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
CC: Leslie Fisken, SAS Secretary
Date: March 5, 2026
Subject: **DBA Monthly Report of February, 2026 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 February, 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
February, 2026

I. Real Estate Services

LEASE RENEWALS:

Lease Number N9276 ***Start Date*** 6/1/2026 ***End Date*** 5/31/2031

Lessee Name Alltel Communications Wireless, Inc., d/b/a Verizon Wireless

Address Donaghey Avenue

City Conway ***County Name*** Faulkner

Sq Ft ***RateSF*** ***Annual Rent*** $58,110.84

Lessor Name University of Central Arkansas ***Principal*** N/A

Comments: Five (5) year automatic renewal with non-State Lessee with no changes. Rent to increase by ten percent (10%) at each renewal.

Lease Number P2144 ***Start Date*** 7/1/2026 ***End Date*** 6/30/2028

Lessee Name Arkansas Northeastern College

Address 150 North Main Street

City Leachville ***County Name*** Mississippi

Sq Ft 6,000 ***RateSF*** $0.00 ***Annual Rent*** $1.00

Lessor Name Arkansas Northeastern College Foundation ***Principal*** N/A

Comments: Two (2) year Public Advantage Lease Renewal with no other changes.

Lease Number P2435 ***Start Date*** 5/1/2026 ***End Date*** 4/30/2027

Lessee Name ADA - State Plant Board

Address 4078 Highway 349

City Jonesboro ***County Name*** Craighead

Sq Ft 150 ***RateSF*** $4.00 ***Annual Rent*** $600.00

Lessor Name Tom Northern d/b/a Westside Mini-Storage ***Principal*** Tom Northern

Comments: One (1) year Storage Lease Renewal with no other changes.

LEASE RENEWALS:

Lease Number P2731 ***Start Date*** 4/1/2026 ***End Date*** 3/31/2028

Lessee Name DFA - Revenue Division

Address 390 West Main Street

City Ashdown ***County Name*** Little River

Sq Ft 2,400 ***RateSF*** $8.15 ***Annual Rent*** $19,567.32

Lessor Name Kenneth Grounds and Sherry Grounds ***Principal***

Comments: Two (2) year Lease Renewal with Lessor to complete various repairs/improvements.

Lease Number P3103 ***Start Date*** 3/1/2026 ***End Date*** 2/28/2027

Lessee Name ADPHT - State Parks Division

Address 30 Ayla Drive

City Little Rock ***County Name*** Pulaski

Sq Ft 1,184 ***RateSF*** $16.98 ***Annual Rent*** $20,100.00

Lessor Name Renaissance Point Apartments, LLC ***Principal*** Shabbir Dharamsey

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

Lease Number P3131 ***Start Date*** 4/1/2026 ***End Date*** 3/31/2028

Lessee Name Arkansas Oil and Gas Commission

Address 30 North Road

City Damascus ***County Name*** Van Buren

Sq Ft 2,385 ***RateSF*** $8.30 ***Annual Rent*** $19,800.00

Lessor Name TLC Bookkeeping & Tax Service, Inc. ***Principal*** Tracy Cooley

Comments: Two (2) year Lease Renewal with no other changes.

Lease Number P9052 ***Start Date*** 4/1/2026 ***End Date*** 3/31/2029

Lessee Name DFA - Revenue Division

Address 207 North Saint Joseph Street

City Morrilton ***County Name*** Conway

Sq Ft 1,380 ***RateSF*** $8.25 ***Annual Rent*** $11,385.00

Lessor Name C & C Morrilton, Inc. ***Principal*** Fred Briggler, Jr.

Comments: Three (3) year Lease Renewal with rental rate per square foot increasing by $0.75 in the first and second year and by $1.00 in the third year.

LEASE RENEWALS:

Lease Number	P9539	***Start Date***	3/1/2026	***End Date***	2/29/2028
Lessee Name	ADPS - Division of Arkansas State Police				
Address	Hope Municipal Airport				
City	Hope		***County Name***	Hempstead	
Sq Ft		***RateSF***		***Annual Rent***	$1,500.00
Lessor Name	City of Hope, Arkansas			***Principal***	N/A
Comments:	Two (2) year Lease Renewal with an annual rent increase from $1,200 to $1,500.				

