



H.10(a)

Department of Shared Administrative Services
Governor Sarah Huckabee Sanders
Secretary Leslie Fisken

Memorandum

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

From: Anne W. Laidlaw, DBA Director *DN*

CC: Leslie Fisken, SAS Secretary

Date: January 2, 2026

Subject: **DBA Monthly Report of December, 2025 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 December, 2025. 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.

SAS - DIVISION OF BUILDING AUTHORITY

Monthly Report
December, 2025

I. Real Estate Services

NEW LEASES:

Lease Number N9445 **Start Date** 5/1/2025 **End Date** 4/30/2050

Lessee Name Alpha Tau Omega Fraternity Eta Gamma Chapter, Arkansas State

Property Name

Address Eta Gamma Chapter, Alpha Tau Omega Fraternity

City Jonesboro **County Name** Craighead

Sq Ft **RateSF** **Annual Rent** \$10

Lessor Name Arkansas State University **Principal**

Comments: New twenty five (25) year Land Lease for a fraternity near the Arkansas State University campus in Jonesboro.

Lease Number N9448 **Start Date** 7/1/2025 **End Date** 6/30/2026

Lessee Name South Central Service Cooperative

Property Name Career Academy Building

Address Southern Arkansas University Tech main campus

City East Camden **County Name** Calhoun

Sq Ft 120 **RateSF** **Annual Rent** \$4,800

Lessor Name Southern Arkansas University Tech **Principal**

Comments: New one (1) year Lease on the Southern Arkansas University Tech campus in East Camden.

LEASE RENEWALS:

Lease Number P2064 **Start Date** 1/1/2026 **End Date** 12/31/2027
Lessee Name AAD - Forestry Division
Address North of Bradley County Road 159
City **County Name** Bradley
Sq Ft **RateSF** **Annual Rent** \$100.00
Lessor Name PotlatchDeltic Forest Holdings, Inc. **Principal** Robert Gray
Comments: Two (2) year Public Advantage Lease Renewal with no other changes.

Lease Number P2626 **Start Date** 1/1/2026 **End Date** 12/31/2027
Lessee Name Arkansas Department of Agriculture - Forestry Division
Address Section 31, Township 16 South, Range 27 West
City **County Name** Miller
Sq Ft **RateSF** **Annual Rent** \$100.00
Lessor Name PotlatchDeltic Timber, LLC **Principal** Robert Gray
Comments: Two (2) year Public Advantage Lease Renewal with no other changes.

Lease Number P2627 **Start Date** 1/1/2026 **End Date** 12/31/2027
Lessee Name ADA - Forestry Division
Address Section 20, Township 13 South, Range 21 West
City **County Name** Nevada
Sq Ft **RateSF** **Annual Rent** \$100.00
Lessor Name PotlatchDeltic Timber, LLC **Principal** Robert Gray
Comments: Two (2) year Public Advantage Lease Renewal with no other changes.

Lease Number P2808 **Start Date** 10/1/2025 **End Date** 9/30/2027
Lessee Name Commerce - DWS - Rehabilitation Services
Address 111 West 12th Street
City **County Name** Independence
Sq Ft **RateSF** **Annual Rent** \$50,217.48
Lessor Name Batesville Ventures LLC **Principal** Manouchehr Malekan
Comments: Two (2) year Lease Renewal with a Three percent (3%) rent increase each year.

LEASE RENEWALS:

Lease Number	P3049	Start Date	4/1/2026	End Date	3/31/2028	
Lessee Name	DFA - Revenue Division					
Address	203 East 5th Street					
City	Danville	County Name	Yell			
	Sq Ft	1,000	RateSF	\$6.10	Annual Rent	\$6,096.00
Lessor Name	Yell County, Arkansas				Principal	N/A
Comments:	Two (2) year Lease Renewal with no other changes.					

Lease Number	P3152	Start Date	1/1/2026	End Date	12/31/2026	
Lessee Name	Black River Tech College -Nursing and Allied Health					
Address	900 West Kingshighway					
City	Paragould	County Name	Greene			
	Sq Ft	2,200	RateSF	\$10.82	Annual Rent	\$23,793.00
Lessor Name	Arkansas Methodist Hospital Corporation				Principal	Jason Masingale
Comments:	One (1) year Lease Renewal with a flat three percent (3%) rent increase.					

Lease Number	P3155	Start Date	2/1/2026	End Date	1/31/2027	
Lessee Name	UAMS - College of Medicine - Department of Family and Preventive Medicine					
Address	103 South Boulder Avenue					
City	Russellville	County Name	Pope			
	Sq Ft	602	RateSF	\$17.94	Annual Rent	\$10,800.00
Lessor Name	Russellville Downtown, LLC				Principal	James A. Streett
Comments:	One (1) year Lease Renewal with no other changes.					

