



**H.11(a)**

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

## Memorandum

**To:** Arkansas Legislative Council  
Marty Garrity, Director, Bureau of Legislative Research  
**From:** Anne W. Laidlaw, DBA Director *AWL*  
**CC:** Leslie Fiskien, SAS Secretary  
**Date:** February 5, 2026  
**Subject:** **DBA Monthly Report of January, 2026 Activities**

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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 January, 2026. 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  
January, 2026**

**I. Real Estate Services**

**NEW LEASES:**

**Lease Number** P3395                      **Start Date** 5/15/2026    **End Date** 4/30/2036  
**Lessee Name** UAMS - Neurology  
**Property Name** Midtown Doctor's Building  
**Address** 500 South University Avenue  
**City** Little Rock                      **County Name** Pulaski  
**Sq Ft** 9,459    **RateSF** \$23.50    **Annual Rent** \$222,287  
**Lessor Name** MIDTOWN DOCTORS BUILDING, LLC    **Principal** Marshall Saviers  
**Comments:** New ten (10) year Lease for a UAMS Neurology Clinic in Little Rock.

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**Lease Number** P3397                      **Start Date** 2/1/2026    **End Date** 1/31/2028  
**Lessee Name** ADA- Forestry Division  
**Property Name**  
**Address** 4805 Farm Lane  
**City** Pine Bluff                      **County Name** Jefferson  
**Sq Ft** 200    **RateSF**                      **Annual Rent** \$2,400  
**Lessor Name** Watson Chapel Fire Dept., Inc.    **Principal**  
**Comments:** New two (2) year Lease for ADA - Forestry Division in Pine Bluff.

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**LEASE RENEWALS:**

**Lease Number** P2240                      **Start Date** 4/1/2026    **End Date** 3/31/2028  
**Lessee Name** ADA - Arkansas Forestry Division  
**Address** Route 1 Box 275  
**City** Western Grove                      **County Name** Newton  
**Sq Ft** 560    **RateSF**                      **Annual Rent** \$1.00  
**Lessor Name** City of Western Grove                      **Principal** N/A  
**Comments:** Two (2) year Public Advantage Lease Renewal with no other changes.

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**Lease Number** P2302                      **Start Date** 4/1/2026    **End Date** 3/31/2028  
**Lessee Name** DFA - Revenue Division  
**Address** 4556 North Highway 7  
**City** Hot Springs Village                      **County Name** Garland  
**Sq Ft** 1,600    **RateSF** \$15.45    **Annual Rent** \$24,720.00  
**Lessor Name** PGP Hot Springs 1, LLC & PGP Hot Springs    **Principal**  
**Comments:** Two (2) year Lease Renewal with Lessor to perform various repairs/improvements.

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**Lease Number** P2346                      **Start Date** 4/1/2026    **End Date** 3/31/2029  
**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:** Three(3) year Lease Renewal with no other changes.

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**Lease Number** P2387                      **Start Date** 3/1/2026    **End Date** 2/29/2028  
**Lessee Name** DFA - Office of Child Support Enforcement  
**Address** 3821 North Airport Road  
**City** Marion                      **County Name** Crittenden  
**Sq Ft** 10,000    **RateSF** \$13.91    **Annual Rent** \$139,050.00  
**Lessor Name** NICO Properties, LLC                      **Principal** Thomas Stewmon  
**Comments:** Two (2) year Lease Renewal with a flat three percent (3%) rent increase.

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**LEASE RENEWALS:**

*Lease Number* P2642                      *Start Date* 3/1/2026    *End Date* 2/28/2029  
*Lessee Name* ADC - Division of Community Correction  
*Address* 1509 East Main Street  
*City* Russellville                              *County Name* Pope  
*Sq Ft* 8,000    *RateSF* \$7.73    *Annual Rent* \$61,871.64  
*Lessor Name* GCK Properties, LLC                              *Principal* Rufus Wolff  
*Comments:* Three (3) year Lease Renewal with a flat three percent (3%) rent increase and Lessor to perform various repairs/improvements.

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*Lease Number* P2729                      *Start Date* 3/1/2026    *End Date* 2/29/2028  
*Lessee Name* ADC - Division of Community Correction  
*Address* 15 "A" Street  
*City* Melbourne                                      *County Name* Izard  
*Sq Ft* 2,147    *RateSF* \$7.60    *Annual Rent* \$16,317.12  
*Lessor Name* Izard County, Arkansas                              *Principal* N/A  
*Comments:* Two (2) year Lease Renewal with no other changes.

