



Memorandum

To: Arkansas Legislative Council
Marty Garrity, Director, Bureau of Legislative Research
From: Anne W. Laidlaw, DBA Director *AWL*
CC: Leslie Fiskin, TSS Secretary
Date: October 7, 2024
Subject: **DBA Monthly Report of September 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 September, 2024. 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 September, 2024

I. Real Estate Services

NEW LEASES:

Lease Number P3213 **Start Date** 10/1/2024 **End Date** 12/31/2029
Lessee Name UAMS - Psychiatric Research Institute - STRIVE
Property Name
Address 3901 McCain Park Drive
City North Little Rock **County Name** Pulaski
Sq Ft 2,345 **RateSF** \$14.25 **Annual Rent** \$33,416
Lessor Name JBB Cypress, LLC **Principal** Will Collins
Comments: New five (5) year and three (3) month Lease for UAMS in North Little Rock.

Lease Number P3320 **Start Date** 7/1/2024 **End Date** 6/30/2025
Lessee Name Commerce - DWS - Rehab Services
Property Name
Address 902 North Center Street
City Lomoke **County Name** Lonoke
Sq Ft 87 **RateSF** \$8.72 **Annual Rent** \$760
Lessor Name Central Arkansas Planning and Developmen **Principal** Rodney Larsen
Comments: New one (1) year Sublease for Rehabilitation Services to replace Sublease P3181 at the same location.

Lease Number P3321 **Start Date** 9/15/2024 **End Date** 8/31/2025
Lessee Name Arkansas Department of the Military
Property Name
Address 1202 North State Line Avenue
City Texarkana **County Name** Miller
Sq Ft 850 **RateSF** \$10.59 **Annual Rent** \$9,000
Lessor Name Embark Care, LLC **Principal** Mindy Ramirez
Comments: New one (1) year Lease for Arkansas Department of the Military in Texarkana.

NEW LEASES:

Lease Number S8582 **Start Date** 7/1/2024 **End Date** 10/31/2025

Lessee Name ADE&E- Division of Environmental Quality

Property Name

Address 116 North Laurel Street

City Hope **County Name** Hempstead

Sq Ft 117 **RateSF** \$0.00 **Annual Rent** \$8,000

Lessor Name DHS- Division of County Operations **Principal**

Comments: New one (1) year and four (4) month State-to-State Sublease between DHS and ADE&E -Division of Environmental Quality.

LEASE RENEWALS:

Lease Number N9066 *Start Date* 5/1/2024 *End Date* 4/30/2029
Lessee Name USDA - Natural Resources Conservation Services
Address 101 East Capitol Avenue
City Little Rock *County Name* Pulaski
Sq Ft 6,382 *RateSF* \$14.33 *Annual Rent* \$91,454.06
Lessor Name TSS - Division of Building Authority *Principal* N/A
Comments: Five (5) year Lease Renewal with no other changes.

Lease Number N9182 *Start Date* 9/1/2024 *End Date* 8/31/2026
Lessee Name Bill Autry and/or Matthew Johnson
Address Conway Human Development Center
City Conway *County Name* Faulkner
Sq Ft *RateSF* *Annual Rent* \$1,257.40
Lessor Name DHS - Division of Developmental Disabilities *Principal* N/A
Comments: Two (2) year Land Lease Renewal with no other changes.

Lease Number P2195 *Start Date* 12/1/2024 *End Date* 11/30/2026
Lessee Name DFA - Revenue Division
Address 215 South Main Street
City Lincoln *County Name* Washington
Sq Ft 2,000 *RateSF* \$11.79 *Annual Rent* \$23,580.00
Lessor Name Jerry D. and Shirley K. Holloway *Principal* Jerry Holloway
Comments: Two (2) year Lease Renewal with a two percent (2%) rent increase each year.

Lease Number P2224 *Start Date* 11/1/2024 *End Date* 10/31/2025
Lessee Name DFA - Office of Child Support Enforcement
Address 504 Highway 65 North
City McGehee *County Name* Desha
Sq Ft 8,000 *RateSF* \$9.18 *Annual Rent* \$73,440.00
Lessor Name F. H. Gill *Principal* F.H. Gill
Comments: One (1) year Lease Renewal with Lessor to complete minor repairs/improvements.

LEASE RENEWALS:

Lease Number P2260 *Start Date* 1/1/2025 *End Date* 12/31/2026
Lessee Name DFA - Revenue Division
Address 105 South Rochester Street
City Russellville *County Name* Pope
Sq Ft 4,840 *RateSF* \$10.91 *Annual Rent* \$52,801.80
Lessor Name GCK Properties, LLC *Principal* Rufus E. Wolff
Comments: Two (2) year Lease Renewal with a flat two percent (2%) increase in rent.
Lessor to complete various repairs/improvements.