Lease Number	P3310	Start Date	2/1/2026	End Date	1/31/2027	
Lessee Name	UAMS					
Address	302 Cherry Street					
City	Helena	County Name	Phillips			
	Sq Ft	62	RateSF		Annual Rent	\$3,000.00
Lessor Name	Partners Bank				Principal	Vance St Columbia
Comments:	One (1) year Lease Renewal with no other changes.					

LEASE RENEWALS:

Lease Number P6476 **Start Date** 2/1/2026 **End Date** 1/31/2027
Lessee Name Arkansas Educational Television Network Commission (AETN)
Address Arkansas Highway 46
City Tulip **County Name** Dallas

Sq Ft 0 **RateSF** **Annual Rent** \$1,320.00

Lessor Name Penny Granger **Principal** N/A
Comments: One (1) year Lease Renewal with no other changes.

Lease Number P7085 **Start Date** 1/1/2026 **End Date** 12/31/2027
Lessee Name Arkansas Department of Agriculture - Forestry Division
Address 2165 Champagnolle Road
City El Dorado **County Name** Union

Sq Ft **RateSF** **Annual Rent** \$100.00

Lessor Name PotlatchDeltic Timber, LLC **Principal** Robert Gray
Comments: Two (2) year Public Advantage Lease Renewal with no other changes.

Lease Number P9701 **Start Date** 4/1/2026 **End Date** 3/31/2028
Lessee Name DHS - Division of County Operations
Address 331 East 13th Street
City Murfreesboro **County Name** Pike

Sq Ft 7,500 **RateSF** \$10.10 **Annual Rent** \$75,735.00

Lessor Name D.P.R. Properties, Inc. **Principal** Phillip White
Comments: Two (2) year Lease Renewal with Lessor performing a minor repairs/imprvements.

Lease Number T6046 **Start Date** 4/1/2026 **End Date** 3/31/2028
Lessee Name Arkansas Educational Television Network (AETN)
Address Redfield Tower
City Redfield **County Name** Grant

Sq Ft **RateSF** **Annual Rent** \$269,571.60

Lessor Name Mission Broadcasting, Inc. **Principal** Dennis Thatcher
Comments: Two (2) year Tower Lease Renewal with new Lessee termination option.

LEASE CHANGES:

Lease Number P3316 **Start Date** 9/1/2025 **End Date** 10/31/2036

Lessee Name UAMS - Musculoskeletal

Address 609 SW 8th Street

City Bentonville **County Name** Benton

Sq Ft 23939 **RateSF** \$25.00

Lessor Name Bentonville 8th Street, LLC **Principal** T.J Lefler

Comments: Lease Commencement Amendment with a change in Lessor entity and revised rent schedule for a new orthopedic and physical therapy clinic in Bentonville.

Lease Number P8101 **Start Date** 6/30/2025 **End Date** 6/30/2026

Lessee Name DHS - County Operations

Address 803 East Highway 64

City Wynne **County Name** Cross

Sq Ft 8246 **RateSF** \$8.98

Lessor Name Taylor Ridge Properties LLC **Principal** Jerrad Taylor

Comments: Lease Amendment to reflect new ownership with change in Lessor name and mailing address.

Lease Number P8104 **Start Date** 12/1/2025 **End Date** 6/30/2026

Lessee Name DFA - Revenue Division

Address 142 Court Square

City Dewitt **County Name** Arkansas

Sq Ft 1200 **RateSF** \$7.50

Lessor Name Anthony D. Penick II **Principal** N/A

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

Lease Number P9622 **Start Date** 6/30/2025 **End Date** 3/31/2026

Lessee Name DHS - County Operations

Address 1200 Highway 33 North

City Augusta **County Name** Woodruff

Sq Ft 8100 **RateSF** \$8.71

Lessor Name Taylor Ridge Properties LLC **Principal** Jerrad Taylor

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

LEASE CANCELLATIONS:

Lease Number N9328

Lessee Name Mullenix & Associates LLC

Address 501 Woodlane Street

City Little Rock **County Name** Pulaski

Lessor Name SAS - Division of Building Authority

Comments: Lessor and Lessee agree to allow month-to-month Lease to expire effective 12/31/25 with no further obligation by either party.

Lease Number P2518

Lessee Name ADA - Arkansas State Plant Board

Address 609 Southside Street

City Lake Village **County Name** Chicot

Lessor Name Sarah Smith

Comments: Land Lease allowed to expire effective 12/31/25, with no further obligation by either party.