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*Lease Number* P2746                      *Start Date* 4/1/2026    *End Date* 3/31/2028  
*Lessee Name* ADA - Arkansas Natural Resources Commission  
*Address* 902-A South Walton Boulevard  
*City* Bentonville                                      *County Name* Benton  
*Sq Ft* 500    *RateSF* \$14.50    *Annual Rent* \$7,250.04  
*Lessor Name* SH&S Limited Partnership II LLLP                              *Principal* Jeffrey Simpson  
*Comments:* Two (2) year Lease Renewal with a Flat four percent (4%) rent increase.

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*Lease Number* P3151                      *Start Date* 12/1/2025    *End Date* 11/30/2026  
*Lessee Name* ADC - Division of Community Correction  
*Address* 10 South College Avenue  
*City* Fayetteville                                      *County Name* Washington  
*Sq Ft* 6,400    *RateSF* \$6.19    *Annual Rent* \$39,600.00  
*Lessor Name* Washington County, Arkansas                              *Principal* N/A  
*Comments:* One (1) year Lease Renewal with a ten percent (10%) increase in rent.

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**LEASE RENEWALS:**

*Lease Number* P3324                      *Start Date* 2/1/2026    *End Date* 1/31/2027  
*Lessee Name* ADE - Div. of Elementary and Secondary Education  
*Address* 614 East Emma Avenue  
*City* Springdale                                      *County Name* Washington  
*Sq Ft* 1,930    *RateSF* \$7.25    *Annual Rent* \$24,125.04  
*Lessor Name* Jones Trust                                      *Principal* Chris Sooter  
*Comments:* One (1) year Lease Renewal with an increase in CAM from \$5.00/sf to \$5.25/sf and base rental rate from \$7.00/sf to \$7.25/sf.

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*Lease Number* P3327                      *Start Date* 1/1/2026    *End Date* 12/31/2026  
*Lessee Name* ADPHT - State Parks Division  
*Address* 1003 East Dyke Road  
*City* Rogers    *County Name* Benton  
*Sq Ft* 2,060    *RateSF* \$11.36    *Annual Rent* \$23,400.00  
*Lessor Name* Ana Hernandez C/O The Hagan Company L *Principal* Ana Hernandez  
*Comments:* One (1) year Lease Renewal with no other changes.

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*Lease Number* P6496                      *Start Date* 12/1/2025    *End Date* 11/30/2027  
*Lessee Name* Dept. of Public Safety - ADEM  
*Address*  
*City* Mt. Nebo    *County Name* Yell  
*Sq Ft*    *RateSF*    *Annual Rent* \$13,679.64  
*Lessor Name* SBA Towers III LLC    *Principal* Thomas P Hunt  
*Comments:* Two (2) year Tower Lease Renewal with a flat three percent (3%) rent increase.

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*Lease Number* P9193                      *Start Date* 4/1/2026    *End Date* 3/31/2028  
*Lessee Name* Arkansas Department of Agriculture - Forestry Division  
*Address* Section 20 Township 9 South Range 16 West  
*City* Key Hill    *County Name* Dallas  
*Sq Ft*    *RateSF*    *Annual Rent* \$1.00  
*Lessor Name* William Abbott and Chris Abbott    *Principal* N/A  
*Comments:* Two (2) year Public Advantage Lease renewal with no other changes.

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**LEASE RENEWALS:**

*Lease Number* S8316                      *Start Date* 1/1/2026    *End Date* 12/31/2026  
*Lessee Name* Commerce - DWS - Division of Services for the Blind  
*Address* Sesame Street and Donaghey Avenue  
*City* Conway                                      *County Name* Faulkner  
  
                    *Sq Ft*                      400    *RateSF*                      \$8.50    *Annual Rent*    \$3,400.00  
*Lessor Name* Arkansas Educational Television Network (A *Principal* N/A  
*Comments:* One(1) year Lease Renewal with no other changes.

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**LEASE CHANGES:**

*Lease Number* P9605                      *Start Date* 1/1/2026    *End Date* 6/30/2026  
*Lessee Name* ADEE - Division of Environmental Quality  
*Address* 775 Highway 201 North  
*City* Mountain Home                      *County Name* Baxter  
*Sq Ft* 1584                      *RateSF* \$5.49  
*Lessor Name* Embach Enterprises, LLC                      *Principal* Tom Embach  
*Comments:* Change Amendment with change in Lessor's name only.

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**LEASE CANCELLATIONS:**

**Lease Number** P2356  
**Lessee Name** U of A - East Arkansas Community College  
**Address** 1790 North Falls Boulevard  
**City** Wynne **County Name** Cross  
**Lessor Name** Cross County Foundation, Inc.  
**Comments:** Lease allowed to expire effective 1/31/26. U of A System no longer required to lease through Building Authority

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**Lease Number** P3090  
**Lessee Name** Arkansas Department of Agriculture - Forestry Division  
**Address** Lot 6 - Yellville Industrial Park  
**City** Yellville **County Name** Marion  
**Lessor Name** Have a Heart Pet Shelter  
**Comments:** Lease terminated early effective 12/31/25 by mutual agreement of both parties.

