



**STATE OF ARKANSAS**  
**DEPARTMENT OF SHARED ADMINISTRATIVE SERVICES**  
**DIVISION OF BUILDING AUTHORITY**  
501 Woodlane St., Ste. 101N  
Little Rock, Arkansas 72201-1023

**REQUEST FOR INFORMATION**  
**SOLICITATION DOCUMENT**

SOLICITATION INFORMATION			
Solicitation Number:	RFI-2025-ANH615	Solicitation Issued:	July 1, 2025
Description:	Army Navy Hospital Property – Developer/Investor Questionnaire		
Department:	TSS Division of Building Authority (DBA)		

SUBMISSION DEADLINE AND DELIVERY OF RESPONSE DOCUMENTS			
Response Due Date:	August 18, 2025	Submission Deadline:	2:00 PM, Central Time
<p>Responses should be submitted in one of two ways:</p> <ul style="list-style-type: none"><li>As an email attachment in standard document or pdf format to the TSS DBA Real Estate Services email address listed below. Include the RFI Solicitation Number as the subject line.</li><li>On a flash drive mailed in a sealed package to the following address (the outer packaging of mailed responses should be labeled with the TSS DBA Real Estate Services (with the RFI Solicitation Number):</li></ul> <p>TSS Division of Building Authority 501 Woodlane Street Suite 101N Little Rock, Arkansas 72201</p>			

TSS DIVISION OF BUILDING AUTHORITY CONTACT INFORMATION			
TSS DBA Contact:	Anne W. Laidlaw	Contact Phone Number:	501-682-5568
Email Address:	Anne.laidlaw@arkansas.gov	TSS DBA's Main Number:	501-682-1833
TSS DBA Website:	<a href="https://transform.ar.gov/building-authority">https://transform.ar.gov/building-authority</a>		

## SECTION 1 – OVERVIEW

### 1.1 GENERAL INTRODUCTION

The Division of Building Authority (DBA) is issuing this Request for Information (RFI) to obtain information from interested parties who have expressed an interest in the acquisition and/or redevelopment of the historic Army Navy Hospital property located on 105 Reserve Street in Hot Springs, Garland County, Arkansas.

Information gathered from this RFI may be used to:

- Gauge the level of qualified interest from potential investors.
- Gain an understanding of the speculated re-use or re-purposing of the property and its existing structures.
- Evaluate economic impact of proposed use on the local community and state tourism.
- Potentially inform the development of a future formal solicitation

No contract will be awarded as a result of this RFI.

Responses will not be reviewed on a competitive basis, and DBA does not intend to establish or publish formal results. An organization's response to the RFI, or lack thereof, will have no impact on the evaluation of responses to any subsequent formal solicitation.

### 1.2 PROJECT OVERVIEW

The Department, in conjunction with the Office of Governor Sarah Huckabee Sanders, will consider re-development interest of the Army Navy Hospital property by third parties. Responses received will be used to determine the State's efforts to pursue clear title and interest to the property from the United States/Secretary of the Army.

### 1.3 KEY FEATURES OF RESPONDENTS

- A. The State seeks information from qualified respondents who have a proven record of real estate development, historic preservation and environmental remediation as it relates to the structures and the adjacent Hot Springs National Park.
- B. The State is especially interested in receiving feedback from private investment entities who have successfully completed real estate development projects of a comparable size and capital investment.

### 1.4 QUESTIONS REGARDING THE RFI

- A. TSS DBA is the sole point of contact for this RFI. Interested respondents should utilize the contact information on page one (1) for questions pertaining to the property or this RFI.
- B. Questions should be submitted directly to the DBA contract found on page one (1).
  1. For each question submitted, interested respondents should reference the specific RFI item number to which the question refers, if applicable.
- C. Submitted questions may be consolidated and responded to by the State, as deemed appropriate, on or about [August 1, 2025](#).
- D. The State may decline to answer submitted questions.

### 1.5 RESPONDING TO THE RFI

- A. Respondents should use the *Information Response Packet* to submit their responses.
- B. Respondents should prepare responses simply and economically, providing straightforward and concise answers without the need for creating a costly presentation.
- C. The State **shall** have the right to use all ideas, or adaptations of those ideas, contained in any response received to this RFI. While responses to this RFI are optional, all knowledgeable parties are strongly encouraged to provide complete responses.
- D. The State may exercise the option to further discuss the details of submitted response with one or more respondents if it is determined to be in the best interest of the State, but responding or not responding to this RFI will not determine future partnerships.

## **1.6 PROPRIETARY INFORMATION**

- A. The release of public records is governed by the Arkansas Freedom of Information Act (Arkansas Code Annotated § 25-19-101 et. seq.).
- B. Submission documents pertaining to the RFI become the property of the State and are subject to the Arkansas Freedom of Information Act (FOIA).
- C. In accordance with FOIA, and to promote maximum competition, the State may maintain the confidentiality of certain types of information described in FOIA. Such information may include trade secrets and other information exempted from public disclosure pursuant to FOIA.
- D. Consistent with and to the extent permitted under FOIA, a respondent may designate appropriate portions of a response as confidential by submitting a redacted copy of the response.
- E. By so redacting information contained in the response, the respondent warrants that, after having received such necessary or proper review by counsel or other knowledgeable advisors, it has formed a good faith opinion that the portions redacted are not considered public records under FOIA.
- F. If a respondent deems part of the information contained in a response not to be a public record, the respondent should submit one (1) complete copy of the submission documents from which any proprietary or confidential information has been redacted in their response. Except for the redacted information, the redacted copy should be identical to the original copy, reflecting the same pagination as the original and showing the space from which information was redacted.
- G. The respondent is responsible for identifying all proprietary information and for ensuring the electronic copy is protected against restoration of redacted data.
- H. The redacted copy will be open to public inspection under the FOIA without further notice to the respondent. If the State deems redacted information to be subject to a public record request under FOIA, the State will endeavor to notify the respondent prior to release of the redacted record.
- I. The State has no liability to a respondent with respect to the disclosure of respondent's confidential or proprietary information ordered by a court of competent jurisdiction pursuant to FOIA or other applicable law.