



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: December 9, 2024

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

Pursuant to Arkansas Code Annotated § 22-2-108 (13), please find enclosed the documents which outline the Division of Building Authority's activities for the month of November, 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 November, 2024

I. Real Estate Services

NEW LEASES:

Lease Number N9435 **Start Date** 8/1/2024 **End Date** 7/31/2029

Lessee Name Counseling Clinic, Inc.

Property Name

Address 6701 Highway 67 South

City Benton **County Name** Saline

Sq Ft 10,700 **RateSF** \$0.00 **Annual Rent** \$30,000

Lessor Name DHS-Division of Aging, Adult, and Behaviora **Principal** Jay Hill

Comments: New five (5) year Lease to a nonprofit for the operation of home and community based services for Medicaid beneficiaries in Benton.

Lease Number P3319 **Start Date** 8/1/2024 **End Date** 7/31/2064

Lessee Name Arkansas Department of Corrections

Property Name Phillips County Detention Facility

Address 1806 MLK Drive

City Helena-West Helena **County Name** Phillips

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

Lessor Name Phillips County, Arkansas **Principal**

Comments: New forty (40) year Public Advantage Lease for a detention center in Phillips County.

Lease Number P3322 **Start Date** 12/1/2024 **End Date** 11/30/2027

Lessee Name UAMS - Institute for Community Health Innovation

Property Name

Address 702 South Timberlane Road

City El Dorado **County Name** Union

Sq Ft 2,500 **RateSF** \$14.02 **Annual Rent** \$38,040

Lessor Name McKnight Companies of Arkansas, Inc. **Principal** Chris McKnight

Comments: New three (3) year Lease for UAMS in El Dorado.

NEW LEASES:

Lease Number P3324 **Start Date** 11/1/2024 **End Date** 10/31/2025
Lessee Name ADE - Div. of Elementary and Secondary Education
Property Name JTL Shop
Address 614 East Emma Avenue
City Springdale **County Name** Washington
Sq Ft 1,930 **RateSF** \$7.00 **Annual Rent** \$23,160
Lessor Name Jones Trust **Principal** Chris Sooter
Comments: New one (1) year Lease for ADE - Division of Elementary and Secondary Education in Springdale.

Lease Number P3325 **Start Date** 11/1/2024 **End Date** 10/31/2025
Lessee Name Arkansas Dept. of Agriculture - Forestry Division
Property Name Oxford Tower
Address
City **County Name** Izard
Sq Ft **RateSF** **Annual Rent** \$1,200
Lessor Name Bedrock Land Company, LLC **Principal** Doyle Cooper
Comments: New month-to-month Tower Lease for ADA - Forestry Division in Izard County.

LEASE RENEWALS:

Lease Number P2247 **Start Date** 12/1/2024 **End Date** 11/30/2026
Lessee Name DFA - Office of Child Support Enforcement
Address 3945 North Washington Street
City Forrest City **County Name** St. Francis
Sq Ft 11,200 **RateSF** \$10.94 **Annual Rent** \$122,528.04
Lessor Name Robin Frazier and Cotton Roberts **Principal** Robin Frazier
Comments: Two (2) year Lease Renewal with a change in Lessor name and Lessor to perform various repairs/improvements.

Lease Number P3093 **Start Date** 3/1/2025 **End Date** 2/28/2027
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 Land Lease Renewal with rent to be paid monthly rather than annually.

Lease Number P3245 **Start Date** 3/1/2025 **End Date** 2/29/2028
Lessee Name Disability Determination for Social Security Administration
Address 6th St. & Victory St.
City Little Rock **County Name** Pulaski
Sq Ft **RateSF** **Annual Rent** \$10,800.00
Lessor Name Arkansas Teacher Retirement System **Principal** N/A
Comments: Three (3) year Parking Lease Renewal with no other changes.

Lease Number P6336 **Start Date** 1/1/2025 **End Date** 12/31/2026
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 Lessor to restripe parking lot.