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**Lease Number** P3180  
**Lessee Name** Commerce - DWS - Rehab Services  
**Address** 405 West Fourth Street  
**City** Brinkley **County Name** Monroe  
**Lessor Name** Central Arkansas Planning and Development District, Inc.  
**Comments:** Lease allowed to expire effective 6/30/23. DBA was informed that this office is inactive on 1/12/26.

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## II. Construction Section

### Contracts:

Current Projects under Contract:	120	
Value of Current Projects:		\$ 392,742,680.81
New Contracts:	3	
(See attached New Contract report)1		
Value of New Contracts:		\$ 2,872,546.19
Change Orders approved:	8	
(See attached Change Order report)		
Change Order Increase:		\$ 250,077.52
Change Order Decrease:		-\$ 90,569.31
Projects Completed:	3	
Value of Completed Projects:		\$ 1,685,938.11

### Bid Process and Openings:

Projects in the Bid Process	21
Bid Openings:	
(See attached Bid Opening Report)	5
Emergency Bid:	0
Rebid Projects:	0
Projects Within Budget:	5
Project Over Budget	0

### Project Observations:

Field Inspections Conducted:	42
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>7102602</b>	<b>Department of Human Services</b>	\$4,000,000.00
ASH Unit #3	Water Damage Remediation	\$3,046,000.00
1 /20/2026	Lockeby & Associates, Inc.	Design / Bid / Build
2:30:00 PM	Shields & Associates, Inc.	
<b>9002422</b>	<b>Department of Parks, Heritage and Tourism</b>	\$550,000.00
Mammoth Spring Lake Trail Improvements		\$320,096.29
1 /7 /2026	Halff	Design / Bid / Build
2:00:00 PM	Hessling Construction, Inc.	
<b>9752520</b>	<b>Department of the Military</b>	\$794,850.00
CMTC 1318 Gym Latrine Renovation		\$769,768.00
1 /6 /2026	Tim A. Risley & Associates	Design / Bid / Build
2:00:00 PM	Covenant Commercial Construction LLC	
<b>9752613</b>	<b>Department of the Military</b>	\$169,344.00
CMTC Building 1594 Renovation		\$149,256.00
1 /21/2026	Tim A. Risley & Associates	Design / Bid / Build
2:00:00 PM	Cornerstone Construction of Russellville, Inc.	
<b>9752614</b>	<b>Department of the Military</b>	\$296,525.14
CMTC Building 1598 Renovation		\$129,500.00
1 /20/2026	Tim A. Risley & Associates	Design / Bid / Build
2:00:00 PM	Crawford Construction Company	

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**New Contracts**

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<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>

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**Department of Human Services**

7102502	Camera and IT Upgrades at SEAHDC	\$90,468.19
1 /7 /2026	Lockeby & Associates, Inc. Progressive Technologies Inc	

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**Department of the Military**

9752506	CMTC Building 1481 Post Chapel Renovation	\$1,289,400.00
1 /9 /2026	Tim A. Riskey & Associates Crawford Construction Company	

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**Division of Emergency Management**

9952408	AWIN Tower Project - TRGG	\$1,492,678.00
1 /13/2026	Vertical Structures Site Communications, Inc	

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### Change Order Summary

<b>3852502</b>	<b>Department of Veterans Affairs</b>			<b>Ecological Design Group, Inc</b>
NLR Veterans Cemetery Expansion Phase V Olympus 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>
1 /8 /2026	1	Time Extension	\$0.00	\$0.00   14
1 /8 /2026	1	Unforeseen Condition	\$58,117.59	\$0.00   0
<b>6152308</b>	<b>TSS Division of Building Authority</b>			<b>Division of Building Authority, In-House</b>
1509 1st Floor Renovation Enformed 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>
1 /21/2026	5	Unforeseen Condition	\$631.95	\$0.00   0
1 /21/2026	5	Owner Requested	\$0.00	(\$90,569.31)   0
<b>9002404</b>	<b>Department of Parks, Heritage and Tourism</b>			<b>Pollution Management, Inc.</b>
Lake Chicot State Park Campground Renovation 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>
1 /15/2026	3	Owner Requested	\$7,092.50	\$0.00   0
<b>9002431</b>	<b>Department of Parks, Heritage and Tourism</b>			<b>AMR</b>
Cabin Renovations at Devil's Den State Park 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>
1 /23/2026	11	Time Extension	\$0.00	\$0.00   2
1 /23/2026	11	Owner Requested	\$36,935.83	\$0.00   0
<b>9002504</b>	<b>Department of Parks, Heritage and Tourism</b>			<b>Halff &amp; Associates</b>
Sports Complex Improvements Village Creek SP Olympus 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>
1 /23/2026	3	Owner Requested	\$8,568.00	\$0.00   0
<b>9002507</b>	<b>Department of Parks, Heritage and Tourism</b>			<b>Tim A. Risley &amp; Associates</b>
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>
1 /5 /2026	4	Code / Regulation / Rule	\$2,335.68	\$0.00   0
1 /5 /2026	4	Item Not Shown Or Specified	\$5,749.90	\$0.00   0

