



**DHS Secretary Janet Mann
Office of the Secretary**

P.O. Box 1437, Slot S201, Little Rock, AR 72203-1437
P: 501.682.8650 F: 501.682.6836 TDD: 501.682.8820

December 4, 2025

Senator Ben Gilmore Co-Chair
Representative Les D. Eaves, Co-Chair
Arkansas Legislative Council
State Capitol, Room 315
Little Rock, Arkansas 72201

Dear Senator Gilmore and Representative Eaves:

The Department of Human Services (DHS) is submitting its quarterly report on storm damage repairs at the Arkansas State Hospital (ASH), funded through restricted reserves. Phase I, involving asbestos abatement, was completed in June 2024. Phases II and III - flood damage remediation for Units 3 and 4, respectively - have been delayed due to bid amounts exceeding the allowable threshold for on-call or emergency procurement work.

As a result, DHS issued a Request for Qualifications (RFQ) on February 16 and 23, 2025, with submissions due by April 9, 2025. Following interviews on May 14, Lockeby & Associates was selected to develop design plans for both units. As this is a project-specific design contract, the \$2 million on-call limit does not apply, allowing the work to proceed based on available funding. Restoring each unit is estimated to cost over \$4 million. The contract with Lockeby & Associates was reviewed during legislative review in August 2025.

Upon approval from the Governor's Office, the design was submitted to the Division of Building Authority (DBA) for review on November 5, 2025. DBA reviewed and returned a request for revised plans and specifications, which DHS worked with its design professional to return revisions to DBA on November 21, 2025. While Units 3 and 4 are included in a single RFQ, DHS plans to prioritize Unit 3, which will house a new 16-bed Secured Restoration program. Notice to Contractors was issued on November 30th and will be again on December 7th. Bids will be received until 2:00 p.m. on December 23rd.

For further information, please contact Rosaura Page, Deputy Director for the Office of Substance Abuse and Mental Health (OSAMH), at 501-680-0412.

Sincerely,

Janet Mann, Secretary
Arkansas Department of Human Services

cc: Andy Babbit, Administrator
DFA-Office of Accounting

Arkansas State Hospital (ASH) Storm Damage - Units #3 & #4

25-Nov-25

ASH Storm Damage Repair Status as of 5 November 2025

Legislature Provided Funding MOF #05182

DBA Proj. #	Project Description	Design Professional Plans & Specs Rec.	Cost String	AASIS Req./PO	Date of Req/PO Approval	To DBA For Review	To DBA Const. For Bid Date	Bid Date	Accepted Low Bid Amount	Notice to A/E Proceed/Rejected	MOF #	Est. or Act. Cost A/E & Const.	Actual	Outstanding Bal. Est. Proj. Exp.	Status	Design Professional	Project Status
													Project Exp. As of 20-Oct-25				
Design	Phase I - Asbestos Abatement All Units	08-Aug-23	418057-10/IDE/HHAX01XX			7-Aug-23						05182 \$ -	\$ 46,494.09	\$ -	Complete	Morris AE/Lockeby Eng.	Closed
Construction	Phase I - Asbestos Abatement All Units	DBA #7102311EM Ph. I	418081-02/BV9/NHS2023	#4502204077	4-Mar-24	22-Sep-23	13-Dec-23	17-Jan-24	\$ 433,000.00	22-Jan-24	05182	\$ 433,000.00	\$ 433,000.00	\$ -	Complete	Env. Protection Assoc., Inc.	Closed
Design	Phase II - Flood Damage Remediation Unit #4	17-Mar-24	418081-10/BV9/NHS2023			18-Mar-24						05182 \$ -	\$ 92,016.90	\$ -	Complete	Morris AE/Lockeby Eng.	Closed
Construction	Phase II - Flood Damage Remediation Unit #4	DBA #7102311EM Ph. II	418081-10/BV9/NHS2023	#1000994561	18-Mar-24	20-Mar-24	1-Apr-24	8-Aug-24	\$ 3,095,144.00	Rejected	05182	\$ -	\$ -	\$ -	Cancelled	n/a	Closed
Design	Phase III - Flood Damage Remediation Unit #3	17-Jun-24	418081-10/BV9/NHS2023			18-Jun-24						05182 \$ -	\$ 35,868.94	\$ -	Complete	Morris AE/Lockeby Eng.	Closed
Construction	Phase III - Flood Damage Remediation Unit #3	DBA #7102311EM Ph. III	418081-10/BV9/NHS2023	#1001008116	18-Jun-24	28-Aug-24	13-Sep-24	10-Dec-24	\$ 3,190,319.00	Rejected	05182	\$ -	\$ -	\$ -	Cancelled	n/a	Closed
Design	Phase I - Flood Damage Rem. Unit #3		418081-10/BV9/NHS2023								05182	\$ 297,500.00	\$ 93,750.00	\$ 203,750.00		Lockeby Eng./Morris AE	Open
Construction	Phase I - Flood Damage Remediation Unit #3	09-Oct-25	418081-10/BV9/NHS2023	#1001036247	4-Nov-25	5-Nov-25						05182 \$ 4,000,000.00	\$ -	\$ 4,000,000.00			Open
Design	Phase II - Flood Damage Rem. Unit #4		418081-10/BV9/NHS2023								05182	\$ 297,500.00	\$ -	\$ 297,500.00		Lockeby Eng./Morris AE	Open
Construction	Phase II - Flood Damage Rem. Unit #3		418081-10/BV9/NHS2023								05182	\$ 4,000,000.00	\$ -	\$ 4,000,000.00			Open
									Total Bid Amt: \$ 433,000.00	ASH Total Est. BV9 Funds: \$ 9,028,000.00		\$ 701,129.93	\$ 5,501,250.00				

