lessor Name** Fleurland Farms, A Partnership et. al.      **Principal** Philip Hicky  
**Comments:** Two (2) year Lease Renewal with Lessor to complete various repairs/improvements.

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**Lease Number** P9366      **Start Date** 1/1/2023      **End Date** 12/31/2023  
**Lessee Name** Arkansas Department of Parks, Heritage and Tourism  
**Address** 2306 - 2312 Cantrell Road  
**City** Little Rock      **County Name** Pulaski  
**Sq Ft** 15,000      **RateSF** \$4.84      **Annual Rent** \$72,568.56  
**Lessor Name** Capital Properties, LLC      **Principal** Gus Blass III  
**Comments:** One (1) year Lease Renewal with Lessor to complete minor repairs/improvements.

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**Lease Number** P9638      **Start Date** 3/1/2023      **End Date** 2/28/2025  
**Lessee Name** DFA - Revenue Division  
**Address** 402 West Vine Street  
**City** Searcy      **County Name** White  
**Sq Ft** 3,000      **RateSF** \$9.39      **Annual Rent** \$28,170.00  
**Lessor Name** PRW Properties, LLC      **Principal** Patricia Flippin-Westfal  
**Comments:** Two (2) year Lease Renewal with Lessor to complete minor repairs.

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**LEASE RENEWALS:**

*Lease Number* S8534      *Start Date* 3/1/2023      *End Date* 2/28/2025  
*Lessee Name* University of Arkansas Community College at Hope-Texarkana  
*Address* 601 Hazel Street  
*City* Texarkana      *County Name* Miller  
*Sq Ft* 2,573      *RateSF*      *Annual Rent* \$1.00  
*Lessor Name* ADC - Division of Community Corrections      *Principal* NA  
*Comments:* Two (2) year Lease Renewal with no other changes.

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**LEASE CHANGES:**

**Lease Number** N9022                      **Start Date** 3/1/2022    **End Date** 3/31/2042  
**Lessee Name** City of Russellville, Arkansas  
**Address** Approximately 1.71 acres of land  
**City** Russellville                      **County Name** Pope  
**Sq Ft**                      **RateSF**  
**Lessor Name** Arkansas Tech University                      **Principal** N/A  
**Comments:** Twenty (20) year Ground Lease Agreement to replace agreement between the same parties for the same Premises dated December 14, 2021.

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**Lease Number** P2239                      **Start Date** 8/30/2022    **End Date** 8/31/2024  
**Lessee Name** UAMS - Department of Pediatrics  
**Address** 1301 Wolfe Street  
**City** Little Rock                      **County Name** Pulaski  
**Sq Ft** 30565                      **RateSF** \$14.91  
**Lessor Name** GIP Little Rock, LLC                      **Principal** Dan Wyatt  
**Comments:** Change Amendment with a change in Lessor name and mailing adress to reflect new ownership.

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**Lease Number** P2302                      **Start Date** 5/4/2022    **End Date** 3/31/2024  
**Lessee Name** DFA - Revenue Division  
**Address** 4556 North Highway 7  
**City** Hot Springs Village                      **County Name** Garland  
**Sq Ft** 1600                      **RateSF** \$15.00  
**Lessor Name** PGP Hot Springs 1, LLC & PGP Hot Spring    **Principal**  
**Comments:** Change Amendment with change in Lessor Name and mailing address to reflect new ownership.

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**Lease Number** P2834                      **Start Date** 9/30/2022    **End Date** 6/30/2023  
**Lessee Name** Arkansas Tech University - Ozark Campus  
**Address** 12211 Ward Avenue, Building 139  
**City** Fort Smith                      **County Name** Sebastian  
**Sq Ft** 3417                      **RateSF** \$2.99  
**Lessor Name** Rival Commercial RE, LLC                      **Principal** Lloyd Sumpter  
**Comments:** Change Amendment with change in Lessor name and mailing address to reflect new ownership.

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**LEASE CHANGES:**

**Lease Number** P3061                      **Start Date** 11/1/2022    **End Date** 10/31/2037

**Lessee Name** UAMS

**Address** 10815 Colonel Glenn Road

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

**Sq Ft** 12976                      **RateSF** \$22.37

**Lessor Name** 1913 Capital, LLC                              **Principal** Grant Pruitt

**Comments:** Change Amendment to spread Additional Rent over fifteen (15) years rather than seven (7) and adjust term to match Lease P3193 located at the same address.