Lease Number P2334 *Start Date* 4/1/2023 *End Date* 3/31/2025
Lessee Name DHS - County Operations
Address 4252 Frontage Road
City Fayetteville *County Name* Washington
Sq Ft 4,500 *RateSF* \$11.81 *Annual Rent* \$53,151.48
Lessor Name Gloria D. Gray *Principal* Gloria D. Gray
Comments: Two (2) year Lease Renewal with a flat five percent (5%) rent increase and
Lessor to complete various repairs/improvements.

Lease Number P2407 *Start Date* 12/1/2024 *End Date* 11/30/2028
Lessee Name DHS - County Operations
Address Highway 70/700 & 115 Stover Lane
City Hot Springs *County Name* Garland
Sq Ft 33,165 *RateSF* \$15.11 *Annual Rent* \$501,162.96
Lessor Name Inspire Property Management, LLC *Principal* Kandi McNeal
Comments: Four (4) year Lease Renewal with a flat four percent (4%) rent increase and no
other changes.

Lease Number P2518 *Start Date* 10/1/2024 *End Date* 9/30/2025
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 Sarah Smith *Principal*
Comments: One (1) year Lease Renewal with no other changes.

LEASE RENEWALS:

Lease Number P2593 *Start Date* 1/1/2025 *End Date* 12/31/2026
Lessee Name ADC - Division of Community Correction
Address 500 DeQueen Street
City Mena *County Name* Polk
Sq Ft 4,375 *RateSF* \$6.88 *Annual Rent* \$30,088.20
Lessor Name BRDP Properties, LLC *Principal* Patrick McDaniel
Comments: Two(2) year Lease Renewal with no other changes.

Lease Number P2732 *Start Date* 12/1/2024 *End Date* 11/30/2026
Lessee Name DFA - Revenue Division
Address 119 Chestnut Street
City Lewisville *County Name* Lafayette
Sq Ft 1,500 *RateSF* \$12.48 *Annual Rent* \$18,727.20
Lessor Name Jerry D. and Shirley K. Holloway *Principal* Jerry Holloway
Comments: Two (2) year Lease Renewal with a two percent (2%) rent increase each year.

Lease Number P2772 *Start Date* 12/1/2024 *End Date* 11/30/2025
Lessee Name U of A, Division of Agriculture, Family Consumer Science
Address 18 Freeway Drive
City Little Rock *County Name* Pulaski
Sq Ft 200 *RateSF* \$6.30 *Annual Rent* \$1,260.00
Lessor Name U-Storit, Inc. *Principal* Bill Humble
Comments: One (1) year Storage Lease Renewal with no other changes.

Lease Number P2781 *Start Date* 1/1/2025 *End Date* 12/31/2026
Lessee Name ADA - Forestry Division
Address Township 5 North Range 31 West Section 25 Original Plat Book 10 Lots 10-1
City Huntington *County Name* Sebastian
Sq Ft *RateSF* *Annual Rent* \$100.00
Lessor Name City of Huntington, Arkansas *Principal* N/A
Comments: Two (2) year Lease Renewal with no other changes.

LEASE RENEWALS:

Lease Number P3147 **Start Date** 10/1/2024 **End Date** 9/30/2028

Lessee Name ADC - Division of Correction

Address Section 8, Township 8 South, Range 5 West

City Grady **County Name** Lincoln

Sq Ft **RateSF** **Annual Rent** \$6,268.52

Lessor Name R. R. Rice Estate Partnership **Principal** William A. Kientz III

Comments: Four (4) year Lease Renewal with a rent rate adjustment to \$75.00 per acre.

Lease Number P3151 **Start Date** 12/1/2024 **End Date** 11/30/2025

Lessee Name ADC - Division of Community Correction

Address 10 South College Avenue

City Fayetteville **County Name** Washington

Sq Ft 6,400 **RateSF** \$5.63 **Annual Rent** \$36,000.00

Lessor Name Washington County, Arkansas **Principal** N/A

Comments: Two (2) year Lease Renewal with a change to clarify utility responsibilities.

Lease Number P3188 **Start Date** 7/1/2024 **End Date** 6/30/2025

Lessee Name UAMS - College of Medicine - DFPM - RED

Address 117 East Main Street

City Prescott **County Name** Nevada

Sq Ft 1,344 **RateSF** \$6.03 **Annual Rent** \$8,100.00

Lessor Name M&B Insurance Properties, Inc. **Principal** W. Percy Malone

Comments: One (1) year Lease Renewal with a \$50.00 increase in monthly rent.