1 / 5 / 2026	4	Owner Requested	\$71,740.07	\$0.00	0
<b>9302501 Division of Environmental Quality</b>			Civil & Environmental Consultants Inc		
Clark AML Reclamation					
Axioo 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>
1 / 20 / 2026	1	Time Extension	\$0.00	\$0.00	24
<b>9752230 Department of the Military</b>			Crafton- Tull		
RMTC Multiyear Electrical Sustainment PH 2					
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>
1 / 12 / 2026	3	Unforeseen Condition	\$58,906.00	\$0.00	0

# DBA Design Review Section

Report Date: 1/2026

Project Number	Agency Name	Project Type	Project Title	Project Location	Review Type	Date Received	Date Completed	Current Status	Current Est. Constr. Cost	Building Area (sq ft)	Cost per sq. ft.	Design Firm Name	Flood Plain Permit Required	Date Permit Approved
9002603-A	900 - Parks, Heritage & Tourism	Public Bid	Trails at Mena Component 1 - Tree Clearing and Lift	Queen Wilhelmina State Park	Approval to Proceed Letter	2025-12-23	2026-01-06	Waiting for Responses	\$48,000,000.00	NA	NA	SNO-Engineering, dba SE Group	False	
5002611	North Little Rock School District	Public School	Procurement Rock Middle School Renovation - Phase 1	2400 Lakeview Rd. North Little Rock, AR 72116	K-12 ADA Review Letter	2026-01-07	2026-01-21	Open for Review	\$68,000,000.00	83,994	\$810.00	Bram Keahey	False	
9002608	900 - Parks, Heritage & Tourism	Public Bid	Petit Jean Via Ferrata	Petit Jean State Park	Approval to Bid Letter with Comments	2026-01-12		Open for Review	\$454,234.00	NA	NA	Crafton Tull & Associates, Inc.	False	
6452518	615- Division of Building Authority	Public Bid	Army Navy Hospital Site Improvement	Hot Springs, AR	Plan Review Letter	2026-02-02	Click or tap here to enter text.	Open for Review	\$490,100.00	NA	NA	ENFRA/TME	False	
9752615	975 - Military Department	Public Bid	CM/TC 1339 Troop Medical Clinic Renovation	Fort Chaffee, AR	Plan Review Letter	2026-01-13	2026-01-20	Closed	\$371,843.00	5,460	124	Fennell Purifoy Architect	False	
6152521	615- Division of Building Authority	Public Bid	Replacement of Controls Sys at 900 W Capitol	Little Rock, AR	Plan Review Letter	2026-01-16	Click or tap here to enter text.	Open for Review	\$422,100.00	NA	NA	ENFRA/TME	False	
9002610	900 - Parks, Heritage, & Tourism	Public Bid	Courtesy Dock at DeGray Lake State Park	DeGray Lake Resort, AR	Plan Review Letter	2026-01-28	Click or tap here to enter text.	Open for Review	\$433,950.00	11,472	\$295.00	Fennell Purifoy Architect	False	
9002609	900 - Parks, Heritage & Tourism	Public Bid	New Roof Museum of Automobiles	Petit Jean State Park	Plan Review Letter	2026-01-19	Click or tap here to enter text.	Click or tap here to enter text.	\$526,168.00	22,000	\$24.00	WER Architects	False	

# DBA Design Review Section

Report Date: 1/2026

Project Number	Agency Name	Project Type	Project Title	Project Location	Review Type	Date Received	Date Completed	Current Status	Current Est. Constr. Cost	Building Area (sq ft)	Cost per sq. ft.	Design Firm Name	Flood Plain Permit Required	Date Permit Approved
9952411	995-Dept of Emergency Mgmt.	Public Bid	AWJN Tower Project-TRGJ	State Wide	Plan Review Letter	2026-01-12	Click or tap here to enter text.	Open for Review	\$525,000.000	NA	NA	Vertical Structures, Inc.	False	
9002607	900 - Parks, Heritage & Tourism	Public Bid	Auditorium Lighting Improvement AR Folk Center	Mountain View, AR	Plan Review Letter	2026-01-26	Click or tap here to enter text.	Open for Review	\$462,000.00	15,000	\$31.00	Allison + Partners	False	