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**Lease Number** P3193                      **Start Date** 10/21/2022    **End Date** 10/31/2037

**Lessee Name** UAMS

**Address** 10815 Colonel Glenn Road

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

**Sq Ft** 1851                      **RateSF** \$20.00

**Lessor Name** 1913 Capital, LLC                              **Principal** Grant Pruitt

**Comments:** Commencement Amendment to accept completion of the Premises and adjust the term accordingly and to spread Additional Rent over fifteen (15) years rather than seven (7).

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**Lease Number** S6013                      **Start Date** 10/1/2022    **End Date** 6/30/2023

**Lessee Name** DFA - Office of Administrative Services

**Address** 1509 West 7th Street

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

**Sq Ft** 45055                      **RateSF** \$11.54

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

**Comments:** Change Amendment to reflect the addition of the third (3rd) floor and to adjust rent accordingly.

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

**Lessee Name** Arkansas Department of Education

**Address** 101 East Capitol Avenue

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

**Sq Ft** 35251                      **RateSF** \$13.00

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

**Comments:** Change Amendment to add Suite 104 to the lease effective 1/1/2023 and adjust rent accordingly. Lessee to reimburse DBA for TI costs totaling \$14,265.80.

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***LEASE CANCELLATIONS:***

***Lease Number*** P2809

***Lessee Name*** Arkansas Agriculture Department -Arkansas Forestry Commissi

***Address*** SW 1/4, NE 1/4, Sec. 36, TWN 19, Range 28W

***City*** Rogers ***County Name*** Benton

***Lessor Name*** Piney Point Volunteer Fire Department

***Comments:*** Lease terminated early by mutual agreement of both parties  
effective 11/30/22 with no further obligation by either party.

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## II. Construction Section

### Contracts:

Current Projects under Contract:	113	
Value of Current Projects:	\$	114,097,025.97
New Contracts:	10	
(See attached New Contract report)		
Value of New Contracts:	\$	3,419,841.24
Change Orders approved:	8	
(See attached Change Order report)		
Change Order Increase:	\$	216,588.92
Change Order Decrease:	-\$	0.00
Projects Completed:	13	
Value of Completed Projects:	\$	4,224,720.82

### Bid Process and Openings:

Projects in the Bid Process	31
Bid Openings:	
(See attached Bid Opening Report)	7
Emergency Bid:	1
Rebid Projects:	2
Projects Within Budget:	4
Project Over Budget	3

### Project Observations:

Field Inspections Conducted:	47
Final Inspections Conducted	0

## Bid Openings

<b>Project Number / Name</b>	<b>Agency Name</b>	<b>Certified Funds</b>
<b>Bid Date</b>	<b>Design Professional Name</b>	<b>Bid Amount</b>
<b>Bid Time</b>	<b>Apparent Low Bidder Name</b>	<b>Method of Contracting</b>
<b>5002246</b>	<b>Department of Education</b>	\$500,000.00
ASB/ASD Waterline		\$850,467.00
11/8 /2022	Pettit & Pettit Consulting Engineers, Inc.	Design / Bid / Build
2:30:00 PM	Comfort Systems USA (Arkansas), Inc.	
<b>5522201</b>	<b>Northwest Technical Institute</b>	\$200,000.00
Turnbow Automotive Center Reroof		\$235,000.00
11/9 /2022	Wittenberg Delony & Davidson Architects	Design / Bid / Build
2:00:00 PM	Terra Firma Restorations, LLC	
<b>6152301</b>	<b>TSS Division of Building Authority</b>	\$315,000.00
Replcement of Heat Pumps at Governor's Mansion		\$475,400.00
11/22/2022	Pettit & Pettit Consulting Engineers, Inc.	Design / Bid / Build
2:00:00 PM	Nabco Mechanical & Electrical, Inc.	
<b>7102208</b>	<b>Department of Human Services</b>	\$8,300,000.00
New Dorms, Phase II(B) Bldg 6		\$7,989,551.00
11/3 /2022	Stocks-Mann Architects, PLC	Design / Bid / Build
2:00:00 PM	Alessi Keyes Construction Company	
<b>7102211</b>	<b>Department of Human Services</b>	\$65,570.00
Electrical Upgrades, Conway HDC		\$79,023.00
11/1 /2022	Insight Engineering, PLLC	Design / Bid / Build
2:00:00 PM	Fleming Controls & Power Services	
<b>9002218</b>	<b>Department of Parks, Heritage and Tourism</b>	\$375,000.00
New Residence at Cane Creek		\$700,000.00
11/8 /2022	Taylor-Kempkes Architects	Design / Bid / Build
2:00:00 PM	Grindstone Construction	
<b>9002306</b>	<b>Department of Parks, Heritage and Tourism</b>	\$799,999.00
Sewer Improvements Lake Catherine		\$528,354.50
11/17/2022	McClelland Consulting Engineers, Inc.	Emergency
2:00:00 PM	Steep Creek LLC	