LEASE CANCELLATIONS:

Lease Number	P3067		
Lessee Name	U of A, Community College at Batesville		
Address	33 Choctaw Center		
City	Cherokee Village	***County Name***	Sharp
Lessor Name	Choctaw Properties, Inc.		
Comments:	DBA Lease terminated effective 2/28/26. U of A System to continue to lease from Lessor without DBA involvment.		

Lease Number	S8341		
Lessee Name	ADH - Tobacco Settlement Commission		
Address	101 East Capitol Avenue		
City	Little Rock	***County Name***	Pulaski
Lessor Name	SAS - Division of Building Authority		
Comments:	DBA and Lessee mutually agree to allow Lease to expire effective 2/28/26 with no further obligation by either party.		

Lease Number	S8360		
Lessee Name	ADC – Division of Correction		
Address	300 East 5th Street		
City	Texarkana	***County Name***	Miller
Lessor Name	ADC - Division of Community Correction		
Comments:	Lease between divisions of a single Department no longer necessary. Lease terminated effective 2/28/26.		

II. Construction Section

Contracts:

Current Projects under Contract:	125	
Value of Current Projects:		$ 414,267,952.07
New Contracts:	8	
(See attached New Contract report)1		
Value of New Contracts:		$ 22,746,187.00
Change Orders approved:	11	
(See attached Change Order report)		
Change Order Increase:		$ 474,335.37
Change Order Decrease:		-$ 9,313.00
Projects Completed:	12	
Value of Completed Projects:		$ 8,906,804.16

Bid Process and Openings:

Projects in the Bid Process	20
Bid Openings: (See attached Bid Opening Report)	2
Emergency Bid:	1
Rebid Projects:	0
Projects Within Budget:	2
Project Over Budget	0

Project Observations:

Field Inspections Conducted:	58
Final Inspections Conducted	0

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
4802603	**Department of Correction**	$400,000.00
Central ACC Chiller Replacement		$411,340.00
2 /3 /2026	Wittenberg, Delony & Davidson, Inc.	Emergency
2:30:00 PM	Comfort Systems USA (Arkansas), Inc.	
9002608	**Department of Parks, Heritage and Tourism**	$600,000.00
Palisades Via Ferrata at Petit Jean SP		$535,000.00
2 /3 /2026	Crafton, Tull & Associates, Inc	Design / Bid / Build
2:00:00 PM	Wagner General Contractors, Inc.	

New Contracts

Agency Name Project Number Date Approved	Project Name Design Professional Name Contractor Name	Contract Amount
Department of Human Services		
7102602 2 /17/2026	ASH Unit #3 Water Damage Remediation Lockeby & Associates, Inc. Shields & Associates, Inc.	$3,046,000.00
Department of Parks, Heritage and Tourism		
9002501 2 /5 /2026	PJSP Runway Rehabilitation McClelland Consulting Engineers,Inc. Custom Pavement Maintenance & Safety,	$375,143.00
9002506 2 /25/2026	Mount Magazine Pump Station Upgrade Crafton, Tull & Associates, Inc Duncan Construction, Inc.	$976,108.00
9002513 2 /13/2026	Mount Nebo State Park Sewer Improvements McClelland Consulting Engineers,Inc. Banks Property Management, LLC	$350,000.00
9002603 2 /3 /2026	Mena Trail Project Taylor-Kempkes Architects Kinco Construction LLC	$16,564,668.00
9002608 2 /24/2026	Palisades Via Ferrata at Petit Jean SP Crafton, Tull & Associates, Inc Wagner General Contractors, Inc.	$535,000.00
Department of the Military		
9752520 2 /6 /2026	CMTC 1318 Gym Latrine Renovation Tim A. Risley & Associates Covenant Commercial Construction LLC	$769,768.00
9752614 2 /10/2026	CMTC Building 1598 Renovation Tim A. Risley & Associates Crawford Construction Company	$129,500.00

Change Order Summary

7102411 Department of Human Services — Halff

Booneville HDC Wastewater Plant Modernization

Blackstone Construction, LLC

Date	*C/O #*	*Change Order Reason*	*Amount Increase*	*Amount Decrease*	*Days*
2 /25/2026	9	Owner Requested	$13,248.00	$0.00	0

9002419 Department of Parks, Heritage and Tourism — Crafton, Tull & Associates, Inc

Lake Dardanelle State Park Fishing Pier

Wagner General Contractors, Inc.