LEASE RENEWALS:

Lease Number P7001 **Start Date** 1/1/2025 **End Date** 12/31/2028
Lessee Name DFA - Revenue Division
Address 101 Spring Street
City Berryville **County Name** Carroll
Sq Ft 1,500 **RateSF** \$7.80 **Annual Rent** \$11,698.68
Lessor Name James Levi Phillips or Sally J. Phillips d/b/a **Principal** Levi Phillips
Comments: Four (4) year Lease Renewal with a flat five percent (5%) increase in rent.

Lease Number P9111 **Start Date** 11/1/2024 **End Date** 10/31/2026
Lessee Name DFA - Office of Driver Services
Address 402 Pecan Street
City Texarkana **County Name** Miller
Sq Ft 889 **RateSF** \$10.43 **Annual Rent** \$9,271.12
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.

Lease Number P9620 **Start Date** 1/1/2025 **End Date** 12/31/2026
Lessee Name DFA - Revenue Division
Address 2801 Olive Street
City Pine Bluff **County Name** Jefferson
Sq Ft 4,853 **RateSF** \$10.42 **Annual Rent** \$50,561.52
Lessor Name ACH Pine Bluff, LLC **Principal** Michael L. Albanese
Comments: Two (2) year Lease Renewal with five percent (5%) rent increase each year and Lessor to perform various improvements.

LEASE CHANGES:

Lease Number P2356 **Start Date** 11/19/2024 **End Date** 10/31/2025
Lessee Name U of A - East Arkansas Community College
Address 1790 North Falls Boulevard
City Wynne **County Name** Cross
Sq Ft 12370 **RateSF** \$6.00
Lessor Name Cross County Foundation, Inc. **Principal** Shawnie Parker
Comments: Change Amendment to reflect the acquisition of EACC by the U of A System effective 11/19/24.

Lease Number P2451 **Start Date** 10/21/2024 **End Date** 10/31/2026
Lessee Name DFA - Revenue Division
Address 3159 Springdale Avenue
City Springdale **County Name** Washington
Sq Ft 8000 **RateSF** \$19.59
Lessor Name Parker Investments LLC and Parkerman St **Principal** Mike Parker
Comments: Change Amendment with change in Lessor name and mailing address to reflect new ownership.

Lease Number S8573 **Start Date** 11/19/2024 **End Date** 11/30/2028
Lessee Name Commerce - Division of Workforce Services
Address 1700 Newcastle Road
City Forrest City **County Name** St. Francis
Sq Ft 7500 **RateSF** \$10.00
Lessor Name U of A - East Arkansas Community College **Principal**
Comments: Change Amendment to reflect the acquisition of EACC by the U of A System effective 11/19/24.

LEASE CANCELLATIONS:

Lease Number P3276

Lessee Name DFA - Office of Field Audit

Address South Park Shopping Center

City Nashville

County Name Howard

Lessor Name Carop Leasing, Inc.

Comments: Lease terminated early effective 11/13/24 pursuant to termination option in Section 10(h) of the Lease.

II. Construction Section

Contracts:

Current Projects under Contract:	135	
Value of Current Projects:		\$ 149,642,219.89
New Contracts:	12	
(See attached New Contract report)		
Value of New Contracts:		\$ 28,932,931.90
Change Orders approved:	11	
(See attached Change Order report)		
Change Order Increase:		\$ 604,284.97
Change Order Decrease:		-\$ 18,468.00
Projects Completed:	3	
Value of Completed Projects:		\$ 1,889,309.29

Bid Process and Openings:

Projects in the Bid Process	61
Bid Openings:	
(See attached Bid Opening Report)	10
Emergency Bid:	3
Rebid Projects:	4
Projects Within Budget:	7
Project Over Budget	3

Project Observations:

Field Inspections Conducted:	53
Final Inspections Conducted	3

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
4802404	Department of Correction	\$1,864,281.15
Tucker Unit New Elevated Water Tank		\$2,469,000.00
11/26/2024	McClelland Consulting Engineers, Inc.	Design / Bid / Build
2:00:00 PM	Caldwell Tanks, Inc	
6152408	TSS Division of Building Authority	\$155,000.00
Crime Lab Restroom Renovations		\$158,900.00
11/14/2024	Division of Building Authority, In-House	Design / Bid / Build
2:00:00 PM	Bradford Morris Construction, LLC	
6152502	TSS Division of Building Authority	\$136,620.00
Governor's Mansion Boiler Replacement		\$96,896.00
11/19/2024	Pettit & Pettit Consulting Engineers, Inc.	Design / Bid / Build
10:00:00 AM	Comfort Systems USA (Arkansas), Inc.	
7102110R	Department of Human Services	\$600,000.00
ASH Security Fence (EMER)		\$203,050.00
11/18/2024	Morris AE, Inc. Architects, Environmental Consultants	Emergency
2:30:00 PM	Elite Fence & Iron, LLC	
8652501	Division of Heritage	\$400,000.00
CMF HVAC Replacement Phase II		\$426,774.00
11/7 /2024	Robert M Schelle Architect	Design / Bid / Build
2:00:00 PM	Comfort Systems USA (Arkansas), Inc.	
9002317R	Department of Parks, Heritage and Tourism	\$600,000.00
Day Use Improvements at Lake Poinsett State Park		\$918,000.00
11/19/2024	McClelland Consulting Engineers, Inc.	Design / Bid / Build
2:30:00 PM	Wagner General Contractors, Inc	
9002428R	Department of Parks, Heritage and Tourism	\$200,000.00
Spring Area Renovation at Withrow Springs SP		\$311,976.86
11/6 /2024	Prism Design Studio	Design / Bid / Build
2:00:00 PM	Steep Creek LLC	
9302503	Division of Environmental Quality	\$941,442.36
Vache Grasse AML Reclamation		\$853,337.00
11/5 /2024	Civil & Environmental Consultants Inc	Design / Bid / Build
2:00:00 PM	Axioo Construction, Inc.	
9502501R	Division of Law Enforcement Standards and Training	\$11,942,462.00
East Camden Training Academy		\$9,719,000.00
11/20/2024	Cromwell Architects Engineers	Emergency
10:00:00 AM	Ideal Construction Company	

Project Number / Name	Agency Name	Certified Funds
Bid Date	Design Professional Name	Bid Amount
Bid Time	Apparent Low Bidder Name	Method of Contracting
9602407	Division of Arkansas State Police	\$1,280,000.00
	Governor's Mansion Security System	\$1,132,905.00
11/14/2024	Pettit & Pettit Consulting Engineers, Inc.	Emergency
2:30:00 PM	Baldwin & Shell Construction Company	

New Contracts

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

Department of Correction

4802301	Tucker Unit WTP Improvements	\$2,631,097.50
11/13/2024	McClelland Consulting Engineers, Inc. Environmental Process Systems, Inc.	

Department of Health

6452402	ADH Reroof and Exterior Improvements	\$495,987.00
11/1 /2024	Stocks-Mann Architects, PLC Flynco, Inc.	

Department of the Military

9752248	CMTC Readiness Center	\$14,114,000.00
11/14/2024	Garver Engineers Nabholz Construction Corp	

9752325	Mena Readiness Center Latrine Renovation	\$351,786.00
11/20/2024	Tim A. Risley & Associates Covenant Commercial Construction LLC	

9752328	CMTC Range 30 Modernization	\$798,571.00
11/15/2024	Garver Engineers Legacy Construction Management, Inc.	

9752402	Warren Readiness Center Parking Lot Expansion	\$585,000.00
11/15/2024	Fennell Purifoy Architects Grindstone Construction, LLC	

9752410	CMTC Building 1588 Officer Quarters Renovation	\$1,139,693.00
11/27/2024	Tim A. Risley & Associates Wohali LLC	

9752412	RMTC NY Ave. & 16th St. Resurface (EMER)	\$1,505,901.40
11/27/2024	Michael Baker International Redstone Construction Group, Inc.	