FY26 - New Project Total Design Professional Fees To Date (Open)	
FY26 - Phase I - Flood Damage Remediation Unit #3 est. at \$292,500.00:	\$ 93,750.00
FY26 - Phase II - Flood Damage Remediation Unit #4 est. at \$266,500.00:	\$ -
New Total Design Prof. Serv. Exp:	\$ 93,750.00

FY26 - Total Construction Costs To Date (Open)	
FY26 - Phase I - Flood Damage Remediation Unit #3 Est. \$3,973,000.00:	\$ -
FY26 - Phase II - Flood Damage Remediation Unit #4:	\$ -
Sub Total:	\$ -
Bal. Owed for Completed Work:	\$ -
Total Construction to Date:	\$ -

FY26 - DBA #712311 EM Total Remediation to Date: **\$ 93,750.00**

Submitted - DBA Rev. 5 Nov 2025

FY23/24 - Total Design Professional Fees To Date CLOSED	
Phase I - Asbestos Abatement All Units:	\$ 46,494.09
Phase II - Flood Damage Remediation Unit #4:	\$ 92,016.90
Phase III - Flood Damage Remediation Unit #3:	\$ 35,868.94
Previous Total Design Prof Serv. Exp:	\$ 174,379.93

FY23/24 - Total Construction Costs To Date CLOSED	
Phase I - Asbestos Abatement All Units:	\$ 433,000.00
Orig. Phase II - Flood Damage Remediation Unit #4:	Cancelled
Orig. Phase III - Flood Damage Remediation Unit #3:	Cancelled
Sub Total:	\$ 433,000.00
Bal. Owed for Completed Work:	\$ -
Total Construction to Date:	\$ 433,000.00

DBA #712311 EM Total Remediation to Date: **\$ 607,379.93**

FY23/24 - Facility Initial IDE or 896 Exp. At Time of Incident - Dec 2022. (Not Restricted Reserve) CLOSED	
Kone Inc.:	\$ 59,855.00
Nabholz Const:	\$ 1,908.21
Metro Disaster Specialists:	\$ 85,650.10
Total Facility Expenses (896 or IDE):	\$ 147,413.31

Total Known Restricted Reserve to Date:	\$ 701,129.93
Total Known Expenses All Funding Sources To Date:	\$ 848,543.24

**TO: Arkansas Democrat Gazette
Legal Advertising**
P.O. Box 1821
Little Rock, AR 72203

FROM: SAS - Division of Building Authority
Re: Notice to Contractors

FULL RUN

Please insert the following Notice to Contractors in the appropriate column of your paper with your issues dated November 30, 2025, and December 7, 2025.

DO NOT BILL THE DIVISION OF BUILDING AUTHORITY

PLEASE SEND PROOF OF PUBLICATION AND THE INVOICE TO: Reference Number 7102602

Arkansas Department of Human Services
ATTN: Craig Parsons, CPM, AGM
DHS Facilities Administrator
P.O. Box 1437, Slot W103
Little Rock, AR 72203
501-682-6551
craig.parsons@dhs.arkansas.gov

Please fax a copy of the advertisement proof to 501-682-5589 or email a copy to robert.morehead@arkansas.gov

NOTICE TO CONTRACTORS

Sealed bids will be received until **2:00PM, December 23, 2025**, at the Division of Building Authority, Construction Section, 501 Woodlane St., Suite 101N, Little Rock, Arkansas for the following:

Arkansas State Hospital Unit #3 Water Damage Remediation located in Little Rock, AR for the Arkansas Department of Human Services. PR #7102602

There will be a Mandatory Pre-Bid Conference held at 10:00AM on December 16, 2025, at the Arkansas State Hospital, 305 S. Palm St., Little Rock, AR 72205. Bidders are asked to meet at the Maintenance Building. The State reserves the right to schedule additional mandatory meetings. No bid shall be accepted from any Bidder failing to attend any mandatory meeting(s).

BID DOCUMENTS: The official version of the complete set of the contract documents should be examined and are obtainable from Southern Reprographics, 901 W. 7th Street Little Rock, AR 72201 (501)372-4011. Bidders must deposit a check in the amount of \$100.00 per set, payable to Lockeby & Associates, Inc. Deposits will be refunded to bidders who return bidding documents in good condition within ten (10) days after the opening.

DESIGN PROFESSIONAL: Lockeby & Associates, Inc., Glenn Lockeby, 11300 N. Rodney Parham, Ste 310, Little Rock, Arkansas 72212. 501- 228-9800

If the bid is \$50,000.00 or more, a 5% bid security shall accompany the bid.

The State reserves the right to reject any or all bids and to waive any formalities.