New Contracts			
Agency Name	Project Name		
Project Number	Design Professional Name		
Date Approved	Contractor Name		Contract Amount
<b>Arkansas Agricultural Department</b>			
4002201	District 6 Administration Building		\$562,857.00
11/16/2022	Lockeby & Associates, Inc.		
	EWI Constructors Inc.		
<b>Department of Human Services</b>			
7102204	Hickory Unit #24 Expansion SE AR HDC		\$1,080,000.00
11/30/2022	Stocks-Mann Architects, PLC		
	Grindstone Construction		
7102301	Re-roof Chapel Building AHC		\$108,227.00
11/16/2022	Morris and Associates Architects, Environmental Co		
	Reynolds Construction Co, Inc		
7102304	Storm Damage Roof Repairs Bldg #14 Alexander JTC		\$68,516.00
11/30/2022	Morris and Associates Architects, Environmental Co		
	Reynolds Construction & Mechanical, Inc.		
<b>Department of Parks, Heritage and Tourism</b>			
9002221	Museum Automobiles Roof Repair		\$272,221.00
11/14/2022	Arkansas Department of Parks and Tourism In House		
	Noland Construction Inc		
<b>Department of the Military</b>			
9752217	CMTC 1427 Renovation		\$355,476.00
11/18/2022	Architecture Plus, Inc.		
	Legacy Construction Management, Inc.		
9752235	CMTC Building 1390 Renovation		\$537,125.00
11/8 /2022	Fennell Purifoy Architects		
	Cornerstone Construction of Russellville		

<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>
9752245	Harrisburg Armory Driveway Expansion	\$125,879.00
11/4 /2022	Brackett - Krennerich Architects Bailey Contractors, Inc.	
<b>Division of Heritage</b>		
8652101	Searles Prairie Natural Area Fence	\$61,375.00
11/1 /2022	DeMx Architecture Bill's Fence Co., Inc.	
8652202	HVAC Replacement Collections Management Facility	\$248,165.24
11/21/2022	Robert M Schelle Architect Comfort Systems USA (Arkansas), Inc.	



## Change Order Summary

<b>7102207</b>	<b>Department of Human Services</b>	<b>Bernhard TME</b>			
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>
11/29/2022	2	Time Extension	\$0.00	\$0.00	60
11/29/2022	2	Owner Requested	\$154,485.00	\$0.00	0
<b>9002203</b>	<b>Department of Parks, Heritage and Tourism</b>	<b>McClelland Consulting Engineers, Inc.</b>			
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>
11/17/2022	3	Owner Requested	\$19,719.00	\$0.00	0
<b>9002211</b>	<b>Department of Parks, Heritage and Tourism</b>	<b>Alta Planning + Design</b>			
DHT Mellwood to Snow Lake					
Rowan Construction Services, LLC					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
11/17/2022	1	Time Extension	\$0.00	\$0.00	2
11/17/2022	1	Owner Requested	\$1,702.62	\$0.00	0
<b>9751842</b>	<b>Department of the Military</b>	<b>Cromwell Architects Engineers</b>			
RMTC 17300 Expansion Renovation					
Brister Construction, Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
11/10/2022	2	Time Extension	\$0.00	\$0.00	120
<b>9752017</b>	<b>Department of the Military</b>	<b>Michael Baker International</b>			
Hazen FMS Drainage					
K & E Construction, Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
11/22/2022	3	Unforeseen Condition	\$32,330.00	\$0.00	0
<b>9752147</b>	<b>Department of the Military</b>	<b>Cromwell Architects Engineers</b>			
RMTC Building 17302 Storage Bldg					
A4 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>
11/2 /2022	4	Time Extension	\$0.00	\$0.00	14
11/2 /2022	4	Unforeseen Condition	\$2,661.51	\$0.00	0

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**9752244 Department of the Military**  
RMTC PEC Bldg 1525 Shiloh Pavilion Reno  
AVCOR Construction LLC

Lockeby & 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>
11/2 /2022	1	Unforeseen Condition	\$5,690.79	\$0.00	0

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**9952201 Division of Emergency Management**  
Covered Dock Expansion  
Wagner General Contractors, Inc

Lockeby & 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>
11/1 /2022	1	Time Extension	\$0.00	\$0.00	49