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

9752416	RMTC DOMS Generator Upgrade	\$138,000.00
11/20/2024	Pack Engineering Michael Kee Electric, Inc.	

Division of Law Enforcement Standards and Training

9502502	ADLEST Springdale Training Academy	\$6,934,000.00
11/20/2024	Cromwell Architects Engineers CDI Contractors, LLC & Divisions	

Division of Workforce Services

8102501	ADWS 5401 S. University Renovations	\$142,000.00
11/12/2024	Taylor-Kempkes Architects Bradford Morris Construction	

TSS Division of Building Authority

6152502	Governor's Mansion Boiler Replacement	\$96,896.00
11/27/2024	Pettit & Pettit Consulting Engineers, Inc. Comfort Systems USA (Arkansas), Inc.	

Change Order Summary

4852301 Division of Community Correction Wittenberg Delony & Davidson Architects
 White River Correctional Center
 CDI Contractors, LLC & Divisions

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
11/15/2024	3	Owner Requested	\$0.00	(\$18,468.00)	0

8852401 Division of Heritage - Historic AR Museum & Commission Revival Architecture, Inc.
 Hinderliter Grog Shop Restoration
 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>
11/12/2024	3	Owner Requested	\$69,550.18	\$0.00	0
11/12/2024	3	Time Extension	\$0.00	\$0.00	5

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>
11/20/2024	7	Owner Requested	\$9,364.01	\$0.00	0
11/20/2024	7	Time Extension	\$0.00	\$0.00	21

9002322 Department of Parks, Heritage and Tourism Alta Planning + Design
 Yancopin to AR River Bridge TAP-18
 Pioneer Civil 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>
11/14/2024	2	Owner Requested	\$322,502.00	\$0.00	0
11/14/2024	2	Unforeseen Condition	\$34,921.75	\$0.00	0
11/14/2024	2	Time Extension	\$0.00	\$0.00	2

9002323 Department of Parks, Heritage and Tourism Wittenberg Delony & Davidson Architects
 Area F Bathhouse Lake Chicot SP
 Harper General Contractors, LLC

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
11/19/2024	2	Owner Requested	\$15,606.87	\$0.00	0

9002410 Department of Parks, Heritage and Tourism Arkansas Department of Parks and Tourism In House
 Skillet & Theater Reroof Ozark Folk Center SP
 Jonesboro Roofing 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>
11/1 /2024	1	Owner Requested	\$8,371.00	\$0.00	0

9002414 Department of Parks, Heritage and Tourism

WER Architects

Courthouse Improvements at Historic Washington SP

Contech 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>
11/1 /2024	1	Time Extension	\$0.00	\$0.00	49
11/1 /2024	1	Item Not Shown Or Specified	\$2,576.11	\$0.00	0
11/1 /2024	1	Unforeseen Condition	\$50,358.86	\$0.00	0

9002424 Department of Parks, Heritage and Tourism

Division of Parks, In-House

Roof Renovations at Prairie Grove Battlefield SP

Southern Building Services, Inc.

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
11/4 /2024	1	Unforeseen Condition	\$21,474.00	\$0.00	0

9752128 Department of the Military

Cromwell Architects Engineers

RMTC Solar Array Expansion

CCI of Arkansas, Inc.

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
11/20/2024	3	Unforeseen Condition	\$1,597.00	\$0.00	0
11/20/2024	3	Time Extension	\$0.00	\$0.00	436

9752207 Department of the Military

Robert M Schelle Architect

RMTC Building 1640A

Bell Construction 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>
11/20/2024	2	Owner Requested	\$27,626.94	\$0.00	0
11/20/2024	3	Owner Requested	\$31,602.77	\$0.00	0
11/20/2024	3	Unforeseen Condition	\$3,608.56	\$0.00	0
11/20/2024	3	Item Not Shown Or Specified	\$5,124.92	\$0.00	0
11/20/2024	3	Time Extension	\$0.00	\$0.00	60

