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: January 2, 2026
Subject: **DBA Monthly Report of December, 2025 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 December, 2025. 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.

501 Woodlane St, Ste 201 - Little Rock, AR 72201 - 501-319-6565
sas.arkansas.gov

SAS - DIVISION OF BUILDING AUTHORITY

Monthly Report
December, 2025

I. Real Estate Services

NEW LEASES:

Lease Number N9445 ***Start Date*** 5/1/2025 ***End Date*** 4/30/2050

Lessee Name Alpha Tau Omega Fraternity Eta Gamma Chapter, Arkansas State

Property Name

Address Eta Gamma Chapter, Alpha Tau Omega Fratenity

City Jonesboro ***County Name*** Craighead

Sq Ft ***RateSF*** ***Annual Rent*** $10

Lessor Name Arkansas State University ***Principal***

Comments: New twenty five (25) year Land Lease for a fraternity near the Arkansas State University campus in Jonesboro.

Lease Number N9448 ***Start Date*** 7/1/2025 ***End Date*** 6/30/2026

Lessee Name South Central Service Cooperative

Property Name Career Academy Building

Address Southern Arkansas University Tech main campus

City East Camden ***County Name*** Calhoun

Sq Ft 120 ***RateSF*** ***Annual Rent*** $4,800

Lessor Name Southern Arkansas University Tech ***Principal***

Comments: New one (1) year Lease on the Southern Arkansas Univerity Tech campus in East Camden.

LEASE RENEWALS:

Lease Number P2064 ***Start Date*** 1/1/2026 ***End Date*** 12/31/2027

Lessee Name AAD - Forestry Division

Address North of Bradley County Road 159

City ***County Name*** Bradley

Sq Ft ***RateSF*** ***Annual Rent*** $100.00

Lessor Name PotlatchDeltic Forest Holdings, Inc. ***Principal*** Robert Gray

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

Lease Number P2626 ***Start Date*** 1/1/2026 ***End Date*** 12/31/2027

Lessee Name Arkansas Department of Agriculture - Forestry Division

Address Section 31, Township 16 South, Range 27 West

City ***County Name*** Miller

Sq Ft ***RateSF*** ***Annual Rent*** $100.00

Lessor Name PotlatchDeltic Timber, LLC ***Principal*** Robert Gray

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

Lease Number P2627 ***Start Date*** 1/1/2026 ***End Date*** 12/31/2027

Lessee Name ADA - Forestry Division

Address Section 20, Township 13 South, Range 21 West

City ***County Name*** Nevada

Sq Ft ***RateSF*** ***Annual Rent*** $100.00

Lessor Name PotlatchDeltic Timber, LLC ***Principal*** Robert Gray

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

Lease Number P2808 ***Start Date*** 10/1/2025 ***End Date*** 9/30/2027

Lessee Name Commerce - DWS - Rehabilitation Services

Address 111 West 12th Street

City Batesville ***County Name*** Independence

Sq Ft 6,800 ***RateSF*** $7.38 ***Annual Rent*** $50,217.48

Lessor Name Batesville Ventures LLC ***Principal*** Manouchehr Malekan

Comments: Two (2) year Lease Renewal with a Three percent (3%) rent increase each year.

LEASE RENEWALS:

Lease Number P3049 ***Start Date*** 4/1/2026 ***End Date*** 3/31/2028

Lessee Name DFA - Revenue Division

Address 203 East 5th Street

City Danville ***County Name*** Yell

Sq Ft 1,000 ***RateSF*** $6.10 ***Annual Rent*** $6,096.00

Lessor Name Yell County, Arkansas ***Principal*** N/A

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

Lease Number P3152 ***Start Date*** 1/1/2026 ***End Date*** 12/31/2026

Lessee Name Black River Tech College -Nursing and Allied Health

Address 900 West Kingshighway

City Paragould ***County Name*** Greene

Sq Ft 2,200 ***RateSF*** $10.82 ***Annual Rent*** $23,793.00

Lessor Name Arkansas Methodist Hospital Corporation ***Principal*** Jason Masingale

Comments: One (1) year Lease Renewal with a flat three percent (3%) rent increase.