Lease Number P3196 **Start Date** 1/1/2025 **End Date** 12/31/2026

Lessee Name Henderson State University - Upward Bound

Address 835 Central Avenue

City Hot Springs **County Name** Garland

Sq Ft 784 **RateSF** \$14.16 **Annual Rent** \$11,100.00

Lessor Name Shiloh Place Manor, LLC **Principal**

Comments: Two (2) year Lease lease renewal with \$25.00 increase in monthly rent and Lessor performing various repairs.

LEASE RENEWALS:

Lease Number P3229 *Start Date* 10/1/2024 *End Date* 9/30/2025
Lessee Name Arkansas Tech University
Address 165 North Broadway Avenue
City Booneville *County Name* Logan
Sq Ft 2,000 *RateSF* \$3.90 *Annual Rent* \$7,800.00
Lessor Name B & W Holdings, LLC *Principal* N/A
Comments: One (1) year Lease renewal with a \$100.00 increase in monthly rent and a change in Lessor name.

Lease Number P3310 *Start Date* 2/1/2025 *End Date* 1/31/2026
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* N/A
Comments: One (1) year Lease Renewal with no other changes.

Lease Number P6039 *Start Date* 10/1/2024 *End Date* 9/30/2026
Lessee Name ADEE - Division of Environmental Quality
Address North Little Rock Airport
City North Little Rock *County Name* Pulaski
Sq Ft *RateSF* *Annual Rent* \$754.40
Lessor Name North Little Rock Airport Commission *Principal* N/A
Comments: Two (2) year Land Lease Renewal with no other changes.

Lease Number P6168 *Start Date* 12/1/2024 *End Date* 11/30/2026
Lessee Name DFA - Revenue Division
Address 209 Main Street
City Crossett *County Name* Ashley
Sq Ft 2,176 *RateSF* \$9.93 *Annual Rent* \$21,600.00
Lessor Name Margaret McGoogan Holder, Trustee of the *Principal* Margaret Holder
Comments: Two (2) year Lease Renewal with a \$50.00 increase in monthly rent.

LEASE RENEWALS:

Lease Number P6475 **Start Date** 1/1/2025 **End Date** 12/31/2025

Lessee Name Arkansas Educational Television Network Commission (AETN)

Address 4.00 acres of land

City Oark **County Name** Johnson

Sq Ft **RateSF** **Annual Rent** \$800.00

Lessor Name Mary E. Meyer **Principal** N/A

Comments: One (1) year Ground Lease Renewal with a \$200.00 increase in annual rent.

Lease Number P8120 **Start Date** 1/1/2025 **End Date** 12/31/2026

Lessee Name DHS - County Operations

Address 608 Rodgers Drive

City Searcy **County Name** White

Sq Ft 14,750 **RateSF** \$9.90 **Annual Rent** \$146,025.00

Lessor Name Razor Property Management, LLC **Principal** Dale Jones

Comments: Two (2) year Lease Renewal with a flat nine percent (9%) rent increase and Lessor to complete various repairs/improvements.

Lease Number P9112 **Start Date** 1/1/2025 **End Date** 12/31/2026

Lessee Name DFA - Revenue Division

Address 801 East 4th Street

City Texarkana **County Name** Miller

Sq Ft 2,306 **RateSF** \$10.43 **Annual Rent** \$24,048.40

Lessor Name William G. Wright and Don Chaney **Principal** William G. Wright

Comments: Two (2) year Lease Renewal with a flat four percent (4%) rent increase and Lessor to perform various repairs/improvements.

Lease Number P9187 **Start Date** 1/1/2025 **End Date** 12/31/2026

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 RENEWALS:

Lease Number P9328 *Start Date* 1/1/2025 *End Date* 12/31/2026
Lessee Name ADA - 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 no other changes.

Lease Number P9534 *Start Date* 11/1/2024 *End Date* 10/31/2026
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 P9761 *Start Date* 11/1/2024 *End Date* 10/31/2028
Lessee Name DHS - Division of County Operations
Address 602 South 10th Street
City Arkadelphia *County Name* Clark

 Sq Ft 12,494 *RateSF* \$11.21 *Annual Rent* \$140,046.00
Lessor Name Bethlehem Properties, L.L.C. *Principal* John Wayne Smith
Comments: Four (4) year Lease Renewal with a three percent (3%) initial increase and a three percent (3%) increase in the third year with Lessor addressing various repairs

Lease Number P9978 *Start Date* 11/1/2024 *End Date* 10/31/2026
Lessee Name DFA - Revenue Division
Address 406 North Illinois Avenue
City Harrisburg *County Name* Poinsett