Date	*C/O #*	*Change Order Reason*	*Amount Increase*	*Amount Decrease*	*Days*
2 /17/2026	1	Unforeseen Condition	$205,972.17	$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*
2 /25/2026	12	Time Extension	$0.00	$0.00	10
2 /25/2026	12	Unforeseen Condition	$52,255.25	$0.00	0
2 /25/2026	12	Owner Requested	$26,633.71	$0.00	0

9002507 Department of Parks, Heritage and Tourism — Tim A. Risley & Associates

Mather Lodge Renovation Phase 1

Noland Construction Inc

Date	*C/O #*	*Change Order Reason*	*Amount Increase*	*Amount Decrease*	*Days*
2 /11/2026	5	Owner Requested	$46,007.15	$0.00	0
2 /11/2026	5	Unforeseen Condition	$2,928.32	$0.00	0
2 /11/2026	5	Item Not Shown Or Specified	$3,253.69	$0.00	0

9002519 Department of Parks, Heritage and Tourism — Tim A. Risley & Associates

Mather Lodge Fire Escape

Wagner General Contractors, Inc.

Date	*C/O #*	*Change Order Reason*	*Amount Increase*	*Amount Decrease*	*Days*
2 /12/2026	1	Code / Regulation / Rule	$8,342.81	$0.00	0
2 /12/2026	1	Owner Requested	($8,523.13)	$0.00	0

9502502 Division of Law Enforcement Standards and Training Cromwell Architects Engineers

ADLEST Springdale Training Academy

CDI Contractors, LLC & Divisions

Date	*C/O #*	*Change Order Reason*	*Amount Increase*	*Amount Decrease*	*Days*
2 /5 /2026	6	Owner Requested	$105,126.89	$0.00	0
2 /5 /2026	7	Time Extension	$0.00	$0.00	10
2 /5 /2026	7	Item Not Shown Or Specified	$890.71	$0.00	0

9752230 Department of the Military Crafton- Tull

RMTC Multiyear Electrical Sustainment PH 2

CCI of Arkansas, Inc.

Date	*C/O #*	*Change Order Reason*	*Amount Increase*	*Amount Decrease*	*Days*
2 /11/2026	4	Owner Requested	$0.00	($9,313.00)	0

9752411 Department of the Military Development Consultants, Inc.

RMTC Airfield Repairs Phase II

Redstone Construction Group, Inc.

Date	*C/O #*	*Change Order Reason*	*Amount Increase*	*Amount Decrease*	*Days*
2 /11/2026	1	Unforeseen Condition	$10,400.00	$0.00	0

9752511 Department of the Military Crafton, Tull & Associates, Inc

Dardanelle Readiness Center Latrine Renovation

Premier Facilities Group, LLC

Date	*C/O #*	*Change Order Reason*	*Amount Increase*	*Amount Decrease*	*Days*
2 /20/2026	1	Unforeseen Condition	$7,799.80	$0.00	0

9952407 Division of Emergency Management Vertical Structures

AWIN Tower Project TRGF (EMER)

Site Communications, Inc

Date	*C/O #*	*Change Order Reason*	*Amount Increase*	*Amount Decrease*	*Days*
2 /20/2026	2	Time Extension	$0.00	$0.00	121