Lease Number P3155 ***Start Date*** 2/1/2026 ***End Date*** 1/31/2027

Lessee Name UAMS - College of Medicine - Department of Family and Preventive Medicine

Address 103 South Boulder Avenue

City Russellville ***County Name*** Pope

Sq Ft 602 ***RateSF*** $17.94 ***Annual Rent*** $10,800.00

Lessor Name Russellville Downtown, LLC ***Principal*** James A. Streett

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

Lease Number P3310 ***Start Date*** 2/1/2026 ***End Date*** 1/31/2027

Lessee Name UAMS

Address 302 Cherry Street

City Helena ***County Name*** Phillips

Sq Ft 62 ***RateSF*** ***Annual Rent*** $3,000.00

Lessor Name Partners Bank ***Principal*** Vance St Columbia

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

LEASE RENEWALS:

Lease Number P6476 ***Start Date*** 2/1/2026 ***End Date*** 1/31/2027

Lessee Name Arkansas Educational Television Network Commission (AETN)

Address Arkansas Highway 46

City Tulip ***County Name*** Dallas

Sq Ft 0 ***RateSF*** ***Annual Rent*** $1,320.00

Lessor Name Penny Granger ***Principal*** N/A

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

Lease Number P7085 ***Start Date*** 1/1/2026 ***End Date*** 12/31/2027

Lessee Name Arkansas Department of Agriculture - Forestry Division

Address 2165 Champagnolle Road

City El Dorado ***County Name*** Union

Sq Ft ***RateSF*** ***Annual Rent*** $100.00

Lessor Name PotlatchDeltic Timber, LLC ***Principal*** Robert Gray

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

Lease Number P9701 ***Start Date*** 4/1/2026 ***End Date*** 3/31/2028

Lessee Name DHS - Division of County Operations

Address 331 East 13th Street

City Murfreesboro ***County Name*** Pike

Sq Ft 7,500 ***RateSF*** $10.10 ***Annual Rent*** $75,735.00

Lessor Name D.P.R. Properties, Inc. ***Principal*** Phillip White

Comments: Two (2) year Lease Renewal with Lessor performing a minor repairs/imprvements.

Lease Number T6046 ***Start Date*** 4/1/2026 ***End Date*** 3/31/2028

Lessee Name Arkansas Educational Television Network (AETN)

Address Redfield Tower

City Redfield ***County Name*** Grant

Sq Ft ***RateSF*** ***Annual Rent*** $269,571.60

Lessor Name Mission Broadcasting, Inc. ***Principal*** Dennis Thatcher

Comments: Two (2) year Tower Lease Renewal with new Lessee termination option.

LEASE CHANGES:

Lease Number	P3316	***Start Date***	9/1/2025	***End Date***	10/31/2036
Lessee Name	UAMS - Musculoskeletal				
Address	609 SW 8th Street				
City	Bentonville	***County Name***	Benton		
	Sq Ft	23939	***RateSF***	$25.00	
Lessor Name	Bentonville 8th Street, LLC		***Principal***	T.J Lefler	
Comments:	Lease Commencement Amendment with a change in Lessor entity and revised rent schedule for a new orthopedic and physical therapy clinic in Bentonville.				

Lease Number	P8101	***Start Date***	6/30/2025	***End Date***	6/30/2026
Lessee Name	DHS - County Operations				
Address	803 East Highway 64				
City	Wynne	***County Name***	Cross		
	Sq Ft	8246	***RateSF***	$8.98	
Lessor Name	Taylor Ridge Properties LLC		***Principal***	Jerrad Taylor	
Comments:	Lease Amendment to reflect new ownership with change in Lessor name and mailing address.				

Lease Number	P8104	***Start Date***	12/1/2025	***End Date***	6/30/2026
Lessee Name	DFA - Revenue Division				
Address	142 Court Square				
City	Dewitt	***County Name***	Arkansas		
	Sq Ft	1200	***RateSF***	$7.50	
Lessor Name	Anthony D. Penick II		***Principal***	N/A	
Comments:	Change Amendment with change in Lessor and mailing address to reflect new ownership.				

Lease Number	P9622	***Start Date***	6/30/2025	***End Date***	3/31/2026
Lessee Name	DHS - County Operations				
Address	1200 Highway 33 North				
City	Augusta	***County Name***	Woodruff		
	Sq Ft	8100	***RateSF***	$8.71	
Lessor Name	Taylor Ridge Properties LLC		***Principal***	Jerrad Taylor	
Comments:	Change Amendment to reflect new ownership with change in Lessor name and mailing address.				

LEASE CANCELLATIONS:

Lease Number	N9328		
Lessee Name	Mullenix & Associates LLC		
Address	501 Woodlane Street		
City	Little Rock	***County Name***	Pulaski
Lessor Name	SAS - Division of Building Authority		
Comments:	Lessor and Lessee agree to allow month-to-month Lease to expire effective 12/31/25 with no further obligation by either party.		