 Sq Ft 1,657 *RateSF* \$11.82 *Annual Rent* \$19,584.60
Lessor Name Young & Young Development Co. LLC *Principal* J.R. Young
Comments: Two (2) year Lease Renewal with a three percent (3%) rent increase in the first year and a four percent (4%) rent increase the second year.
Lessor to perform various improvements

LEASE RENEWALS:

Lease Number S8360 *Start Date* 7/1/2024 *End Date* 6/30/2026
Lessee Name ADC – Division of Correction
Address 300 East 5th Street
City Texarkana *County Name* Miller
Sq Ft 29,000 *RateSF* *Annual Rent* \$1.00
Lessor Name ADC - Division of Community Correction *Principal* N/A
Comments: Two (2) year Public Advantage Lease Renewal between state agencies.

Lease Number S8556 *Start Date* 11/1/2024 *End Date* 10/31/2025
Lessee Name Department of Finance and Administration
Address 1302 Pike Avenue
City North Little Rock *County Name* Pulaski
Sq Ft 1,900 *RateSF* \$3.00 *Annual Rent* \$5,700.00
Lessor Name Corrections - Division of Community Correcti *Principal* N/A
Comments: One (1) year Lease Renewal with no other changes.

Lease Number S8577 *Start Date* 12/1/2024 *End Date* 11/30/2025
Lessee Name Arkansas Department of Health
Address Parking Spaces located at ADH Campus
City Little Rock *County Name* Pulaski
Sq Ft *RateSF* *Annual Rent* \$1.00
Lessor Name Arkansas Department of Human Services Di *Principal* N/A
Comments: One (1) year Parking Lease Renewal with no other changes.

Lease Number T6046 *Start Date* 1/1/2025 *End Date* 12/31/2025
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: One (1) year Tower Lease Renewal with a three percent (3%) rent increase.

LEASE CHANGES:

Lease Number N9391 *Start Date* 7/1/2023 *End Date* 6/30/2025
Lessee Name Workforce Development Board of Eastern Arkansas, Inc.
Address 2003 West Broadway Avenue
City West Memphis *County Name* Crittenden
Sq Ft 263 *RateSF* \$12.75
Lessor Name Commerce - Division of Workforce Service *Principal* N/A
Comments: Change Amendment to reflect change in square footage and corresponding adjustment in rent.

Lease Number P3199 *Start Date* 3/13/2024 *End Date* 5/31/2027
Lessee Name UAMS - Musculoskeletal
Address 1701 Aldersgate Road
City Little Rock *County Name* Pulaski
Sq Ft 4909 *RateSF* \$14.31
Lessor Name 1701 MOB, LLC & CCFW 1701 Holdings, L *Principal* Brock Martin
Comments: Change Amendment to reflect new ownership with a two (2) year Lease Extension and rent adjustment.

Lease Number P3241 *Start Date* 7/26/2024 *End Date* 2/28/2029
Lessee Name Arkansas Department of the Military
Address 20461 I-30
City Benton *County Name* Saline
Sq Ft 1500 *RateSF* \$31.00
Lessor Name Five For All Ventures, LLC *Principal*
Comments: Change Amendment with change in Lessor name and mailing address to reflect new ownership.

LEASE CANCELLATIONS:

Lease Number N9428
Lessee Name Association of Arkansas Counties
Address 1401 West Capitol Avenue
City Little Rock **County Name** Pulaski
Lessor Name UAMS - Center for Health Improvement
Comments: Sublease terminated early by mutual agreement of both parties effective 9/30/24.

Lease Number P2298
Lessee Name UAMS - Department of Pediatrics - Schmieding Developmental
Address 632 East Henri de Tonti Boulevard
City Springdale **County Name** Washington
Lessor Name Phillip and Melinda Gilbey
Comments: Lease allowed to expire effective 9/30/24 with no further obligation by either party.

Lease Number P2606
Lessee Name Arkansas Educational Television Network Commission (AETN)
Address 850 9th Avenue
City Conway **County Name** Faulkner
Lessor Name Reva Blalock
Comments: Lease allowed to expire effective 7/31/24 with no further obligation by either party.

Lease Number P2675
Lessee Name UAMS - Psychiatric Research Institute - STRIVE
Address 4701 Fairway Avenue
City North Little Rock **County Name** Pulaski
Lessor Name JMJ Family Properties, LLC
Comments: UAMS elected to terminate Lease effective 9/30/24 pursuant to termination option.

LEASE CANCELLATIONS:

Lease Number S8496

Lessee Name Arkansas Department of Workforce Services

Address 1100 College Drive - Abernathy Bldg.