Design Review Section- Plan Reviews

Report Date: 2/2026

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
4002601	400- Arkansas Agricultural Department	Public Bid	Emergency Generator	Little Rock, AR	Approval to Bid	2026-02-24	Click or tap here to enter text.	Open for Review	$650,000.00	N/A	N/A	Enfra Solutions, Inc.	N/A	
4802604	480 - Department of Correction	Public Bid	ADC Cummins and Varner Units Bar Screens and Lift Station Improvements	Varner, Arkansas	Plan Review Letter	2026-02-19	2026-02-27	Approved to Bid	$1,750,000.00	3450	$508.00	Enfra Solutions, Inc.	N/A	
4802605	480 - Department of Correction	Public Bid	Replacement of ADC Door Controls	McPherson and Grimes Units	Plan Review	2026-02-26	Click or tap here to enter text.	Open for Review	$1,315,000.00	N/A	N/A	Lockeby and Associates	N/A	
6152515	615 - Arkansas Building Authority	Public Bid	Replace Lighting Systems at Commerce Bldg	Little Rock, AR	Approval to Bid	2025-12-15	2026-02-13	Approved to Bid	$815,000.00	245000	$3.00	Enfra Solutions, Inc.	N/A	
6152518	615 - Arkansas Building Authority	Public Bid	Army Navy Hospital Site Improvements	Army Navy Hospital	Plan Review Letter	2026-01-29	2026-02-18	Waiting for Responses	$490,000.00	N/A	N/A	ENFRA TME, LLC	N/A	
7102603	710 – Department of Human Services	Public Bid	Conference Room AB AV Reno	Main Street, Little Rock, AR	Plan Review Letter	2026-02-10	Click or tap here to enter text.	Open for Review	$232,000.00	1986	$117.00	Lockeby and Associates	Open for Review	
7102604	710 – Department of Human Services	Public Bid	Reroof Various Bldgs	Conway HDC	Plan Review Letter	2026-02-10	Click or tap here to enter text.	Open for Review	$197,079.00	14199	$14.00	Morris AE	Open for Review	
7102605	710 – Department of Human Services	Public Bid	Upgrade Campus Camera System	Arkadelphia HDC	Plan Review Letter	2026-02-10	Click or tap here to enter text.	Open for Review	$419,000.00	N/A	N/A	Lockeby and Associates	Open for Review	
7102606	710 – Department of Human Services	Public Bid	Fiber IT Infrastructure Upgrade	Jonesboro HDC	Plan Review Letter	2026-02-12	Click or tap here to enter text.	Open for Review	$997,000.00	N/A	N/A	Lockeby and Associates	Open for Review	

Design Review Section- Plan Reviews

Report Date: 2/2026

7102607	710 – Department of Human Services	Public Bid	Fire Alarm Upgrade, Bldg 80	Arkansas Health Center Saline County	Plan Review Letter	2026-02-26	Click or tap here to enter text.	Open for Review	$189,000.00	142000	$2.00	Lockeby and Associates	Open for Review	
9002606	900 - Parks, Heritage & Tourism	900 - Parks, Heritage & Tourism	Reroof Lodge	DeGray Lake Resort State Park	Approval to Bid	2026-01-29	2026-02-04	Approved to Bid	$829,703.00	57000	$15.00	Taylor Kempkes Architects	N/A	
9002609	900 - Parks, Heritage & Tourism	Public Bid	New Roof Museum of Automobiles	Petit Jean State Park	Plan Review Letter	2026-02-10	2026-02-19	Waiting for Responses	$526,169.00	2200	$24.00	WER Architects	N/A	
9002610	900 – Parks, Heritage & Tourism	Public Bid	DeGray Lake Resort State Park Courtesy Dock	DeGray Lake Resort State Park	Plan Review Letter	2026-01-29	2026-02-04	Waiting for Responses	$433,950.00	1472	$295.00	Arkansas State Parks	N/A	
9002611	900 - Parks, Heritage & Tourism	Public Bid	Yancopin Trailhead, Phase I	Delta Heritage Trail State Park	Plan Review Letter	2026-02-12	2026-02-24	Waiting for Responses	$905,911.00	N/A	N/A	McClelland Consulting Engineers, Inc.	Open for Review	
9002612	900 - Parks, Heritage & Tourism	Public Bid	Yancopin Trailhead, Phase II	Delta Heritage Trail State Park	Plan Review Letter	2026-02-17	2026-02-25	Waiting for Responses	$1,916,052.00	N/A	N/A	McClelland Consulting Engineers, Inc.	Open for Review	
9002614	900 - Parks, Heritage & Tourism	Public Bid	Riverview Center Renovation	Pinnacle Mountain State Park	Plan Review Letter	2026-02-19	Click or tap here to enter text.	Open for Review	$1,329,442.00	5340	N/A	Allison + Partners	Open for Review	
9302502	930 - Department of Environmental Quality	Other	Highway 96 AML Project	Approx ½ mi NE of Greenwood, Sebastian Co.	Plan Review Letter	2026-02-05	2026-02-20	Waiting for Responses	$307,000.00	N/A	N/A	Civil & Environmental Consultants, Inc.	Yes	2026-02-17
9752604	975 - Military Department	Public Bid	RMTC 14304 Conversion	Camp Joseph T. Robinson, North Little Rock, AR	Plan Review Letter	2026-01-13	2026-02-02	Waiting for Responses	$1,495,000.00	35000	$43.00	Lewis Architects Engineers	N/A	
9752606	975 - Military Department	Public Bid	CMTC 1451 Classroom Reno	Fort Chaffee, AR	Plan Review Letter	2026-02-9	Click or tap here to enter text.	Open for Review	$1,589,630.00	2498	$237.00	Tim A. Risley and Associates, LLC	N/A	
9752607	975 - Military Department	Public Bid	CMTC 1476 Barracks Reno	Fort Chaffee, AR	Plan Review Letter	2026-02-11	Click or tap here to enter text.	Open for Review	$599,500.00	4740	$127.00	Team of Choice	N/A	
9752608	975 - Military Department	Public Bid	CMTC 1477 Barracks Reno	Fort Chaffee, AR	Plan Review Letter	2026-02-13	Click or tap here to enter text.	Open for Review	$599,500.00	4740	$127.00	Team of Choice	N/A	
9752611	975 - Military Department	Public Bid	CMTC 1516 Barracks Reno	Fort Chaffee, AR	Plan Review Letter	2026-02-13	Click or tap here to enter text.	Open for Review	$566,064.00	4740	$120.00	Team of Choice	N/A	