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
5002517 Arkansas School for the Blind- Warfield H 11/22/2024 \$155,000.00 Pettit & Pettit Consulting Engineers, Inc.	Department of Education AR Department of Education 0 No	Public Bid Approval to Bid Open for Review \$ 0
6152408 Crime Lab Restroom Renovation 9/30/2024 \$150,305.52 DBA In-House	TSS/Division of Building Authority 3 Natural Resources Drive, Little Rock, AR 11/14/2024 514.86 No	Public Bid Approval to Bid Closed \$ 291.93
6152505 Chiller Replacement at Public Service Co 11/8/2024 \$395,000.00 Pettit & Pettit Consulting Engineers, Inc.	TSS/Division of Building Authority 1000 Center Street, Little Rock, AR 72201 0 No	Public Bid Plan Review Submittal Waiting for Responses \$ 0
6152506 B.G Hendrix Elevator Update 11/22/2024 \$700,000.00 Pettit & Pettit Consulting Engineers, Inc.	TSS/Division of Building Authority 616 Garrison Ave, Fort Smith, AR 0	Public Bid Plan Review Submittal Open for Review \$ 0
7102502 New Camera Install, Southeast AR HDC 11/4/2024 \$167,000.00 Lockeby & Associates, Inc.	Department of Human Services #1 Center Circle, Warren, AR 71671 0	Public Bid Plan Review Submittal Open for Review \$ 0
7102503 Standby Generator, Bldg #1, Conway HDC 11/4/2024 \$102,000.00 Lockeby & Associates, Inc.	Department of Human Services 150 East Siebenmorgan Rd, Conway, AR 7 11/5/2024 0 No	Public Bid Plan Review Submittal Waiting for Responses \$ 0
7102504 Storm Damage Repairs, Hamp Williams B 11/13/2024 \$182,000.00 Morris & Associates	Department of Human Services HWY 116 S, Booneville, AR 72927 11/18/2024 8100 No	Public Bid Plan Review Submittal Waiting for Responses \$ 22.47

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
9002416 Day Use Improvements 11/20/2024 \$234,060.08 Halff Associates	Parks, Heritage & Tourism Crowley's Ridge State Park No	Public Bid Re-bid Open for Review \$ NA
9502501 Camden Campus Improvements 11/4/2024 \$10,833,491.25 Cromwell Architects Engineers	Law Enforcement Training Academy Camden, AR 11/4/2024 38,250 No	Public Bid Re-bid Closed \$ 283.00
9002503 New Restroom 11/25/2024 \$534,725.62 McClelland Engineering	Parks, Heritage & Tourism Lake Frierson State Park 160 No	Public Bid Approval to Bid Open for Review \$ 3342.04
9002507 Mather Lodge Reno Phase 1 11/25/2024 \$1,627,646.00 Risley Architects	Parks, Heritage & Tourism Petit Jean State Park 3,209 No	Public Bid Approval to Bid Waiting for Responses \$ 507.21
9602405 5th Street Barracks 10/28/2024 \$19,630,644.11 WER Architects	Arkansas State Police North Little Rock, AR 11/18/2024 44308 No	Alternative Delivery Plan Review Submittal Waiting for Responses \$ 443.00
9752422 CMTC Bldg 1568 Barracks Renovation 10/15/2024 \$616,386.00 Benchmark Group	Military Department Fort Chaffee 11/4/2024 4740 No	Public Bid Plan Review Submittal Waiting for Responses \$ 130.04
9752509 RMTc Arkansas Ave Underground Electri 11/6/2024 \$1,364,475.00 Halff + Marlar	Military Department Camp Joseph T. Robinson, Arkansas 4000	Public Bid Plan Review Submittal Open for Review \$ 341.12
9752511 Dardanelle Armory Latrine Renovation 11/15/2024 \$377,400.84 Crafton Tull and Associates, Inc	Military Department Dardanelle, AR 1725	Public Bid Plan Review Submittal Waiting for Responses \$ 218.79

Public School Accessibility Reviews

November 2024

Project #	Project Description	Date Received	Date Completed	School District	Current Status
5002516	2026 High School Plan Review Submittal	10/25/2024	11/4/2024	Brinkley	Closed
	Approval to Proceed	11/4/2024			Waiting for Responses
5002517	Arkansas School for the Blind- Warfield Hall ACM Remed Approval to Bid	11/22/2024			Open for Review
5002518	Wynne School District New Kindergarten Facility Plan Review Submittal	11/25/2024			Waiting for Responses