City Mena ***County Name*** Polk

Lessor Name U of A, Rich Mountain Community College

Comments: Lease terminated early by mutual agreement of both parties effective 8/31/24.

II. Construction Section

Contracts:

Current Projects under Contract:	107	
Value of Current Projects:	\$	108,672,500.05
New Contracts:	4	
(See attached New Contract report)		
Value of New Contracts:	\$	1,437,982.08
Change Orders approved:	10	
(See attached Change Order report)		
Change Order Increase:	\$	230,212.65
Change Order Decrease:	-\$	17,621.00
Projects Completed:	1	
Value of Completed Projects:	\$	969,902.65

Bid Process and Openings:

Projects in the Bid Process	54
Bid Openings:	
(See attached Bid Opening Report)	24
Emergency Bid:	11
Rebid Projects:	3
Projects Within Budget:	23
Project Over Budget	1

Project Observations:

Field Inspections Conducted:	22
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
4802301R	Department of Correction	\$2,796,425.22
Tucker Unit Water Treatment Plant Repair		\$2,631,097.50
9 /23/2024	McClelland Consulting Engineers, Inc.	Design / Bid / Build
10:30:00 AM	Environmental Process Systems, Inc.	
6452402	Department of Health	\$469,517.77
ADH Reroof and Exterior Improvements		\$495,987.00
9 /24/2024	Stocks-Mann Architects, PLC	Design / Bid / Build
2:30:00 PM	Flynco, Inc.	
7102110	Department of Human Services	\$376,237.00
ASH Security Fence, Sidewalks and Basketball Court		\$548,038.00
9 /12/2024	Morris and Associates Architects, Environmental Consultants	Design / Bid / Build
2:00:00 PM	Baldwin & Shell Construction Company	
7102412	Department of Human Services	\$686,000.00
Abate Asbestos Building 18 at AHC		\$434,640.00
9 /18/2024	Morris AE, Inc. Architects, Environmental Consultants	Design / Bid / Build
2:00:00 PM	Gerken Environmental Enterprises, Inc.	
8102501	Division of Workforce Services	\$235,600.00
ADWS 5401 S. University Renovations		\$142,000.00
9 /24/2024	Taylor-Kempkes Architects	Design / Bid / Build
2:00:00 PM	Bradford Morris Construction, LLC	
9002432	Department of Parks, Heritage and Tourism	\$350,000.00
Equipment Shed at Crater of Diamonds State Park		\$291,495.00
9 /5 /2024	Arkansas Department of Parks and Tourism In House	Design / Bid / Build
2:30:00 PM	Harrison Construction Co., Inc.	
9002435	Department of Parks, Heritage and Tourism	\$1,600,000.00
Plum Bayou Mounds Boardwalk		\$1,334,306.00
9 /11/2024	Crafton, Tull & Associates, Inc	Design / Bid / Build
2:00:00 PM	Wagner General Contractors, Inc	
9752248R	Department of the Military	\$20,263,000.00
CMTC Readiness Center		\$14,114,000.00
9 /19/2024	Garver Engineers	Emergency
2:30:00 PM	Nabholz Construction Corporation & Divisions	
9752321	Department of the Military	\$340,610.00
Hope Readiness Center Latrine Expansion		\$470,000.00
9 /25/2024	Stocks-Mann Architects, PLC	Emergency
2:30:00 PM	Twobo, Inc.	

Project Number / Name	Agency Name	Certified Funds
Bid Date	Design Professional Name	Bid Amount
Bid Time	Apparent Low Bidder Name	Method of Contracting
9752322	Department of the Military	\$560,640.00
Ozark Readiness Center Latrine Renovations		\$819,112.00
9 /16/2024	Studio 6 Architects	Emergency
2:00:00 PM	Covenant Commercial Construction LLC	
9752326	Department of the Military	\$539,256.11
Augusta Readiness Center Latrine Renovation		\$641,200.00
9 /20/2024	Brackett - Krennerich Architects	Design / Bid / Build
10:00:00 AM	Provence Construction Co., Inc.	
9752328	Department of the Military	\$1,061,357.00
CMTC Range 30 Modernization		\$798,571.00
9 /4 /2024	Garver Engineers	Design / Bid / Build
2:30:00 PM	Legacy Construction Management, Inc.	
9752402	Department of the Military	\$539,256.11
Warren Readiness Center Parking Lot Expansion		\$585,000.00
9 /10/2024	Fennell Purifoy Architects	Design / Bid / Build
2:00:00 PM	Grindstone Construction, LLC	
9752404	Department of the Military	\$605,888.00
RMTC Running Track Latrine		\$542,429.00
9 /25/2024	Clements & Associates	Emergency
1:00:00 PM	Bell Construction Company, Inc.	
9752410	Department of the Military	\$1,498,752.00
CMTC Building 1588 Officer Quarters Renovation		\$1,139,693.00
9 /12/2024	Tim A. Risley & Associates	Design / Bid / Build
2:00:00 PM	Wohali LLC	
9752412	Department of the Military	\$1,910,611.56
RMTC NY Ave. & 16th St. Resurface (EMER)		\$1,505,901.40
9 /12/2024	Michael Baker International	Emergency
2:30:00 PM	Redstone Construction Group, Inc. & Division	
9752413	Department of the Military	\$543,309.72
Batesville RC Latrine Addition		\$698,000.00
9 /26/2024	Brackett - Krennerich Architects	Emergency
1:30:00 PM	C & S Contracting LLC	
9752414	Department of the Military	\$259,570.00
Harrisburg Readiness Center Reroof		\$189,690.00
9 /17/2024	Brackett - Krennerich Architects	Design / Bid / Build
2:30:00 PM	Jonesboro Roofing Company, Inc.	