Lease Number	P2518		
Lessee Name	ADA - Arkansas State Plant Board		
Address	609 Southside Street		
City	Lake Village	***County Name***	Chicot
Lessor Name	Sarah Smith		
Comments:	Land Lease allowed to expire effective 12/31/25, with no further obligation by either party.		

Lease Number	P2794		
Lessee Name	ADEE - Division of Environmental Quality		
Address	555 St. Louis Street		
City	Batesville	***County Name***	Independence
Lessor Name	Shelby Moore Revocable Trust, with Shelby Moore, As Trustee		
Comments:	Lease allowed to expire effective 12/31/25 with no further obligation by either party.		

Lease Number	P3132		
Lessee Name	Black River Technical College - Division of Adult Education		
Address	1105 West Court Street		
City	Paragould	***County Name***	Greene
Lessor Name	Kevin L. Ward		
Comments:	Lease allowed to expire effective 12/31/25 with no further obligation by either party.		

LEASE CANCELLATIONS:

Lease Number	P3314		
Lessee Name	Arkansas Educational Television Network Commission		
Address	12B Hart Lane		
City	Conway	***County Name***	Faulkner
Lessor Name	Diamond State Overhead Door, Inc.		
Comments:	Lease terminated early effective 12/7/25 pursuant to Section 10(g) of the Lease.		

II. Construction Section

Contracts:

Current Projects under Contract:	131	
Value of Current Projects:	$	401,530,100.40
New Contracts:	2	
(See attached New Contract report)		
Value of New Contracts:	$	2,390,000.00
Change Orders approved:	12	
(See attached Change Order report)		
Change Order Increase:	$	1,094,536.63
Change Order Decrease:	-$	64,171.40
Projects Completed:	8	
Value of Completed Projects:	$	11,819,473.99

Bid Process and Openings:

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

Project Observations:

Field Inspections Conducted:	49
Final Inspections Conducted	05

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
6152522	**SAS Division of Building Authority**	$2,500,000.00
1509 Building 4th Floor Renovation		$2,175,000.00
12/4 /2025	Division of Building Authority, In-House	Design / Bid / Build
2:00:00 PM	Wagner General Contractors, Inc.	
9602601	**Division of Arkansas State Police**	$250,000.00
Arkansas State Police HQ's Flooring Installation		$215,000.00
12/9 /2025	WER Architects	Design / Bid / Build
2:00:00 PM	Born To Build LLC	

New Contracts

Agency Name Project Number Date Approved	Project Name Design Professional Name Contractor Name	Contract Amount
Department of Parks, Heritage and Tourism		
9002416 12/19/2025	Crowley's Ridge State Park Day Use Improvements Halff Olympus Construction, Inc.	$215,000.00
SAS Division of Building Authority		
6152522 12/16/2025	1509 Building 4th Floor Renovation Division of Building Authority, In-House Wagner General Contractors, Inc.	$2,175,000.00

Change Order Summary

6152506 TSS Division of Building Authority — Pettit & Pettit Consulting Engineers, Inc.

B.G. Hendrix Elevator Update

EWI Constructors Inc.

Date	*C/O #*	*Change Order Reason*	*Amount Increase*	*Amount Decrease*	*Days*
12/30/2025	1	Time Extension	$0.00	$0.00	33

7102401 Department of Human Services — Stocks-Mann Architects, PLC

Renovation of Hickory #23 at SEAHDC

Grindstone Construction, LLC

Date	*C/O #*	*Change Order Reason*	*Amount Increase*	*Amount Decrease*	*Days*
12/17/2025	4	Unforeseen Condition	$0.00	($44,171.40)	0

9002402 Department of Parks, Heritage and Tourism — Pollution Management, Inc.

Shared Use Path Phase 1 Pinnacle Mtn State Park

Wagner General Contractors, Inc.

Date	*C/O #*	*Change Order Reason*	*Amount Increase*	*Amount Decrease*	*Days*
12/3 /2025	7	Time Extension	$0.00	$0.00	88
12/3 /2025	7	Unforeseen Condition	$20,256.34	$0.00	0
12/19/2025	8	Unforeseen Condition	$5,769.12	$0.00	0

9002404 Department of Parks, Heritage and Tourism — Pollution Management, Inc.

Lake Chicot State Park Campground Renovation

Pioneer Civil Construction, Inc.