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### 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>
5002308	Department of Education	Public Bid
Luther Hardin Site Sanitary Sewer Upgrades	Little Rock, AR	Approval to Bid
11/8/2022		Open for Review
\$130,000.00	NA	NA
Pettit & Pettit Consulting Engineers, Inc.	No	NA
5102201	Arkansas School for the Blind	Public Bid
Hill Cottage Renovation Phase 2	Little Rock, AR	Plan Review Submittal
11/30/2022		Open for Review
\$515,700.00	3,030	\$ 170.00
Smith Associates Architects, PA	No	NA
5522201	Northwest Technical Institute	Public Bid
Turnbow Automotive Center Re-roof	Springdale, AR	Other
11/14/2022	11/17/2022	Closed
\$198,000.00	6,300	\$ 34.42
Wittenberg, Delony & Davidson, Inc.	No	NA
7102302	Department of Human Services	Public Bid
Upgrade IT Infrastructure at Jonesboro	Jonesboro, AR	Approval to Bid
11/22/2022		Open for Review
\$365,000.00	NA	NA
Lockeby & Associates, Inc.	No	NA
7102303	Department of Human Services	Public Bid
Upgrade IT Infrastructure, Arkadelphia	Arkadelphia, AR	Approval to Bid
11/22/2022		Open for Review
\$372,000.00	NA	NA
Lockeby & Associates, Inc.	No	NA
7102306	Department of Human Services	Public Bid
Re-roof Various Buildings Phase VI	Conway HDC	Plan Review Submittal
11/1/2022	11/15/2022	Waiting for Responses
\$122,440.00	5,436	\$ 22.52
Morris & Associates	No	NA
9002219	Parks, Heritage & Tourism	Public Bid
Fish Cleaning Station	Lake Chicot State Park	Approval to Bid
11/30/2022		Open for Review
\$165,337.75	384	\$ 430.57
Parks and Tourism In-House	No	NA
9002220	Parks, Heritage & Tourism	Public Bid
Sidewalks & Swimming Pool	Mount Magazine State Park	Re-bid
11/1/2022		Open for Review
\$191,804.00	4,136	\$ 46.37
Taylor Kempkes Architects, P.A.	No	NA

<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>
9002303 Wastewater Treatment Plant Replacement 11/30/2022 \$609,325.00 Halff + Marlar	Parks, Heritage & Tourism Mount Magazine State Park 6,500 No	Public Bid Approval to Bid Open for Review \$ 93.74 NA
9002304 John H. Johnson Trailhead 11/22/2022 \$393,390.85 Halff + Marlar	Parks, Heritage & Tourism Delta Heritage Trail State Park 11/23/2022 NA No	Public Bid Other Waiting for Responses NA NA
9002306 Sewer Improvements 11/1/2022 \$771,805.93 McClelland Engineering	Parks, Heritage & Tourism Lake Catherine State Park 11/3/2022 NA No	Public Bid Approval to Bid Closed NA NA
9002308 Phase V-Seating Replacement at War 11/10/2022 \$420,000.00 Wittenberg, Delony & Davidson, Inc.	Parks, Heritage & Tourism Little Rock, AR 11/15/2022 NA No	Public Bid Approval to Bid Closed NA NA
9002312 New Restroom 10/13/2022 \$293,981.72 McClelland Engineering	Parks, Heritage & Tourism Parkin Archeological State Park 11/1/2022 180 No	Public Bid Plan Review Submittal Waiting for Responses \$ 1,633.23 NA
9002313 Moss Williams House Phase 2 11/10/2022 \$595,716.67 Witsell Evans Rasco	Parks, Heritage & Tourism Historic Washington State Park 11/30/2022 1,525 No	Public Bid Plan Review Submittal Closed \$ 390.63 NA
9002314 Visitor Center Landscape Improvements 11/22/2022 \$750,000.00 Ecological Design Group, Inc.	Parks, Heritage & Tourism Pinnacle Mountain State Park NA No	Public Bid Plan Review Submittal Open for Review NA NA
9002315 War Memorial Stadium Phase VI, South 11/23/2022 \$248,858.00 Wittenberg, Delony & Davidson, Inc.	Parks, Heritage & Tourism Little Rock, AR 27,000	Public Bid Plan Review Submittal Open for Review \$ 9.22



## Public School Accessibility Reviews

November 2022

Project #	Project Description Review Type	Date Received	Date Completed	School District Current Status
5002316	Middle School Approval to Proceed	11/15/2022	11/16/2022	Benton schools Closed
5002318	New Billie Arena Approval to Proceed	11/18/2022	11/28/2022	Monticello Schools Closed
5002319	0812-1120 Malvern Approval to Proceed	11/1/2022	11/14/2022	Malvern Schools Closed
5002320	Bearcat Concession Stand Approval to Proceed	11/17/2022	11/22/2022	Mena Schools Closed
5002322	New High School Plan Review Submittal	11/30/2022		Hot Springs Schools Open for Review