Project Number / Name	Agency Name	Certified Funds
Bid Date	Design Professional Name	Bid Amount
Bid Time	Apparent Low Bidder Name	Method of Contracting
9752415	Department of the Military	\$1,611,210.00
RMTC Building 00301 PMW (EMER)		\$1,518,000.00
9 /26/2024	Wittenberg, Delony & Davidson, Inc.	Emergency
2:00:00 PM	Alessi Keyes Construction Company	
9752416	Department of the Military	\$167,626.88
RMTC DOMS Generator Upgrade		\$138,000.00
9 /23/2024	Pack Engineering	Emergency
2:00:00 PM	Michael Kee Electric, Inc.	
9752420	Department of the Military	\$616,386.00
CMTC Building 1569 Renovation		\$597,935.00
9 /26/2024	Benchmark Group	Emergency
2:30:00 PM	Wohali LLC	
9752425	Department of the Military	\$396,490.00
RMTC Building 15301 Reroof & Exterior Renovations		\$508,500.00
9 /17/2024	Wittenberg Delony & Davidson Architects	Design / Bid / Build
2:00:00 PM	Wagner General Contractors, Inc	
9752425R	Department of the Military	\$396,490.00
RMTC Bldg. 15301 MEDCOM Reroof & Ext		\$499,000.00
9 /27/2024	Wittenberg, Delony & Davidson, Inc.	Emergency
10:00:00 AM	Wagner General Contractors, Inc	
9952406	Division of Emergency Management	\$516,000.00
AWIN Tower Project TRGE (EMER)		\$336,450.00
9 /16/2024	Vertical Structures	Emergency
2:30:00 PM	Allstate Tower Co., Inc.	

New Contracts

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

Department of Correction

4802405	Varner Water Tank Repaint	\$262,979.00
9 /19/2024	McClelland Consulting Engineers, Inc. Tank Pro, Inc.	

Department of Parks, Heritage and Tourism

9002415	Mount Magazine SP VC Siding Replacement	\$151,416.08
9 /20/2024	Taylor-Kempkes Architects Capitol Builder Solutions, LLC	

9002433	North End Zone Structural Repair at WMS Phase VII	\$303,298.00
9 /19/2024	Wittenberg, Delony & Davidson, Inc. Keet O'Gary Construction, LLC	

TSS Division of Building Authority

6152315	Replace Chillers at Main Street Mall	\$720,289.00
9 /16/2024	Pettit & Pettit Consulting Engineers, Inc. Middleton Heat & Air	

Change Order Summary

4802403 Department of Correction			Wittenberg, Delony & Davidson, Inc.		
Industry Building Fire Suppression System					
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>
9/25/2024	1	Owner Requested	\$0.00	(\$5,000.00)	0
7102206 Department of Human Services			Morris and Associates Architects, Environmental Consultants		
Bathroom Reno, Unit 6 Forensics					
Nabholz Construction Corporation & Divisions					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
9/20/2024	2	Unforeseen Condition	\$16,181.10	\$0.00	0
9/20/2024	2	Owner Requested	\$18,049.92	\$0.00	0
9/20/2024	2	Time Extension	\$0.00	\$0.00	39
7102215 Department of Human Services			Stocks-Mann Architects, PLC		
Southeast AR HDC Recreation Center Addition					
Grindstone 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>
9/3/2024	4	Owner Requested	\$0.00	(\$2,000.00)	0
7102307 Department of Human Services			Lockeby & Associates, Inc.		
Geothermal HVAC Systems, Mansfield JTC					
River City Mechanical, Inc					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
9/25/2024	1	Unforeseen Condition	\$65,047.00	\$0.00	0
9/25/2024	1	Time Extension	\$0.00	\$0.00	180
9002303 Department of Parks, Heritage and Tourism			Halff + Marlar		
Wastewater Treatment Plant Reno MMSP					
Environmental Process Systems, Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
9/25/2024	8	Owner Requested	\$28,730.00	\$0.00	0
9002320 Department of Parks, Heritage and Tourism			Allison Architects		
Visitor Center Expansion Daisy State Park					
Coker Building Company, Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
9/5/2024	4	Unforeseen Condition	\$14,352.95	\$0.00	0