Date	*C/O #*	*Change Order Reason*	*Amount Increase*	*Amount Decrease*	*Days*
12/2 /2025	2	Owner Requested	$295,631.00	$0.00	0
12/2 /2025	2	Unforeseen Condition	$35,000.00	$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*
12/11/2025	9	Time Extension	$0.00	$0.00	22
12/11/2025	9	Owner Requested	$93,237.68	$0.00	0
12/17/2025	10	Time Extension	$0.00	$0.00	2
12/17/2025	10	Unforeseen Condition	$5,021.90	$0.00	0
12/17/2025	10	Owner Requested	$7,033.62	$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*
12/17/2025	3	Owner Requested	$120,349.43	$0.00	0
12/17/2025	3	Time Extension	$0.00	$0.00	30
12/17/2025	3	Item Not Shown Or Specified	$8,685.00	$0.00	0

9002509 Department of Parks, Heritage and Tourism Alta Planning + Design

DHT Phase IX Snow Lake to Mozart

Rowan Construction Services, LLC

Date	*C/O #*	*Change Order Reason*	*Amount Increase*	*Amount Decrease*	*Days*
12/17/2025	3	Time Extension	$0.00	$0.00	6
12/17/2025	3	Substitution / Alternative Method	$0.00	($20,000.00)	0

9502501 Division of Law Enforcement Standards and Training Cromwell Architects Engineers

ADLEST Camden Training Academy

Ideal Construction Company

Date	*C/O #*	*Change Order Reason*	*Amount Increase*	*Amount Decrease*	*Days*
12/9 /2025	8	Time Extension	$0.00	$0.00	7
12/9 /2025	8	Owner Requested	$193,443.00	$0.00	0

9752409 Department of the Military Garver Engineers

RMTC Range 32

Wagner General Contractors, Inc.

Date	*C/O #*	*Change Order Reason*	*Amount Increase*	*Amount Decrease*	*Days*
12/3 /2025	1	Owner Requested	$272,000.00	$0.00	0

9752512 Department of the Military Tim A. Risley & Associates

Siloam Springs Armory Latrine Addition

JBZ, Inc. dba Ellingson Contracting, LLC

Date	*C/O #*	*Change Order Reason*	*Amount Increase*	*Amount Decrease*	*Days*
12/17/2025	2	Unforeseen Condition	$38,109.54	$0.00	0
12/17/2025	2	Time Extension	$0.00	$0.00	7

III. Design Review Section

Plan Reviews

DBA Plan Review File # Project Title Date Received Current Estimated Construction Cost Design Firm Name	Agency Name Project Location Date Completed Building Area Floodplain Permit Required	Project Type Review Type Current Status Cost Per Square Foot Date Permit Approved
4802603 Central ACC Center- Chiller Replacement 11/18/2025 $400,000.00 Wittenberg, Delony & Davidson, Inc.	Department of Correction Little Rock, AR 12/15/2025 NA No	Public Bid Plan Review Submittal Waiting for Responses NA NA
6152515 Replace Lighting Syst at Commerce Bldg 12/15/2025 $815,000.00 Wittenberg, Delony & Davidson, Inc.	Division of Building Authority Little Rock, AR 295,000 No	Public Bid Plan Review Submittal Open $3.00 NA
9002603-A Trails at Mena Component 1 12/31/2025 $16,484,668.00 SNO Engineering	Parks, Heritage & Tourism Mena, AR 48 Acres Pending Review	Public Bid Plan Review Submittal Open for Review NA
9002422 Spring Lake Trail Improvements (TAP)(S) 11/26/2025 $490,431.00 Halff + Marlar	Parks, Heritage & Tourism Mammoth Springs State Park 12/2/2025 NA No	Public Bid Approval to Bid Closed NA NA
9752609 CMTC 1510 Admin Reno AON 12/16/2025 $535,393.00 Tim A. Risley and Associates	Military Department Fort Chaffee, AR 12/22/2025 2,495 No	Public Bid Plan Review Submittal Waiting for Responses $ 215.00 NA
9752610 CMTC 1511 DFAC Reno 12/16/2025 $535,393.00 Tim A. Risley and Associates	Military Department Fort Chaffee, AR 2,495 No	Public Bid Plan Review Submittal Open for Review $ 215.00 NA
9752614 CMTC 1598 Admin Reno 12/5/2025 $296,525.14 Tim A. Risley and Associates	Military Department Fort Chaffee, AR 12/15/2025 2,512 No	Public Bid Approval to Bid Closed $ 104.78 NA

Public School Accessibility Reviews

December 2025

Project #	Project Review Type	Date Received	Date Completed	School District Current Status
5002609	Bus Barn Plan Review Submittal	12/5/2025		White County Schools Cancelled
5002610	North Little Rock Middle School Project Plan Review Submittal	12/16/2025		North Little Rock Schools Open for Review
5002611	Baseball and Softball Facility Plan Review Submittal	12/5/2025		White County Schools Open for Review