Design Review Section- Plan Reviews

Report Date: 2/2026

9752612	975 - Military Department	Public Bid	CMTC 1518 Barracks Reno	Fort Chaffee, AR	Plan Review Letter	2026-02-20	Click or tap here to enter text.	Click or tap here to enter text.	$566,064.00	4710	$120.00	Fennell Purifoy Architect	Click or tap here to enter text.
9752618	975 - Military Department	Public Bid	CMTC 1340 Troop Mefical Clinic Renovation	Fort Chaffee, AR	Plan Review Letter	2026-01-29	2026-02-02	Waiting for Responses	$635,986.00	5210	$123.00	Fennell Purifoy Architect	N/A
9752617	975 - Military Department	Public Bid	RMTC 16506 Barracks Renovation	Camp Robinson, North Little Rock, AR	Plan Review Letter	2026-02-09	2026-02-18	Waiting for Responses	$821,733.00	7481	$110.00	Shelle Architects, PLLC	N/A
9752620	975 - Military Department	Public Bid	RMTC Range 13 ROCA	Camp Robinson, North Little Rock, AR	Plan Review Letter	2026-02-23		Click or tap here to enter text.	$986,386.00	1445	$683.00	Fennell Purifoy Architects	Open for Review

SAS/DBA Design Review – K-12 ADA Plan Reviews

February 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
5002611	North Little Rock School District	New Construction	North Little Rock Middle School Renovation - Phase 1	2400 Lakeview Rd. North Little Rock, AR 72116	Approved to Proceed	2025-12-16	2026-02-02	Closed	$68,000,000.00	83994	$810.00	Bram Keahey
5002613	Hazen School District	New Construction	Agricultural and CTE Building Hazen	508 N. Prairie Street, Hazen, AR 72064	Approved to Proceed	2026-02-04	2026-02-12	Waiting on Responses	$2,000,000.00	6685	$300.00	Taggart Architects
5002612	Hazen School District	New Construction	Hazen SD Pre-Kindergarden	706 E. Crowly Street, Hazen, AR 72064	Approved to Proceed	2026-02-04	2026-02-17	Closed	$2,000,000.00	5320	$376.00	Taggart Architects
5002618	Gentry School District	New Construction	New Arena, Gentry Schools	1155 Pioneer Lane, Gentry, Arkansas 72734	K-12 ADA Review Letter	2026-02-16	Click or tap here to enter text.	Waiting on Responses	$19,000,000.00	46209	412	Hight Jackson Associates
5002615	Lakeside School District	New Construction	Physical Plant	Hot Springs	Approved to Proceed	2026-02-12	2026-02-19	Waiting on Responses	$1,750,000.00		431	French Architects
5002616	Rector School District	New Construction	New High School	520 West 5th St., Rector, AR 72461	K-12 ADA Review Letter	2026-02-13	Click or tap here to enter text.	Waiting on Responses	$17,000,000.00	42090	$404.00	Brackett Krennerich & Associates, P.A.
5002614	Hazen School District	New Construction	Athletics Field House, Hazen Schools	700 N. Prairie Street, Hazen, AR 72064	K-12 ADA Review Letter	2026-02-16	Click or tap here to enter text.	Waiting on Responses	$2,000,000.00	5595	$358.00	Taggart Architects
5002617	White Hall School District	New Construction	High School Concession Building	700 Bulldog Drive	K-12 ADA Review Letter	2026-02-01	2026-02-19	Waiting on Responses	$1,750,000.00		469	Jackson Brown Palculict Architects