9902408 Department of Parks, Heritage and Tourism McClelland Consulting Engineers, Inc.
 Visitor Center Day Use Road Pinnacle Mountain SP
 Redstone Construction Group, Inc. & Division

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
9 /4 /2024	3	Unforeseen Condition	\$33,594.15	\$0.00	0

9752238 Department of the Military Architecture Plus, Inc.
 CMTC Building 1681 Renovations
 Covenant Commercial Construction LLC

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
9 /18/2024	1	Time Extension	\$0.00	\$0.00	30
9 /18/2024	1	Unforeseen Condition	\$5,787.53	\$0.00	0
9 /18/2024	1	Owner Requested	\$0.00	(\$10,621.00)	

9752309 Department of the Military Benchmark Group
 Barrack 1564 Alterations
 Legacy Construction Management, Inc.

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
9 /25/2024	1	Unforeseen Condition	\$41,470.00	\$0.00	0
9 /25/2024	1	Time Extension	\$0.00	\$0.00	30

9952402 Division of Emergency Management Vertical Structures
 AWIN Tower Project - TRGA
 Site Communications, Inc

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
9 /19/2024	1	Substitution / Alternative Method	\$7,000.00	\$0.00	0
9 /19/2024	1	Time Extension	\$0.00	\$0.00	14

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
1252401RLF Ed Comm and Student Union Roofing 9/24/2024 \$2,278,126.50 Morris & Associates	Arkansas State University Jonesboro, AR 9/27/2024 111,500 No	Public Bid Approval to Bid Closed \$20.43
4402501 Fort Smith Office Window Replacement 9/9/2024 \$160,000.00 Crafton Tull Sparks	Oil and Gas Commission Fort Smith, AR 9/11/2024 NA NA	Public Bid Approval to Bid Closed NA
4802404 Tucker Unit Water Tank Improvements 9/30/2024 \$1,518,932.86 McClelland Engineering	Department of Correction Tucker, AR 3,025 No	Public Bid Other Waiting for Responses \$502.13
5002508 Arch Ford Ed Bldgs A, B, C Interior 9/9/2024 \$1,094,911.98 Pettit & Pettit Consulting Engineers, Inc.	Department of Education Little Rock, AR 9/10/2024 25,300	Public Bid Approval to Bid Closed \$43.28
6152311 3rd Floor MAC Bldg Module D Renovation 9/27/2024 \$674,164.00 Stocks-Mann Architects, PLC	TSS/Division of Building Authority Little Rock, AR 6,936 No	Public Bid Approval to Bid Open for Review \$97.20
6452501 Courtesy Rev of ADH IT HVAC & 9/16/2024 \$650,000.00 Batson	Department of Health Little Rock, AR 9/26/2024 NA No	Other Approval to Proceed Closed NA
7102311 3 Phase Emergency Storm Damage 8/29/2024 \$396,000.00 Morris & Associates	Department of Human Services Little Rock, AR 9/13/2024 0 No	Public Bid Plan Review Submittal Waiting for Responses \$0
9002418 Trotting Fox Trail Improvements 9/27/2024 \$323,910.00 Ecological Design Group, Inc.	Parks, Heritage & Tourism Mississippi River State Park 9/30/2024 NA No	Public Bid Plan Review Submittal Waiting for Responses NA
9002428 Spring Area Renovation 9/26/2024 \$115,608.90 Prism Design Studios	Parks, Heritage & Tourism Withrow Springs State Park 9/30/2024 12,150 No	Public Bid Re-bid Closed \$9.52