Lease Number P2794

Lessee Name ADEE - Division of Environmental Quality

Address 555 St. Louis Street

City Batesville **County Name** Independence

Lessor Name Shelby Moore Revocable Trust, with Shelby Moore, As Trustee

Comments: Lease allowed to expire effective 12/31/25 with no further obligation by either party.

Lease Number P3132

Lessee Name Black River Technical College - Division of Adult Education

Address 1105 West Court Street

City Paragould **County Name** Greene

Lessor Name Kevin L. Ward

Comments: Lease allowed to expire effective 12/31/25 with no further obligation by either party.

LEASE CANCELLATIONS:

Lease Number P3314

Lessee Name Arkansas Educational Television Network Commission

Address 12B Hart Lane

City Conway ***County Name*** Faulkner

Lessor Name Diamond State Overhead Door, Inc.

Comments: Lease terminated early effective 12/7/25 pursuant to Section 10(g) of the Lease.

II. Construction Section

Contracts:

Current Projects under Contract:	131
Value of Current Projects:	\$ 401,530,100.40
New Contracts:	2
(See attached New Contract report)	
Value of New Contracts:	\$ 2,390,000.00
Change Orders approved:	12
(See attached Change Order report)	
Change Order Increase:	\$ 1,094,536.63
Change Order Decrease:	-\$ 64,171.40
Projects Completed:	8
Value of Completed Projects:	\$ 11,819,473.99

Bid Process and Openings:

Projects in the Bid Process	
Bid Openings:	
(See attached Bid Opening Report)	2
Emergency Bid:	0
Rebid Projects:	0
Projects Within Budget:	2
Project Over Budget	0

Project Observations:

Field Inspections Conducted:	49
Final Inspections Conducted	05

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
6152522	SAS Division of Building Authority	\$2,500,000.00
1509 Building	4th Floor Renovation	\$2,175,000.00
12/4 /2025	Division of Building Authority, In-House	Design / Bid / Build
2:00:00 PM	Wagner General Contractors, Inc.	
9602601	Division of Arkansas State Police	\$250,000.00
Arkansas State Police HQ's	Flooring Installation	\$215,000.00
12/9 /2025	WER Architects	Design / Bid / Build
2:00:00 PM	Born To Build LLC	

New Contracts

Agency Name	Project Name	
Project Number	Design Professional Name	
Date Approved	Contractor Name	Contract Amount
Department of Parks, Heritage and Tourism		
9002416	Crowley's Ridge State Park Day Use Improvements	\$215,000.00
12/19/2025	Halff Olympus Construction, Inc.	
SAS Division of Building Authority		
6152522	1509 Building 4th Floor Renovation	\$2,175,000.00
12/16/2025	Division of Building Authority, In-House Wagner General Contractors, Inc.	

Change Order Summary

6152506 TSS Division of Building Authority				Pettit & Pettit Consulting Engineers, Inc.		
B.G. Hendrix Elevator Update						
EWI Constructors Inc.						
Date	C/O #	Change Order Reason		Amount Increase	Amount Decrease	Days
12/30/2025	1	Time Extension		\$0.00	\$0.00	33
7102401 Department of Human Services				Stocks-Mann Architects, PLC		
Renovation of Hickory #23 at SEAHDC						
Grindstone Construction, LLC						
Date	C/O #	Change Order Reason		Amount Increase	Amount Decrease	Days
12/17/2025	4	Unforeseen Condition		\$0.00	(\$44,171.40)	0
9002402 Department of Parks, Heritage and Tourism				Pollution Management, Inc.		
Shared Use Path Phase 1 Pinnacle Mtn State Park						
Wagner General Contractors, Inc.						
Date	C/O #	Change Order Reason		Amount Increase	Amount Decrease	Days
12/3/2025	7	Time Extension		\$0.00	\$0.00	88
12/3/2025	7	Unforeseen Condition		\$20,256.34	\$0.00	0
12/19/2025	8	Unforeseen Condition		\$5,769.12	\$0.00	0
9002404 Department of Parks, Heritage and Tourism				Pollution Management, Inc.		
Lake Chicot State Park Campground Renovation						
Pioneer Civil Construction, Inc.						
Date	C/O #	Change Order Reason		Amount Increase	Amount Decrease	Days
12/2/2025	2	Owner Requested		\$295,631.00	\$0.00	0
12/2/2025	2	Unforeseen Condition		\$35,000.00	\$0.00	0
9002431 Department of Parks, Heritage and Tourism				AMR		
Cabin Renovations at Devil's Den State Park						
Covenant Commercial Construction LLC						
Date	C/O #	Change Order Reason		Amount Increase	Amount Decrease	Days
12/11/2025	9	Time Extension		\$0.00	\$0.00	22
12/11/2025	9	Owner Requested		\$93,237.68	\$0.00	0
12/17/2025	10	Time Extension		\$0.00	\$0.00	2
12/17/2025	10	Unforeseen Condition		\$5,021.90	\$0.00	0
12/17/2025	10	Owner Requested		\$7,033.62	\$0.00	0