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
9002431 Cabin Renovations 8/29/2024 \$4,834,356.00 AMR Architects, Inc.	Parks, Heritage & Tourism Devil's Den State Park 9/11/2024 12,625 No	Public Bid Approval to Bid Closed \$382.92
9002503 New Restroom 7/31/2024 \$48,343.56 McClelland Engineering	Parks, Heritage & Tourism Lake Frierson State Park 9/30/2024 160 Yes	Public Bid Plan Review Submittal Waiting for Responses \$2,057.04
9002507 Mather Lodge Reno Phase 1 8/27/2024 \$1,627,646.00 Risley Architects	Parks, Heritage & Tourism Petit Jean State Park 9/9/2024 3,209 No	Public Bid Plan Review Submittal Waiting for Responses \$507.21
9002508 Mather Lodge Reno Phasse II 9/12/2024 \$1,694,723.00 Risley Architects	Parks, Heritage & Tourism Petit Jean State Park 4,598	Public Bid Plan Review Submittal Open for Review \$368.59
9002509 Phase IX Snow Lake to Mozart (RISE) 9/13/2024 \$10,178,307.70 Alta Planning + Design	Parks, Heritage & Tourism Delta Heritage Trail State Park 9/23/2024 NA	Public Bid Plan Review Submittal Waiting for Responses NA
9302503 Vache Grasse AML Project 9/9/2024 \$941,400.00 Civil & Environmental Consultants, Inc.	Department of Environmental Quality Greenwood, AR 9/16/2024 NA	Public Bid Plan Review Submittal Waiting for Responses NA
9502501 Camden Campus Improvements 9/11/2024 \$10,833,491.25 Cromwell Architects Engineers	Law Enforcement Training Academy Camden, AR 9/13/2024 38,250 No	Public Bid Approval to Bid Closed \$283.00
9502502 Northwest Campus Improvements, 9/9/2024 \$6,949,620.00 Cromwell Architects Engineers	Law Enforcement Training Academy Springdale, AR 9/10/2024 20,000 No	Public Bid Approval to Bid Closed \$347.00
9602407 New Security System at Governors Mansion 9/23/2024 \$1,209,000.00 Pettit & Pettit Consulting Engineers, Inc.	Arkansas State Police 1800 Center St, Little Rock, AR 72206 9/25/2024 NA No	Public Bid Plan Review Submittal Waiting for Responses 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
9602501 Boiler Replacement at ASP HQ 9/19/2024 \$3,000.00 Pettit & Pettit Consulting Engineers, Inc.	Arkansas State Police Little Rock, AR 9/23/2024 NA No	Public Bid Approval to Bid Closed NA
9752321 Hope Readiness Center Latrine Expansion 8/28/2024 \$340,610.00 Stocks-Mann Architects, PLC	Military Department Hope, AR 9/4/2024 747 No	Public Bid Approval to Bid Closed \$455.97
9752404 RMTC Running Track Latrine 9/10/2024 \$605,888.00 Clements and Associates Architecture, Inc.	Military Department Camp Robinson, North Little Rock, AR 9/12/2024 1,404 No	Public Bid Approval to Bid Closed \$431.54
9752404 RMTC Running Track Latrine 9/10/2024 \$605,888.00 Clements and Associates Architecture, Inc.	Military Department Camp Robinson, North Little Rock, AR 9/12/2024 1,404 No	Public Bid Approval to Bid Closed \$431.54
9752413 Batesville Armory Latrine Renovation 9/17/2024 \$543,309.72 Brackett-Krennerich & Associates	Military Department Batesville, AR 9/17/2024 965 No	Public Bid Approval to Bid Closed \$569.02
9752415 RMTC Bldg. 00301 Property Management 9/17/2024 \$1,611,210.00 Wittenberg, Delony & Davidson, Inc.	Military Department Camp Robinson, North Little Rock, AR 5,432 No	Public Bid Approval to Bid Open for Review \$294.98
9752416 RMTC DOMS Generator Upgrade 8/29/2024 \$167,626.88 Pack Engineering	Military Department Camp Robinson, North Little Rock, AR 9/5/2024 NA No	Public Bid Approval to Bid Closed NA
9752420 CMTC Bldg 1569 Barracks Reno 9/17/2024 \$616,386.00 Benchmark Group	Military Department Fort Chaffee, AR 9/17/2024 4,740 No	Public Bid Approval to Bid Closed \$130.04
9752425 RMTC Bldg 15301 MEDCOM Reroof and 9/19/2024 \$396,490.00 Wittenberg, Delony & Davidson, Inc.	Military Department Camp Joseph P. Robinson, North Little NA	Public Bid Re-bid Open for Review NA

Public School Accessibility Reviews

September 2024

Project #	Project Description Review Type	Date Received	Date Completed	School District Current Status
5002509	High School Arena Approval to Proceed	9/11/2024	9/13/2024	Paragould Schools Closed
5002510	Phase II New Gym/Storm Shelter Plan Review Submittal	9/25/2024	9/30/2024	Hot Springs Schools Waiting for Responses
5002511	New Agriculture Barn Plan Review Submittal	9/13/2024	9/25/2024	Dardanelle Schools Waiting for Responses