9002507	Department of Parks, Heritage and Tourism	Tim A. Risley & Associates			
Mather Lodge Renovation Phase 1					
Noland 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>
12/17/2025	3	Owner Requested	\$120,349.43	\$0.00	0
12/17/2025	3	Time Extension	\$0.00	\$0.00	30
12/17/2025	3	Item Not Shown Or Specified	\$8,685.00	\$0.00	0
9002509	Department of Parks, Heritage and Tourism	Alta Planning + Design			
DHT Phase IX Snow Lake to Mozart					
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>
12/17/2025	3	Time Extension	\$0.00	\$0.00	6
12/17/2025	3	Substitution / Alternative Method	\$0.00	(\$20,000.00)	0
9502501	Division of Law Enforcement Standards and Training	Cromwell Architects Engineers			
ADLEST Camden Training Academy					
Ideal 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>
12/9 /2025	8	Time Extension	\$0.00	\$0.00	7
12/9 /2025	8	Owner Requested	\$193,443.00	\$0.00	0
9752409	Department of the Military	Garver Engineers			
RMTC Range 32					
Wagner General Contractors, Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
12/3 /2025	1	Owner Requested	\$272,000.00	\$0.00	0
9752512	Department of the Military	Tim A. Risley & Associates			
Siloam Springs Armory Latrine Addition					
JBZ, Inc. dba Ellingson Contracting, LLC					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
12/17/2025	2	Unforeseen Condition	\$38,109.54	\$0.00	0
12/17/2025	2	Time Extension	\$0.00	\$0.00	7

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	Cost Per Square Foot
Design Firm Name	Floodplain Permit Required	Date Permit Approved
4802603 Central ACC Center- Chiller Replacement 11/18/2025 \$400,000.00 <u>Wittenberg, Delony & Davidson, Inc.</u>	Department of Correction Little Rock, AR 12/15/2025 NA No	Public Bid Plan Review Submittal Waiting for Responses NA NA
6152515 Replace Lighting Syst at Commerce Bldg 12/15/2025 \$815,000.00 <u>Wittenberg, Delony & Davidson, Inc.</u>	Division of Building Authority Little Rock, AR 295,000 No	Public Bid Plan Review Submittal Open \$3.00 NA
9002603-A Trails at Mena Component 1 12/31/2025 \$16,484,668.00 <u>SNO Engineering</u>	Parks, Heritage & Tourism Mena, AR 48 Acres Pending Review	Public Bid Plan Review Submittal Open for Review NA
9002422 Spring Lake Trail Improvements (TAP)(S) 11/26/2025 \$490,431.00 <u>Halff + Marlar</u>	Parks, Heritage & Tourism Mammoth Springs State Park 12/2/2025 NA No	Public Bid Approval to Bid Closed NA NA
9752609 CMTC 1510 Admin Reno AON 12/16/2025 \$535,393.00 <u>Tim A. Risley and Associates</u>	Military Department Fort Chaffee, AR 12/22/2025 2,495 No	Public Bid Plan Review Submittal Waiting for Responses \$ 215.00 NA
9752610 CMTC 1511 DFAC Reno 12/16/2025 \$535,393.00 <u>Tim A. Risley and Associates</u>	Military Department Fort Chaffee, AR 2,495 No	Public Bid Plan Review Submittal Open for Review \$ 215.00 NA
9752614 CMTC 1598 Admin Reno 12/5/2025 \$296,525.14 <u>Tim A. Risley and Associates</u>	Military Department Fort Chaffee, AR 12/15/2025 2,512 No	Public Bid Approval to Bid Closed \$ 104.78 NA

Public School Accessibility Reviews

December 2025

Project #	Project		School District	
	Review Type	Date Received	Date Completed	Current Status
5002609	Bus Barn		White County Schools	
	Plan Review Submittal	12/5/2025	Cancelled	
5002610	North Little Rock Middle School Project		North Little Rock Schools	
	Plan Review Submittal	12/16/2025	Open for Review	
5002611	Baseball and Softball Facility		White County Schools	
	Plan Review Submittal	12/5/2025	Open for Review	